iHomeInspect
Home Inspection Report

123 Main St, Anycity, ON
Inspection prepared for: John Smith
Date of Inspection: 6/1/2025

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

ATTIC

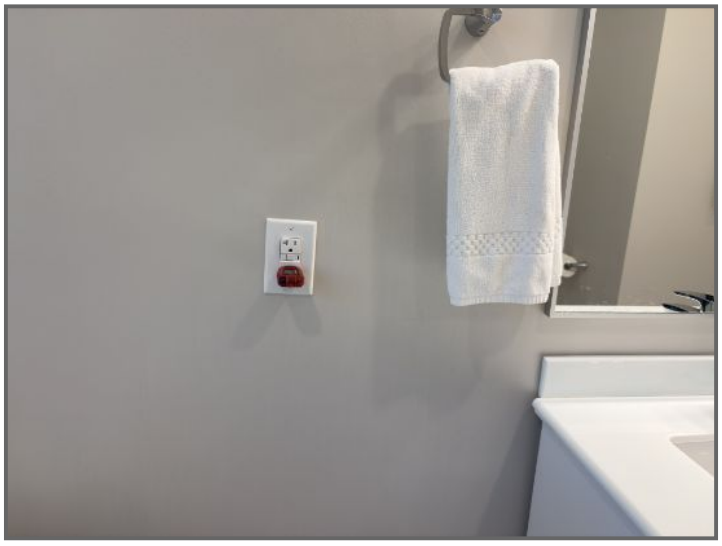
Page 11 Item: 7	Insulation Condition	• Disturbed insulation was noted. Recommend leveling out the insulation in the affected areas to optimize insulation effectiveness and reduce heat loss from the home.

STRUCTURE

Page 14 Item: 3	Insulation	• Area with wet insulation noted. Recommend review and repair by a qualified contractor.

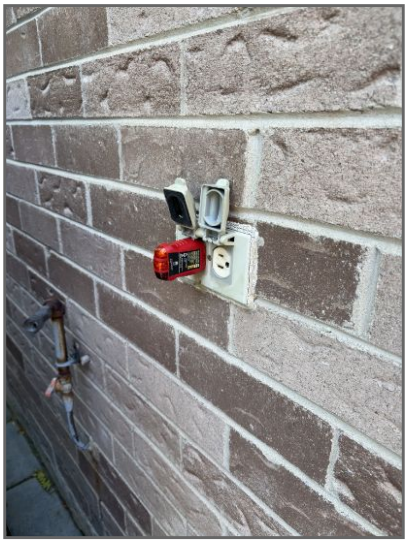
ELECTRICAL

Page 22 Item: 6	OUTLETS	• Outlet apparently inoperable in primary bathroom. • Have a qualified electrician repair and complete evaluation of the electrical system.

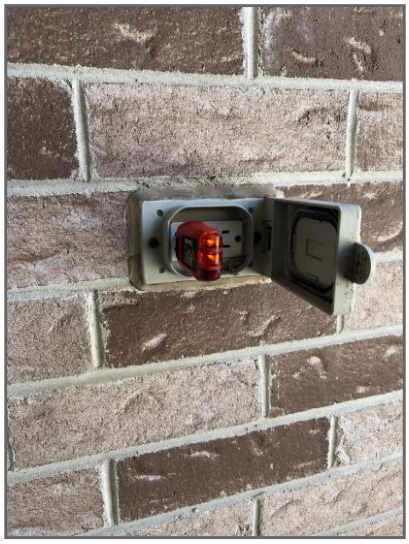


Primary bathroom outlet doesn't operated.

Page 22 Item: 7	GFCI	• Exterior GFCI outlets are not operate properly. • Recommend full review by qualified electrical contractor.



Exterior outlet



Exterior GFCI outlet.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Detached home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed in the basement.

4. Exterior view

EXTERIOR

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials:

• Asphalt driveway noted.

Observations:

• Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Observations:

• The exterior drainage is generally away from foundation.

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

3. Wall Condition

Observations:

• Walls are in good condition. No any concerns noted at the time of the inspection.

Minor wall crack noted.

4. Caulking condition

Comment :

• Exterior caulking is the simplest energy - efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks , seams , and utility penetration . A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy.

Observations:

• Caulking is in good condition.

5. Exterior Faucet Condition

Observations:

• Exterior faucet appears functional.

6. Patio

Observations:

• Patio in satisfactory condition with normal wear for its age. Appears to be sound structure.

7. Vegetation Observations

Observations:

• Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.

• Maintenance Tip: When landscaping keep plants, even at full growth, at least 3 feet from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage walls, screens and roofs.

ROOFING

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

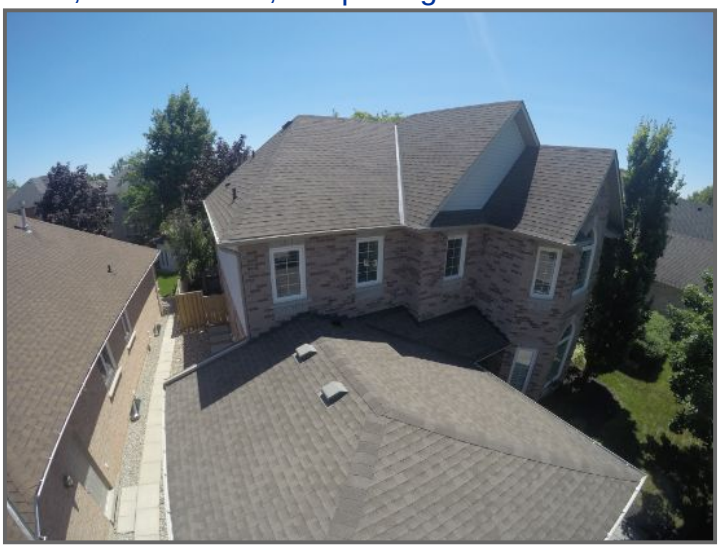
If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Inspection method:
• Inspected from ladder.

Materials:
• Asphalt shingles noted. Typical life expectancy is 15-20 years.

Observations:
• Visible shingles are in good condition at the time of the inspection. There no evidence of gravel loss, deterioration, or openings.



2. Flashing

Observations:

• Flashings are in good condition at the time of the inspection.

3. Vent Caps

Observations:

• Appeared functional , at time of inspection

4. Eaves condition

Observations:

• Eaves are in good condition at the time of the inspection.

5. Gutters and Downspouts

Coment:

• The gutter and downspout system is designed to collect rain water and melted snow from the roof and discharge it to a safe location. Typically, water is directed underground into a storm sewer, or into the lawn surface well away from house. A splash box should be provided where the downspout discharges into the lawn to prevent erosion, and the discharge point should be at least six feet from the building.

• Material: Aluminum

Observations:

• Gutter and downspout system is properly installed. No any concerns noted at time of inspection.

ATTIC

1. Access

Observations:

• LIMITATIONS: Entering attic can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.

2. Structure

Observations:

• Roof framing: Trusses

• Sheathing: Plywood

• No evidence of past or present water leaks, dry at time of the inspection. Some areas are not accessible.

3. Ventilation

Observations:

• Attic is properly vented.

4. Vent Screens

Observations:

• Vent screens noted as functional.

5. Duct Work

Observations:

• Duct insulation is in good condition.

6. Attic Plumbing

Observations:

- No deficiencies noted in plumbing vent piping.
- ABS (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping

7. Insulation Condition

Materials:

- Blown in fiberglass insulation noted.

Observations:

- Disturbed insulation was noted. Recommend leveling out the insulation in the affected areas to optimize insulation effectiveness and reduce heat loss from the home.

GARAGE

1. Garage ceiling and walls

Observations:

• Garage walls and ceiling are in satisfactory condition, at the time of the inspection.

2. Garage Door Condition

Materials:

• Two - single upgraded insulateted doors noted.

Observations:

• No deficiencies observed. Components appeared in satisfactory condition at time of inspection.

3. Garage Opener Status

Observations:

• Garage openers were tested, found in satisfactory condition at time of inspection.

4. Garage Door's Reverse Status

Observations:

• Eye beam system present and operating.

STRUCTURE

1. Exterior Foundation Perimeter

Observations:

• Foundation material: Poured concrete

• No deficiencies were observed at the visible portions of the foundation wall.

2. Interior Foundation Perimeter

Observations:

• LIMITATIONS:

• Interior foundation wall is not fully visible due to finish basement.

• Common crack noted. No leaks were observed at the time of the inspection. Recommend review by a qualified professional for repair.

Minor crack noted.

3. Insulation

Observations:

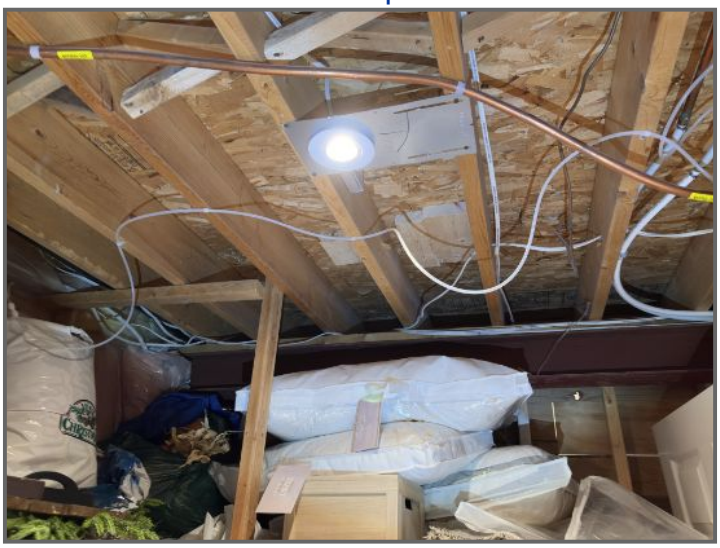
• Full view of foundation insulation was not available due to lack of access.

• Area with wet insulation noted. Recommend review and repair by a qualified contractor.

4. Framing

Observations:

- **JOISTS**
- Joists are properly installed, no defects noted at the time of the inspection.
- **BEAMS**
- Steel I-Beams and steel post/columns



HEAT/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

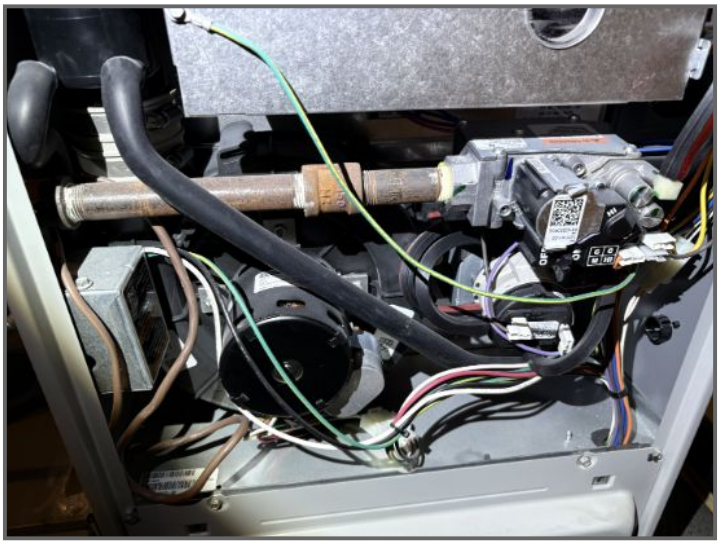
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Description: Gas fired forced hot air system noted. Furnace typical life expectancy is between 18 to 25 years.

Observations:

• Furnace was tested under normal operating controls at the time of the inspection to check for functionality of the system. Furnace was operated properly and there is no any system safety or function concerns noted.



2. Gas Valves

Observations:

• Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

3. Venting

Observations:

- **VENTING MATERIALS**
- Plastic - CPVC vent noted.
- **VENTING OBSERVATIONS**
- The visible portions of the vent pipes appeared functional.

4. Filters

Location: Located inside heater cabinet.

Observations:

- MAINTENANCE: Air filter should be inspected at least monthly and replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

5. DUCT SYSTEM

Observations:

• Duct system appeared functional, air flow was tested. No defects found at the time of the inspection.

6. Thermostats

Observations:

• Digital - programmable type. Functional at the time of inspection.

7. AC Compress Condition

Compressor Type: Central Air conditioning- air cooled
Typical Life Expectancy: 10-15 years

Location: The compressor is located on the exterior

Observations:

• The air conditioner was tested under normal operating controls at the time of the inspection to check for functionality of the system. At the time of the
inspection the air conditioner appeared to be operable under normal operating controls. It is noted that a detailed review of the cooling capacity of this unit is beyond the scope of the inspection; we therefore cannot make any warranty as to the system's adequacy.

8. Refrigerant Lines

Observations:

• No defects found.

9. Dryer vent condition

Materials: Clothes dryers evaporate the water from wet clothing by blowing hot air past them while they tumble inside a spinning drum. Heat is provided by an electrical heating element or gas burner. Same heavy garment loads can contain more than a gallon of water which, during the drying process, will become airborne water vapor and leave the dryer and home through an exhaust duct (more common known as a dryer vent).

Observations:

• The dryer vent pipe is too long. This should be replaced due to the fact that lint can accumulate and catch fire.

• SAFETY INFO: One of the reason that restrictions are a fire hazard is that, along with water vapor evaporated out of wet clothes, the exhaust stream carries lint - highly flammable particles of clothing made of cotton and polyester. Lint can accumulates in an exhaust duct, reducing the dryers ability to expel heated water vapor, which then accumulates as heat energy within the machine. As the dryer overheads , mechanical failures can trigger sparks, which can cause lint trapped in the dryer vent to burst into flames. This condition can cause the whole house to burst into flames !

10. Smoke Detectors

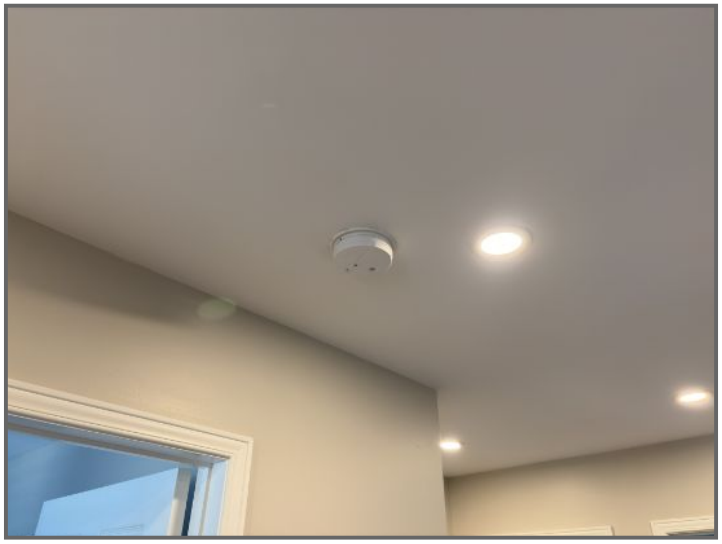
Observations:

• **SMOKE DETECTORS**

• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

• **CARBON MONOXIDE DETECTORS**

• IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.



ELECTRICAL

1. SERVICE ENTRANCE

Observations:

• There is an underground service lateral noted.

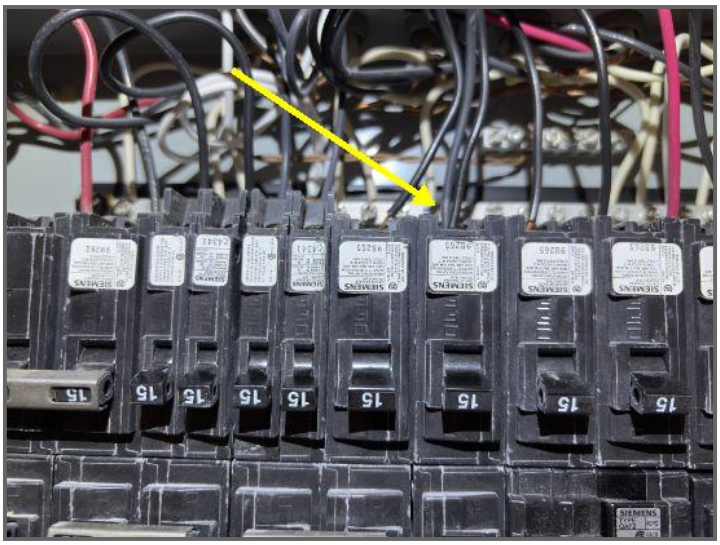
2. SERVICE PANEL

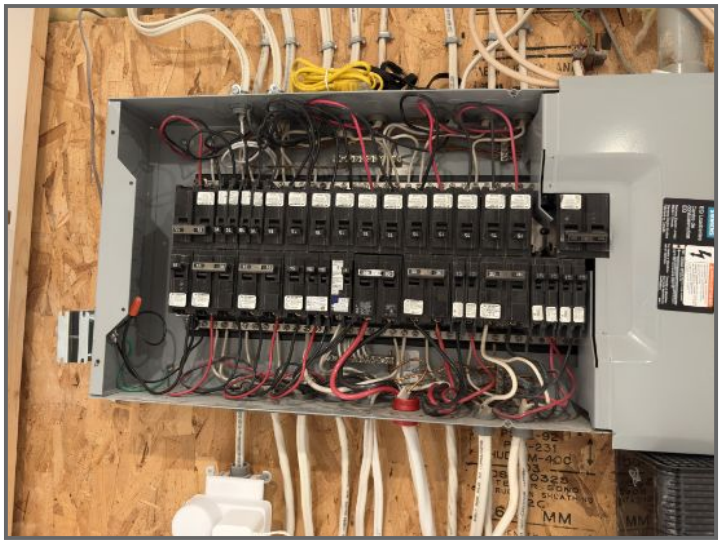
Observations:

• Modern breaker distribution panel noted.

• Service size: 100 amps (240 Volts) Service size is determined by the main disconnect breaker.

• Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.





3. BRANCH CIRCUIT WIRING

Observations:

• Wire material: Copper

• Branch circuit wiring is in overall good condition. No any system safety or function concerns noted.

4. SYSTEM GROUNDING

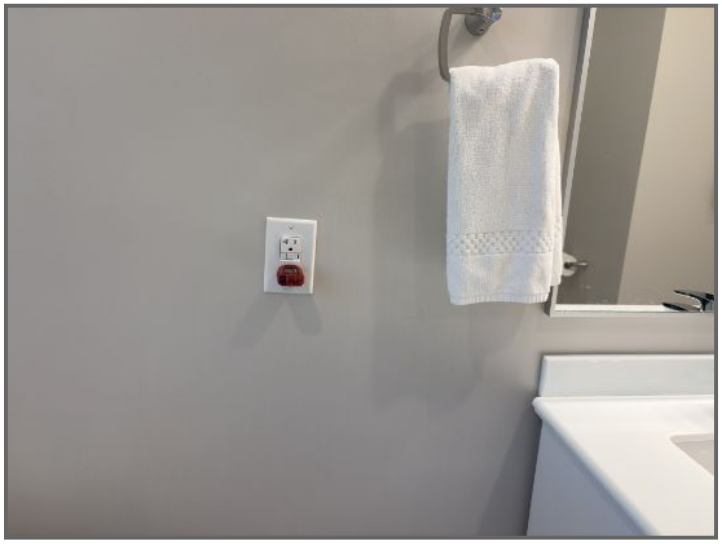
Observations:
• Water pipe grounding.

5. LIGHTS

Observations:
• Light fixtures are working properly.

6. OUTLETS

Observations:
• Outlet apparently inoperable in primary bathroom.
• Have a qualified electrician repair and complete evaluation of the electrical system.

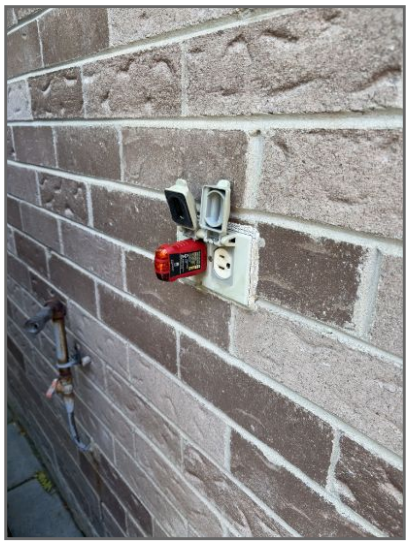


Primary bathroom outlet doesn't operated.

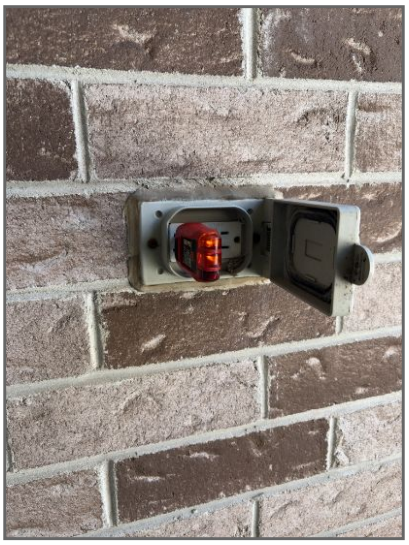
7. GFCI

Description: A ground-fault circuit interrupter, or GFCI, is a device used in electrical wiring to disconnect a circuit when unbalanced current is detected between an energized conductor and a neutral return conductor. Such an imbalance is sometimes caused by current "leaking" through a person who is simultaneously in contact with a ground and an energized part of the circuit, which could result in lethal shock. GFCIs are designed to provide protection in such a situation, unlike standard circuit breakers, which guard against overloads, short circuits and ground faults.

Observations:
• Exterior GFCI outlets are not operate properly.
• Recommend full review by qualified electrical contractor.



Exterior outlet

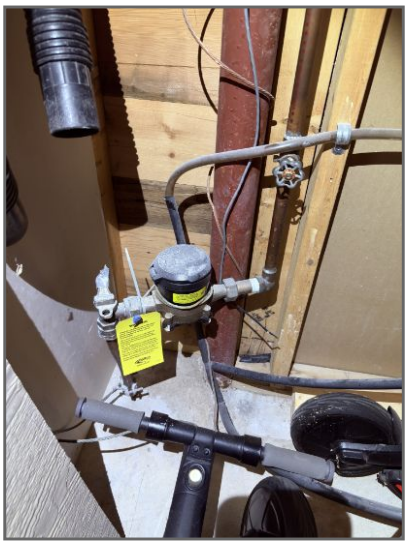


Exterior GFCI outlet.

PLUMBING

1. WATER SUPPLY

Supply size: Copper pipe
Condition:
• Main shutoff valve location: Basement
• Although the main water supply shut-off valve was visually inspected and appeared to be in serviceable condition.



2. DISTRIBUTION PIPING

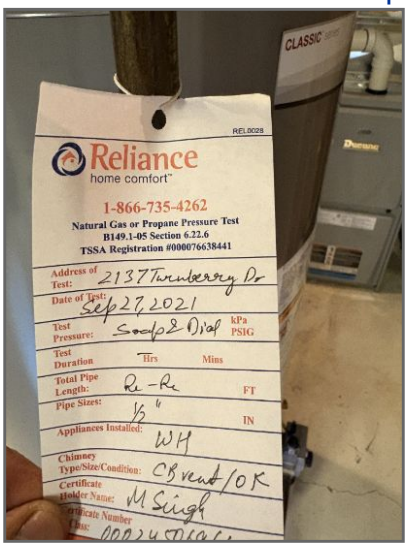
Materials: Copper pipe • PEX - pipe
Observations:
• Most water distribution pipes were not visible at the time of the inspection due to wall, floor and/or ceiling coverings.
• The visible water distribution pipes appeared to be in serviceable condition at the time of the inspection.

3. WASTE PIPING

Materials: ABS pipe
Observations:
• Most water waste pipes were not visible due to wall, floor and/or ceiling coverings.
• The visible water waste pipes appeared to be in good condition at the time of the inspection.

4. Water Heater Condition

Heater Type: Gas type
Location: The heater is located in the basement.
Observations:
• Water heater is in good working condition, no any concerns noted at the time of the inspection.



5. EXHAUST FLUE

Materials: Metal single wall chimney vent pipe noted.
Observations:
• The visible portions of the vent pipes appeared functional.

6. Faucet

Observations:

• Faucets was tested and appeared in satisfactory condition at the time of the inspection.

7. SINKS

Observations:

• Sinks are in good condition, no defects found at the time of the inspection.

8. Sump Pump

Observations:

• NOT APPLICABLE

Basement/Crawlspace

1. Walls

Comment: **BASEMENT** • Partly finished, full basement
Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

2. Windows

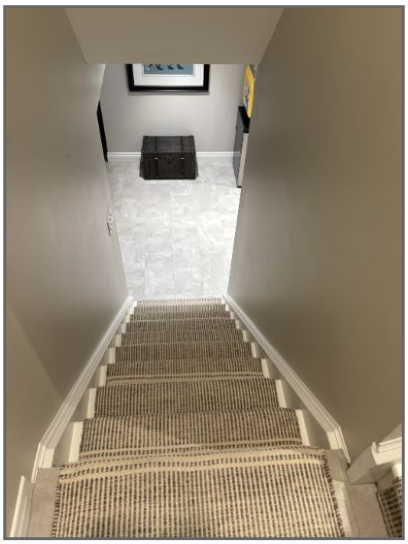
Observations:
• Basement windows appeared functional, at time of inspection

3. Stairs

Observations:
• No deficiencies were observed at the visible portions of the structural components of the stairs.

4. Railings

Observations:
• Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.



5. Floor

Observations:
• Common cracks noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

• No defects observed on all kitchen cabinets. Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Observations:

• Solid Surface tops noted.

3. Vent Condition

Materials: Exterior Vented

Observations:

• Kitchen exhaust fan was operated.

4. Floor Condition

Observations:

• Floor is in good condition. No cracks noted.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Wall Condition

Materials: Drywall walls noted.

Observations:

• Walls are in good condition.

2. Ceiling Condition

Observations:

• Ceiling is in good condition and no defects found at the time of the inspection.

3. Floors

Observations:

• Hardwood floor

• Floor is in good condition at the time of the inspection

4. Window Condition

Observations:

• A representative number of windows were inspected. No any concerns noted at the time of the inspection.

5. Doors

Observations:

• Doors are in good condition. No any function concerns noted at time of inspection.

6. Patio Doors

Observations:

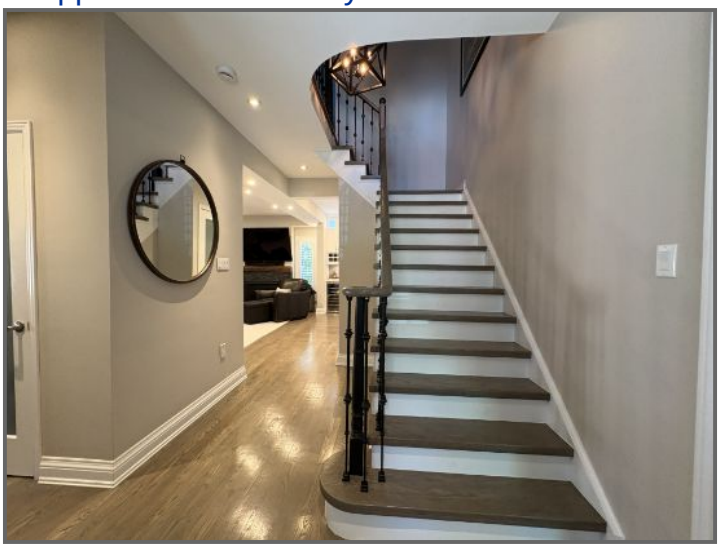
• **Sliding Patio Doors**

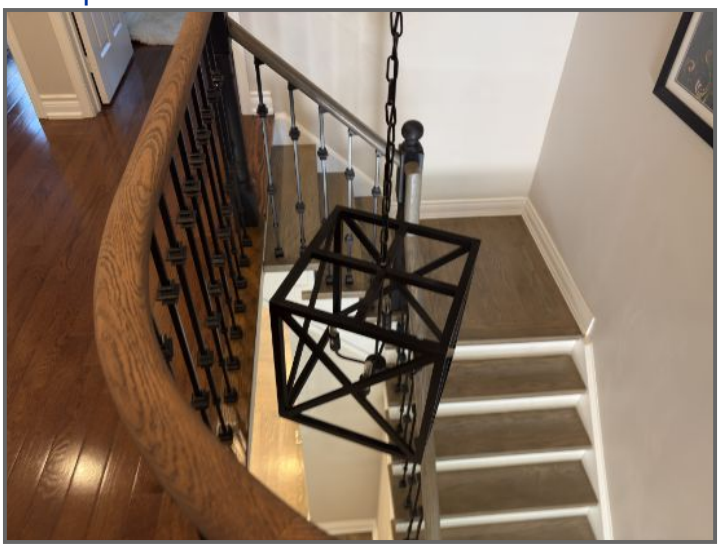
• Appears in satisfactory condition at the time of the inspection.

7. Stairs & Handrail

Observations:

• Appears in satisfactory condition at the time of the inspection.





8. Closets

Observations:

• Closets are in serviceable condition. No any function concerns noted at time of inspection.

9. Fireplace

Materials: Gas fireplace noted

Observations:

• No any system safety or function concerns noted at time of inspection.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Closets

Observations:
• Closets are in satisfactory condition at the time of the inspection. No defects founded.

2. Doors

Observations:
• Doors are properly installed and operating.

3. Floor Condition

Flooring Types: Hardwood flooring is noted.
Observations:
• Floors appears in satisfactory condition at the time of the inspection.

4. Wall Condition

Materials: Drywall walls noted.
Observations:
• Walls appears in satisfactory condition at the time of the inspection.

5. Window Condition

Materials: Vinyl framed casement window noted.
Observations:
• A representative number of windows were inspected. There is no concerns noted at the time of the inspection.

6. Ceiling Condition

Materials: There are drywall ceilings noted.
Observations:
• Ceiling appears in satisfactory condition at the time of the inspection.

Bathrooms

1. Cabinets

Observations:

• Cabinets are functional and in satisfactory condition. No defects observed at the time of the inspection.

2. Counters

Observations:

• Solid Surface tops noted.

3. Shower

Observations:

• The shower enclosure was functional at the time of the inspection.

4. Toilet

Observations:

• Operated when tested. Appeared functional, at time of inspection.

5. Bathtub

Observations:

• No any concerns noted at time of inspection.

6. Exhaust Fan

Observations:

• The bath fan was operated and no issues were found.

Final page

Appliances

1. Stove

2. Dishwasher

3. Refrigerator

4. Washer and Dryer

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.