



YOUR INSPECTION REPORT

Protecting Peace of Mind

PREPARED BY:

John Arnott



FOR THE PROPERTY AT:

123 Dreamhome St
Guelph, ON

PREPARED FOR:

SAMPLE CLIENT

INSPECTION DATE:

Wednesday, August 5, 2009


WelcomeHOME
inspection services

Welcome Home Inspection Services
76 Vaughan Street
Guelph, ON N1G 0B3

519-716-8371

Fax: 519-767-9671

www.welcomehomeinspections.ca

info@welcomehomeinspections.ca





August 10, 2009

Dear Sample Client,

RE: Report No. 1006
123 Dreamhome St
Guelph, ON
N1G 0B#

Thank you for choosing "Welcome Home Inspection Services" We feel privileged to have assisted you with the inspection of your new home.

The primary purpose of this inspection has been to educate you about the general condition of this home and its major systems and components.

The Home Reference section will also provide you with comprehensive user friendly information on home maintenance, repair and cost effective home improvement advice.

We hope that this information provides a source for future reference.

We recommend that you make a back up copy of your report as well as print a copy to insert in your inspection folder.

When viewing the report, we suggest that you save a copy of the PDF file to your hard drive and view the report with Adobe Reader while connected to the internet. The report contains many links to relevant technical articles which then can be easily accessed.

We strive to always exceed our clients expectations and therefore we welcome your comments and suggestions. They are very important to us.

Please email your remarks to : info@welcomehomeinspections.ca

The Home Inspection business is a referral based business. If you have been happy with our service, please tell your friends and relatives. We gladly welcome referrals.

Finally, we will continue to be here for you as long as you own this home. Please do not hesitate to contact us with any questions you may have.

We are available every day except Sunday from 8 am to 9.00 pm

Sincerely,

John Arnott
on behalf of
Welcome Home Inspection Services

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SUMMARY

123 Dreamhome St, Guelph, ON August 5, 2009

Report No. 1006

www.welcomehomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

[Priority Maintenance Items](#)

Roofing

Sloped roofing \ Asphalt shingles

Condition: • [Granule loss](#)

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

Location: Various Roof

Task: Monitor

Exterior

Roof drainage \ Gutters

Condition: • [Discharging onto roof](#)

Implication(s): Material deterioration

Location: Front Roof

Task: Correct

Time: Less than 1 year

Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

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

Location: Front

Task: Correct

Walls \ Vinyl siding

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

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

Location: Left Side Exterior Wall

Task: Repair or replace

Time: Immediate

Walls \ Brick, stone and concrete

Condition: • [Mortar deterioration](#)

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

Location: Left Side Exterior Wall

Task: Repair

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Doors \ Exterior trim

Condition: • [Paint or stain needed](#)

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

Location: Rear

Task: Improve

Time: Immediate

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Rear Exterior Deck

Task: Correct

Time: Immediate

Porches, decks, steps, patios and balconies \ Patios

Condition: • [Slope toward house](#)

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

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Structure

Foundations \ Foundation

Condition: • Typical minor cracks

Location: Various

Task: Monitor

Time: Regular maintenance

Foundations \ Performance

Condition: • Acceptable

Floors \ Joists

Condition: • [Notches or holes](#)

Implication(s): Weakened structure

Location: Left Side Basement

Task: Repair or replace

Time: Immediate

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Electrical

Distribution system \ Outlets

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Rear

Task: Replace

Time: Immediate

Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: Rear

Task: Replace

Time: Immediate

Heating

Gas furnace \ Cabinet

Condition: • [Rust](#)

Implication(s): Material deterioration | Reduced system life expectancy

Location: Basement Furnace Room

Task: Service

Time: Immediate

Gas furnace \ Mechanical air filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Replace

Gas furnace \ Humidifier

Condition: • [Leak](#)

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

Location: Basement Furnace Room

Task: Repair or replace

Plumbing

Waste plumbing \ Sump pump

Condition: • [Discharge pipe problems](#)

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

Location: Rear

Task: Correct

Note: Sump pump discharges at the foundation

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Fixtures and faucets \ Shower stall enclosure

Condition: • [Leak](#)

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

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Interior

Windows \ Hardware

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Second Floor Master Bedroom

Task: Repair

Time: Regular maintenance

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](#)

Description

General: • An inspector cannot accurately predict roofing system failure

Sloped: • [Asphalt](#)

Probability of leakage: • Low

Limitations

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

Inspection performed:

- By walking on roof
- Note:* Lower roof only
- From roof edge

Recommendations

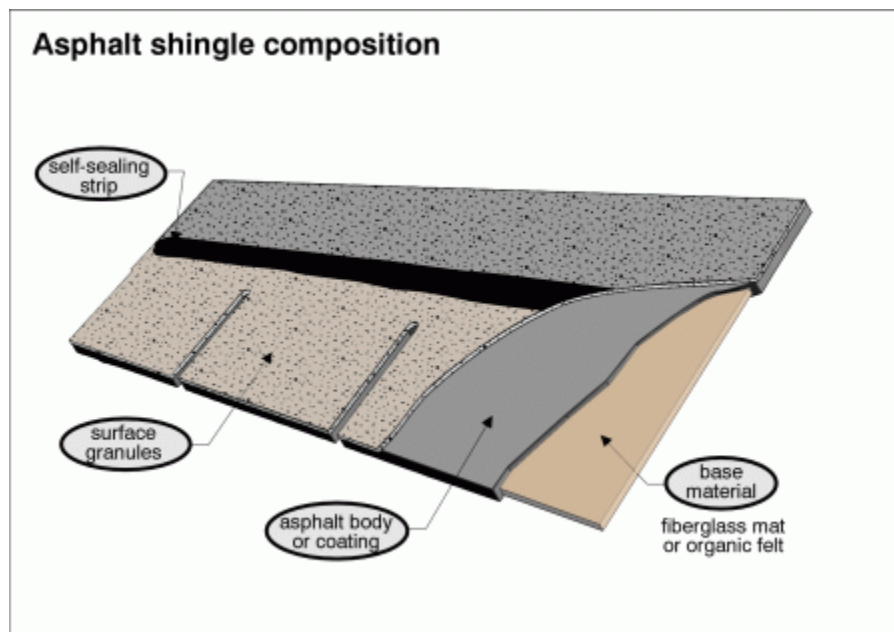
Sloped roofing \ Asphalt shingles

Condition: • [Granule loss](#)

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

Location: Various Roof

Task: Monitor



[Click on image to enlarge.](#)

ROOFING

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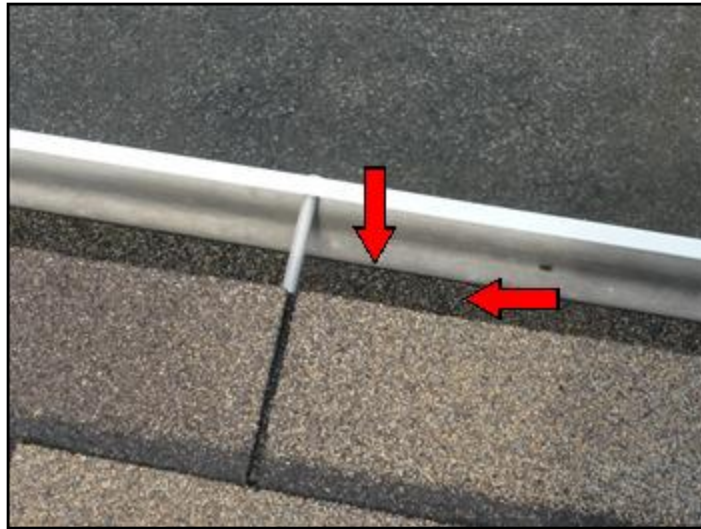
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1.

EXTERIOR

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Description

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

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

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

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#) • [Stone](#)

Wall surfaces : • [Vinyl siding](#)

Driveway: • Asphalt

Walkway: • Interlocking brick

Exterior steps: • Concrete

Deck: • Pressure-treated wood

Patio: • Interlocking brick

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Recommendations

Roof drainage \ Gutters

Condition: • [Discharging onto roof](#)

Implication(s): Material deterioration

Location: Front Roof

Task: Correct

Time: Less than 1 year



2.



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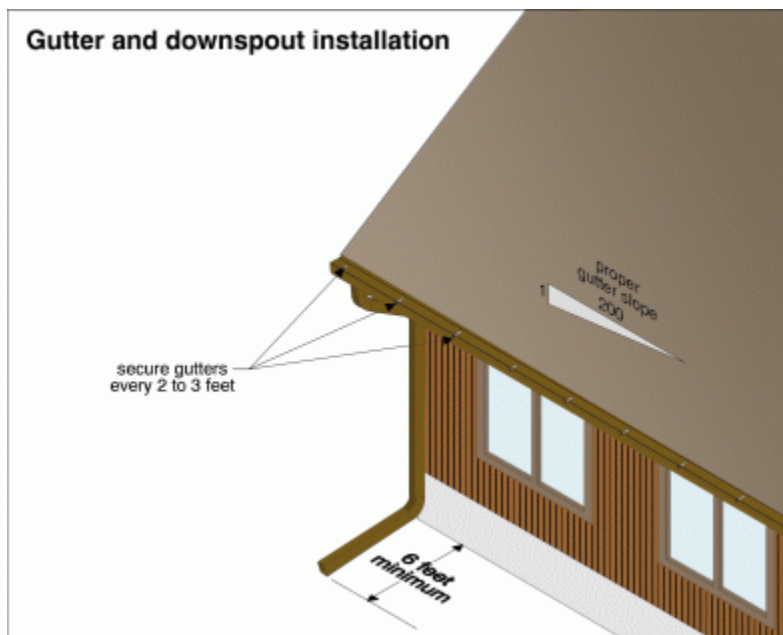
Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

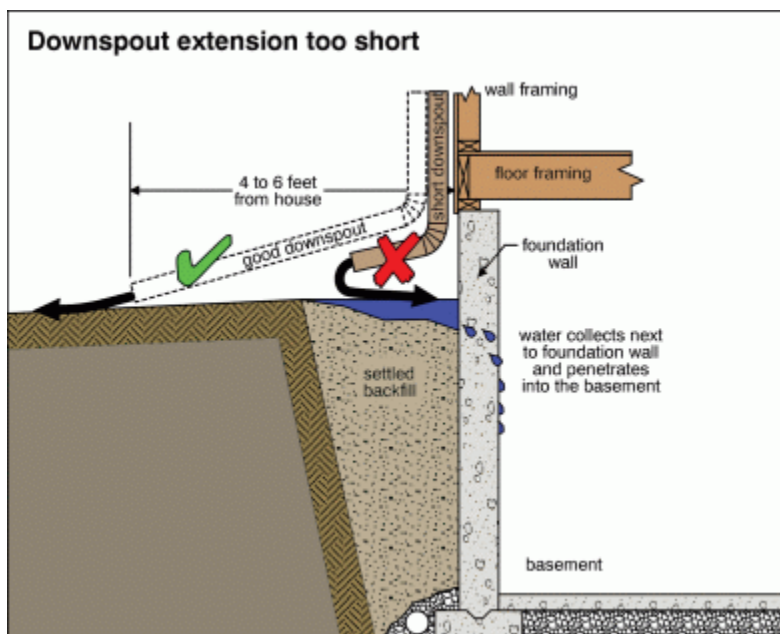
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front

Task: Correct



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

EXTERIOR

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5.

Walls \ Vinyl siding

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

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

Location: Left Side Exterior Wall

Task: Repair or replace

Time: Immediate



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EXTERIOR

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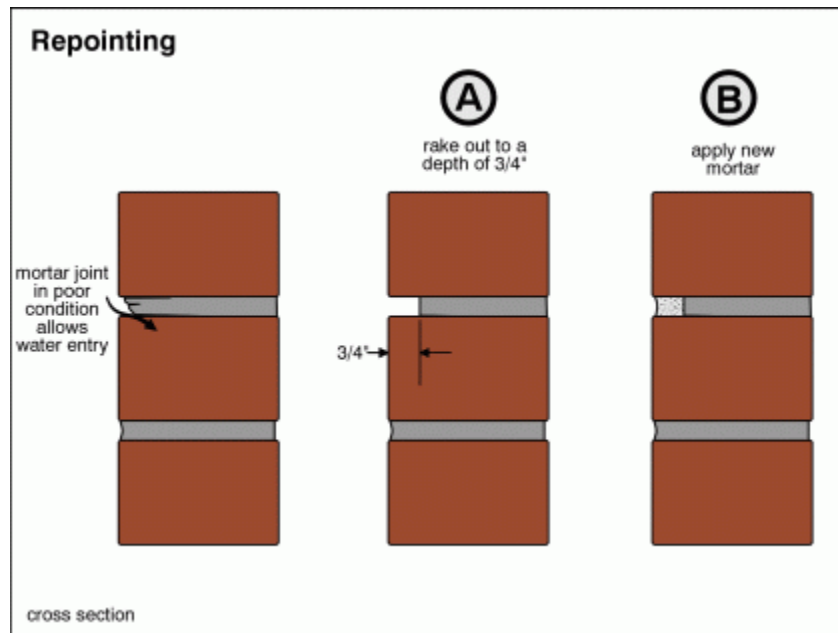
Walls \ Brick, stone and concrete

Condition: • [Mortar deterioration](#)

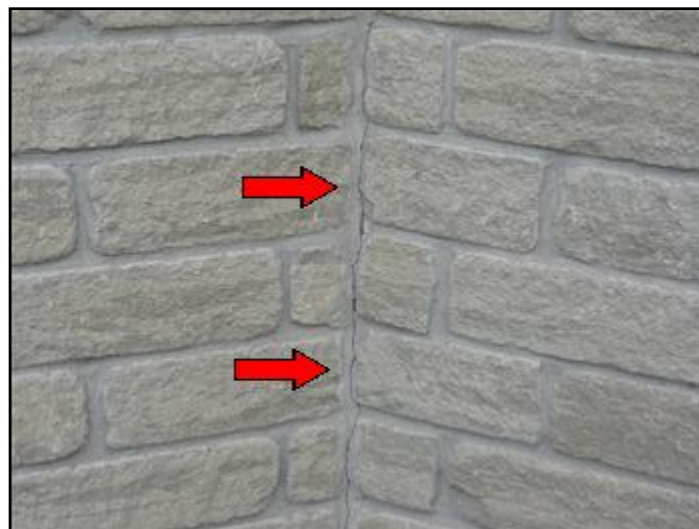
Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

Location: Left Side Exterior Wall

Task: Repair



[Click on image to enlarge.](#)



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Doors \ Exterior trim

Condition: • [Paint or stain needed](#)

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

Location: Rear

Task: Improve

Time: Immediate

Porches, decks, steps, patios and balconies \ Handrails and guards

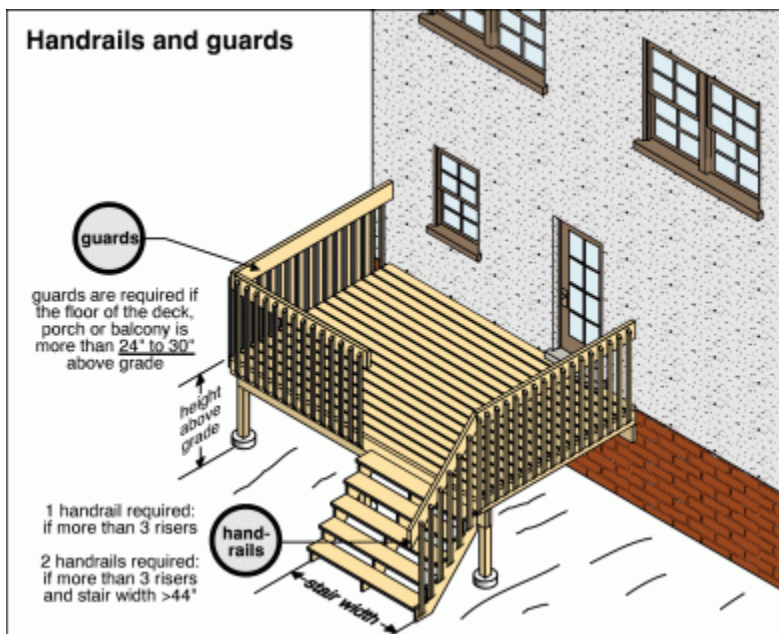
Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Rear Exterior Deck

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

Porches, decks, steps, patios and balconies \ Patios

Condition: • [Slope toward house](#)

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

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Waferboard sheathing

Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage • New finishes/paint

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Recommendations

Foundations \ Foundation

Condition: • Typical minor cracks

Location: Various

Task: Monitor

Time: Regular maintenance

Foundations \ Performance

Condition: • Acceptable

Floors \ Joists

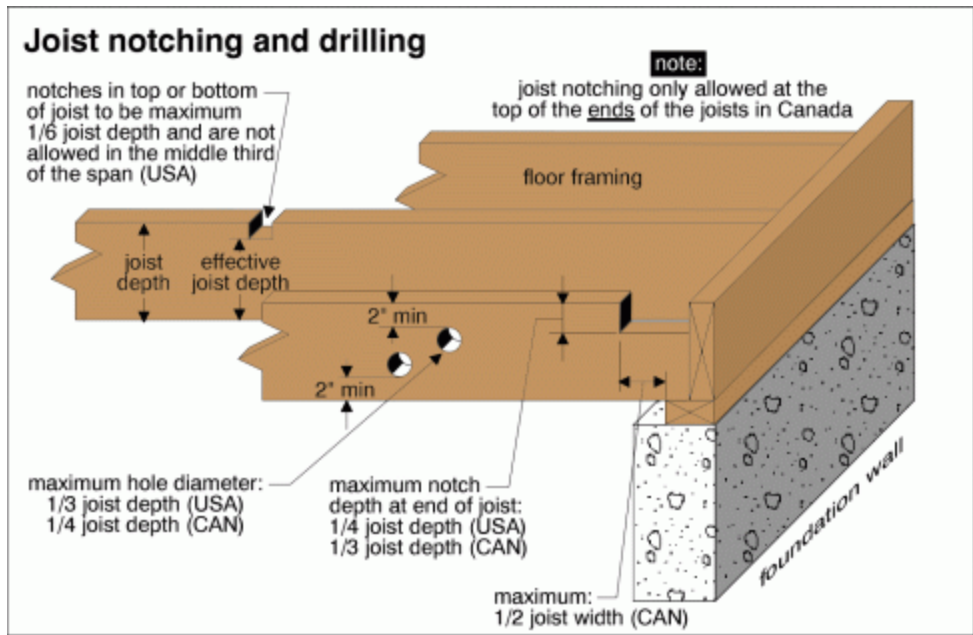
Condition: • [Notches or holes](#)

Implication(s): Weakened structure

Location: Left Side Basement

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)



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Description

Service entrance cable and location: • [Underground - not visible](#)

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

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

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

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

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

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - whirlpool](#)

Smoke detectors: • [Present](#)

Limitations

System ground: • Quality of ground not determined

Recommendations

Distribution system \ Outlets

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Rear

Task: Replace

Time: Immediate



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ELECTRICAL

123 Dreamhome St, Guelph, ON August 5, 2009

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Condition: • [GFI test faulty](#)
Implication(s): Electric shock
Location: Rear
Task: Replace
Time: Immediate

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Description

General: • Make: Carrier

Model # 1234-60-567

Serial # 5600 A 1234

Fuel: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [9 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Meter

Limitations

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

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

Heat exchanger: • Only a small portion visible

Recommendations

Gas furnace \ Cabinet

Condition: • [Rust](#)

Implication(s): Material deterioration | Reduced system life expectancy

Location: Basement Furnace Room

Task: Service

Time: Immediate

Gas furnace \ Mechanical air filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Replace

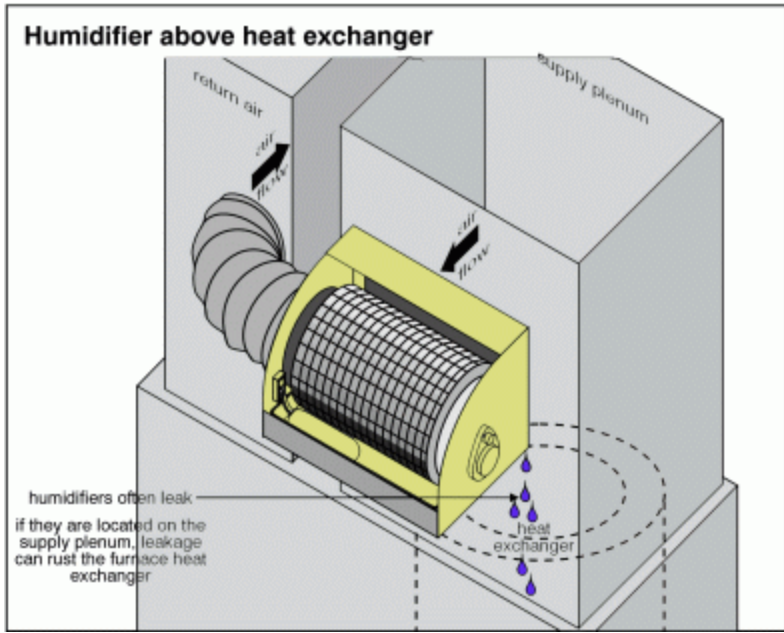
Gas furnace \ Humidifier

Condition: • [Leak](#)

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

Location: Basement Furnace Room

Task: Repair or replace



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

123 Dreamhome St, Guelph, ON August 5, 2009

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Description

General: • Make : Carrier

Model # 1230 -A3456

Serial # 5600- 1234

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

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 9 years

Failure probability: • [Medium](#)

Limitations

Heat gain calculations: • Not done as part of a home inspection

INSULATION AND VENTILATION

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

Attic/roof insulation amount: • [R-32](#)

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

Air/vapor barrier: • [Plastic](#)

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

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Description

Water supply source: • Public

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

Supply piping in house: • [Copper](#)

Main shut off valve at the: • Basement • Utility room

Water flow (pressure): • [Typical for neighborhood](#)

Water heater fuel: • [Gas](#)

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

Tank capacity: • 189 liters

Water heater approximate age: • 9 years

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

Waste piping in house: • [Plastic](#)

Limitations

Items excluded from a home inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment

Recommendations

Waste plumbing \ Sump pump

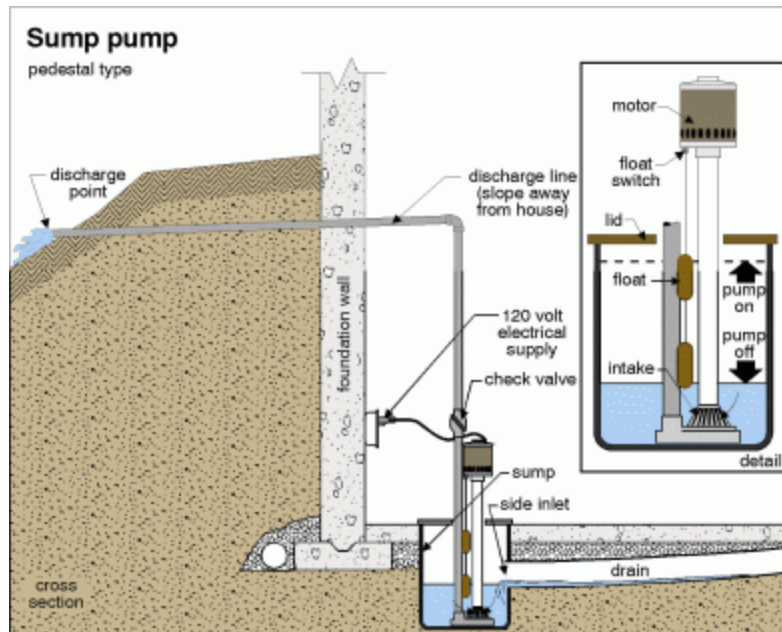
Condition: • [Discharge pipe problems](#)

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

Location: Rear

Task: Correct

Note: Sump pump discharges at the foundation



[Click on image to enlarge.](#)



11.

Fixtures and faucets \ Shower stall enclosure

Condition: • [Leak](#)

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

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

INTERIOR

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Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

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

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

Glazing: • [Double](#)

Exterior doors: • [Metal](#) • [Sliding glass](#) • Garage - metal

Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum

Percent of foundation not visible: • 90 %

Recommendations

Windows \ Hardware

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Second Floor Master Bedroom

Task: Repair

Time: Regular maintenance

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)