

# INSPECTION REPORT



For the Property at:



Prepared for: [Redacted]

Inspection Date: Sunday, May 3, 2026

Prepared by: Steve Lukings



House Whisperer Home Inspections  
318 Millbank Drive  
London, ON N6C 4W2  
519-852-7369

[hwhi.ca](http://hwhi.ca)  
[housewhispererchi@gmail.com](mailto:housewhispererchi@gmail.com)

Know your home inside out.



May 3, 2026

Dear [REDACTED]

RE: Report No. 1221  
[REDACTED]  
[REDACTED]  
[REDACTED]

Thanks very much for choosing House Whisperer 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 House Whisperer to perform your home inspection.

Sincerely,

Steve Lukings  
on behalf of  
House Whisperer Home Inspections

House Whisperer Home Inspections  
318 Millbank Drive  
London, ON N6C 4W2  
519-852-7369  
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**PARTIES TO THE AGREEMENT****Company**

House Whisperer Home  
Inspections  
318 Millbank Drive  
London, ON N6C 4W2

**Client**

This is an agreement between [REDACTED] and House Whisperer Home Inspections.

**PLEASE READ CAREFULLY BEFORE SIGNING.**

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

**LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION**

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

**1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.**

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

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

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

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

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

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

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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



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**3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.**

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

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

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

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

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

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

**5) WE DON'T LOOK FOR BURIED TANKS.**

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

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

**6) TIME TO INVESTIGATE**

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

**7) REPORT IS FOR OUR CLIENT ONLY**

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

**8) CANCELLATION FEE**

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

**9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.**

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

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, \_\_\_\_\_ (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Missing, loose or torn](#)

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

**Location:** Front, above middle dormer

**Task:** Repair

**Time:** Immediately

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Discharge onto roofs](#)

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

**Location:** Back deck roof

**Task:** Provide extension

**Time:** Discretionary

**Condition:** • [Discharge too close to building](#)

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

**Location:** Front

**Task:** Have the extension drain further away from home

**Time:** Immediately

**Condition:** • [Discharge too close to building](#)

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

**Location:** Front right side

**Task:** Provide extension

**Time:** Immediately

**Condition:** • [Discharge too close to building](#)

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

**Location:** Back left

**Task:** Provide extension

**Time:** Immediately

**Condition:** • Loose

Screw came out of wall

**Location:** Front above entrance

**Task:** Repair



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**Time:** Immediately**WALLS \ Masonry (brick, stone) and concrete****Condition:** • [Cracked](#)**Implication(s):** Chance of water entering building | Weakened structure | Chance of movement**Location:** Front over garage**Task:** Monitor**Time:** Ongoing**Structure****ROOF FRAMING \ Sheathing (roof/attic)****Condition:** [Mold](#)

Potential mold

**Implication(s):** Weakened structure | Chance of structural movement**Location:** Attic**Task:** Further evaluation needed**Time:** Immediately**Electrical****SERVICE BOX, GROUNDING AND PANEL \ Distribution panel****Condition:** • Missing dead front panel screws**Implication(s):** Electrical shock**Location:** Electrical panel**Task:** Provide**Time:** As soon as able**DISTRIBUTION SYSTEM \ Outlets (receptacles)****Condition:** • [\\_\\_\\_\\_\\_](#)**Implication(s):** Equipment inoperative**Location:** Left side of gym entrance doors**Task:** Further investigation needed**Time:** Discretionary**Cooling & Heat Pump****RECOMMENDATIONS \ Overview****Condition:** • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.**Time:** Regular maintenance

This concludes the Summary section.

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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: • West

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Approximate age: • 4 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

## Limitations

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

Inspection performed: • From the ground • With a drone

Age determined by: • Drone • Age of the Home

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Missing, loose or torn](#)

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

Location: Front, above middle dormer

Task: Repair

Time: Immediately



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**2. Missing, loose or torn**

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## Description

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

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

**Gutter & downspout discharge:** • Above and below grade

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

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

**Wall surfaces and trim:** • [Brick](#) • [Stone](#)

**Driveway:** • Stamped concrete

**Walkway:** • Stamped concrete

**Deck:** • Raised • Pressure-treated wood

**Porch:** • Concrete

**Exterior steps:** • Concrete

**Fence:** Wood

**Garage:** • Attached

**Garage vehicle doors:** • Present

**Garage vehicle door operator (opener):** • Present

## Limitations

**Inspection limited/prevented by:** • Storage in garage

**Upper floors inspected from:** • Ground level • Drone

## Recommendations

### ROOF DRAINAGE \ Downspouts

**2.Condition:** • [Discharge onto roofs](#)

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

**Location:** Back deck roof

**Task:** Provide extension

**Time:** Discretionary

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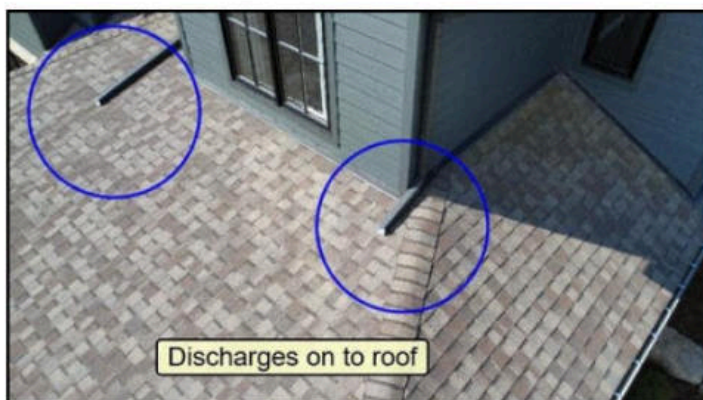
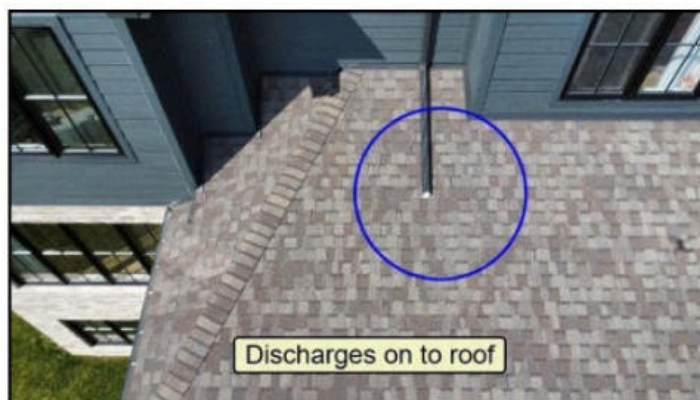
PLUMBING

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**Downspout running across roof**

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear

**3. Discharge onto roofs****4. Discharge onto roofs**

**3.Condition:** • [Discharge too close to building](#)

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

**Location:** Front

**Task:** Have the extension drain further away from home

**Time:** Immediately



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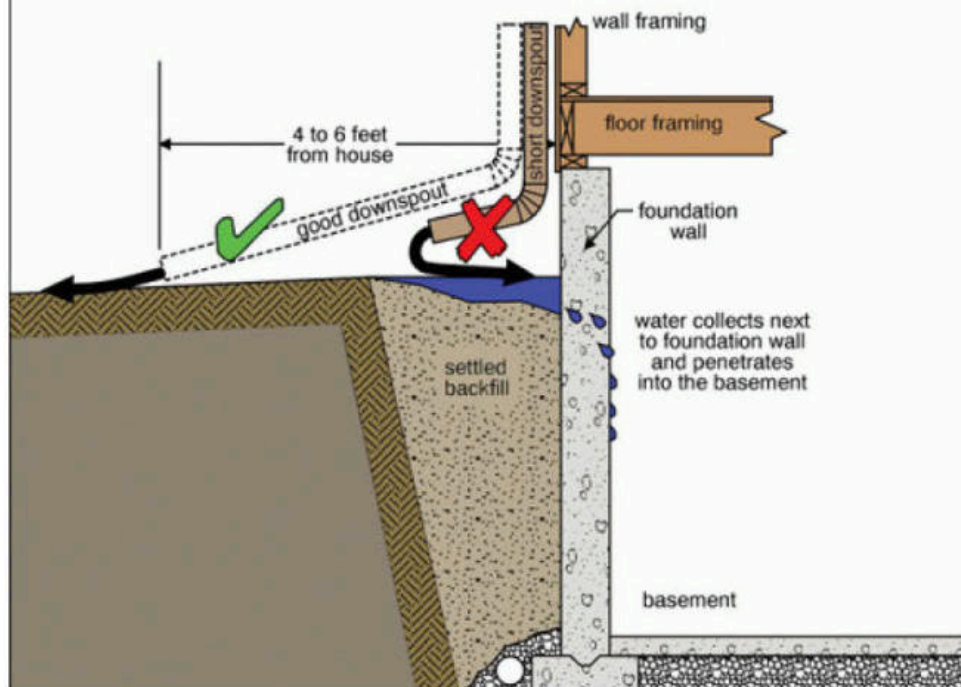
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### Gutter and downspout installation

secure gutters  
every 2 to 3 feetproper  
gutter slope  
2006 feet  
minimum

### Downspout extension too short



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**5. Discharge too close to building**

**4.Condition:** • [Discharge too close to building](#)

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

**Location:** Front right side

**Task:** Provide extension

**Time:** Immediately



**6. Discharge too close to building**



**7. Discharge too close to building**

**5.Condition:** • [Discharge too close to building](#)

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

**Location:** Back left

**Task:** Provide extension

**Time:** Immediately



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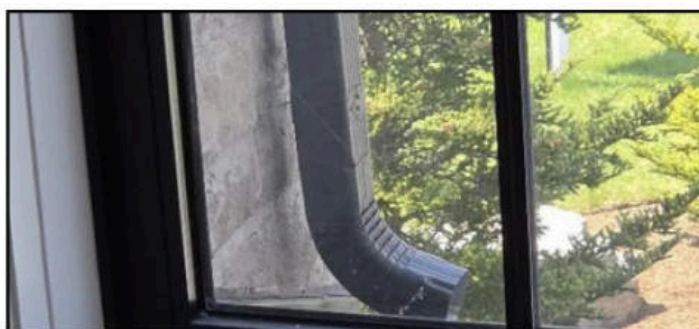
REFERENCE



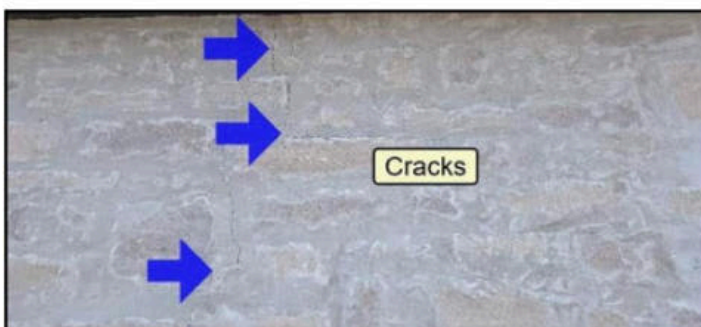
8. Discharge too close to building

**Condition:** •

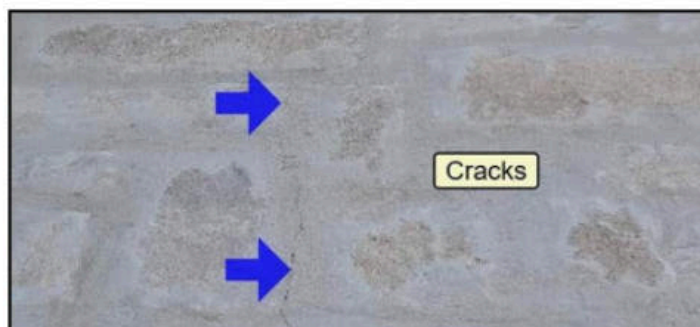
Screw came out of wall

**Location:** Front above entrance**Task:** Repair**Time:** Immediately

9. Loose

**WALLS \ Masonry (brick, stone) and concrete****7. Condition:** • [Cracked](#)**Implication(s):** Chance of water entering building | Weakened structure | Chance of movement**Location:** Front over garage**Task:** Monitor**Time:** Ongoing

10. Cracked



11. Cracked



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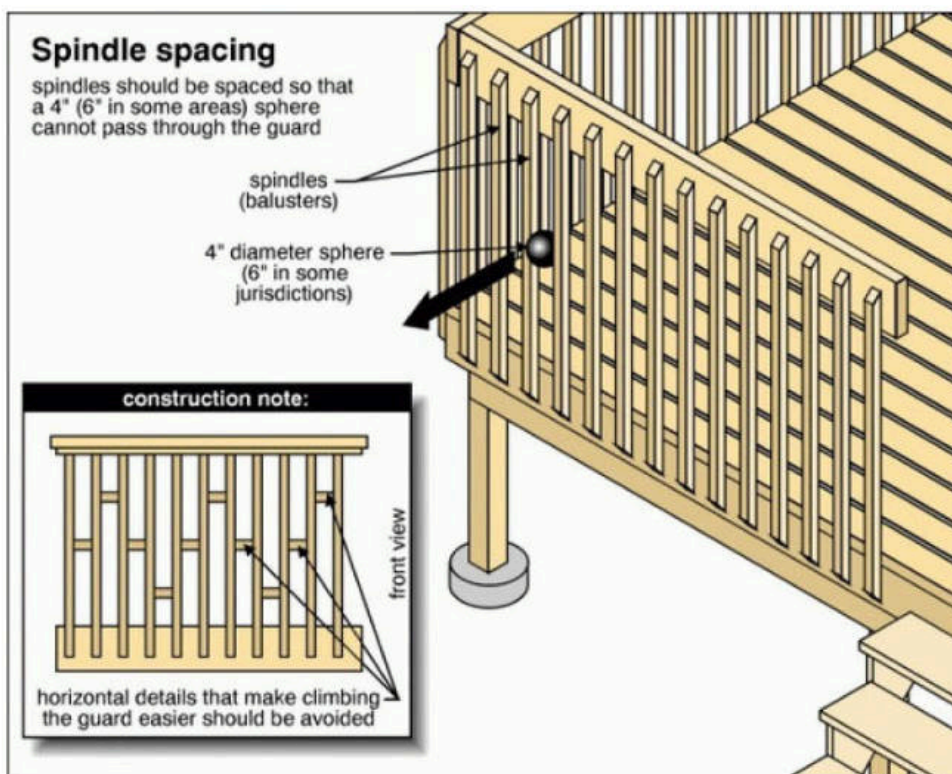
COOLING

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**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards****8.Condition:** • [Spindles \(balusters\) too far apart](#)**Implication(s):** Fall hazard**Location:** Back deck main floor**Task:** Close gap**Time:** Before children use**12. Spindles (balusters) too far apart**

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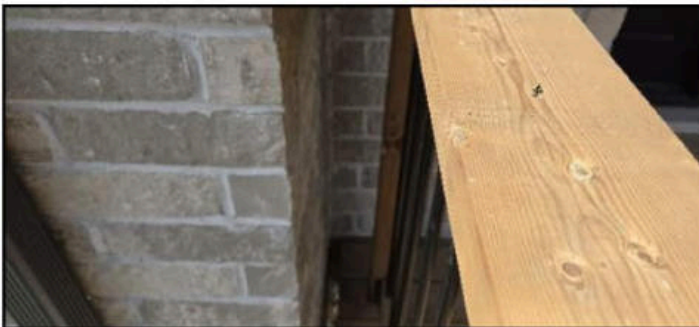
PLUMBING

INTERIOR

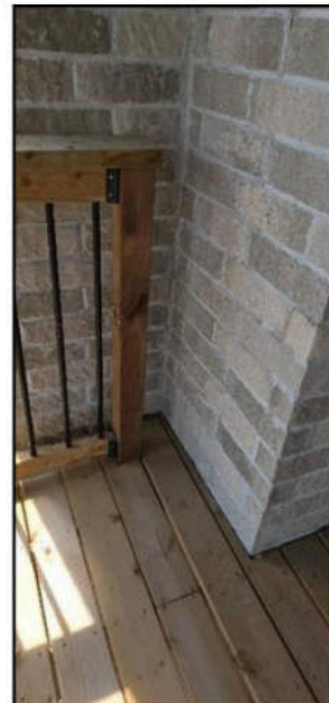
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13. Spindles (balusters) too far apart



14. Spindles (balusters) too far apart



15. Spindles (balusters) too far apart

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## Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

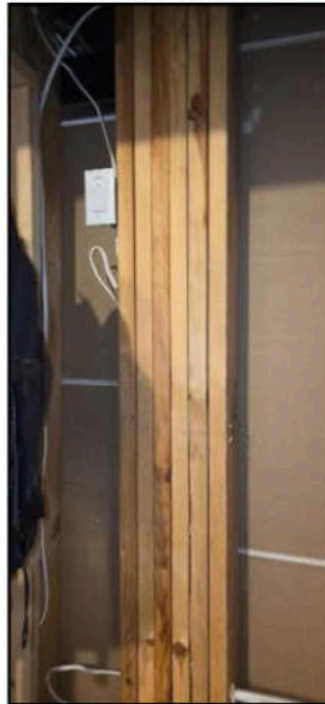
Floor construction:

• [Engineered wood](#)



16. Engineered wood

• Wood columns



17. Wood columns

• Steel beams (girders)



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18. *Steel beams (girders)*

- Subfloor - OSB (Oriented Strand Board)



19. *Subfloor - OSB (Oriented Strand Board)*

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

Roof and ceiling framing:

- [Trusses](#)



20. *Trusses*

- [Oriented Strand Board \(OSB\) sheathing](#)

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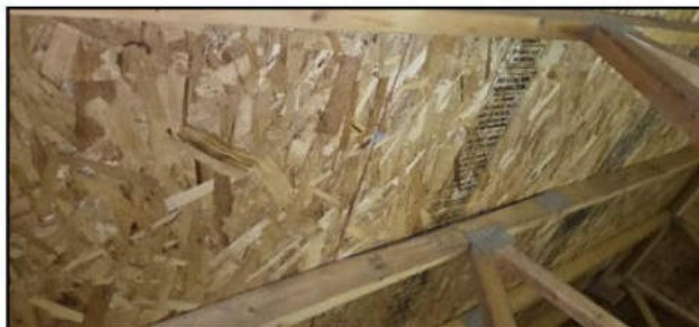
COOLING

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21. Oriented Strand Board (OSB) sheathing

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Storage

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 80 %

## Recommendations

### ROOF FRAMING \ Sheathing (roof/attic)

**9. Condition:** Mold

Potential mold

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

**Location:** Attic

**Task:** Further evaluation needed

**Time:** Immediately



22. Mold



23. Mold

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24. Mold



25. Mold



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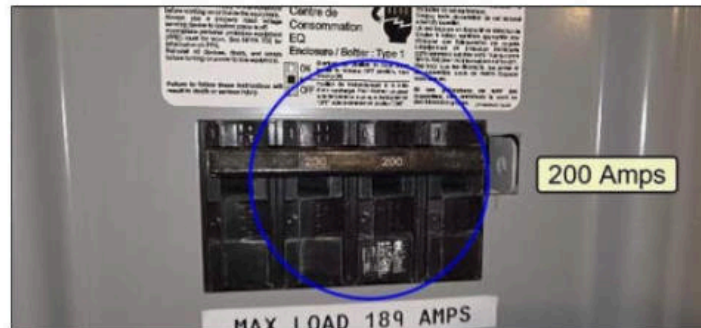
REFERENCE

## Description

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

Service size:

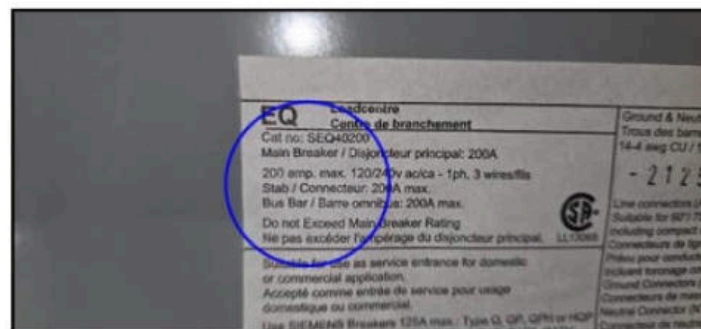
- [200 Amps \(240 Volts\)](#)



26. 200 Amps (240 Volts)

Main disconnect/service box rating:

- [200 Amps](#)



27. 200 Amps

Main disconnect/service box type and location:

- [Breakers - basement](#)

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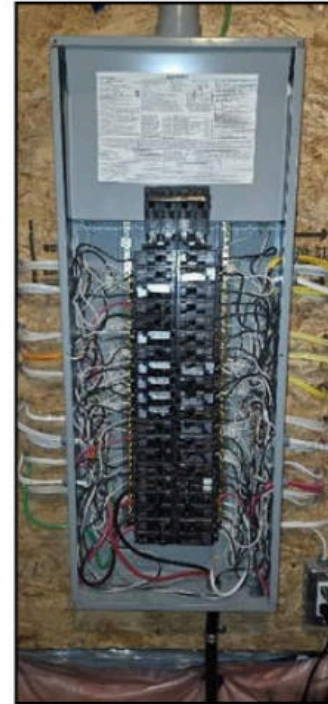
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28. Breakers - basement



29. Breakers - basement

**System grounding material and type:** • Copper; grounding method not visible

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#) • [GFCI - kitchen](#) • AFCIs present

**Smoke alarms (detectors):** • [Present](#)

## Limitations

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

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

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**10.Condition:** • Missing dead front panel screws

**Implication(s):** Electrical shock

**Location:** Electrical panel

**Task:** Provide

**Time:** As soon as able

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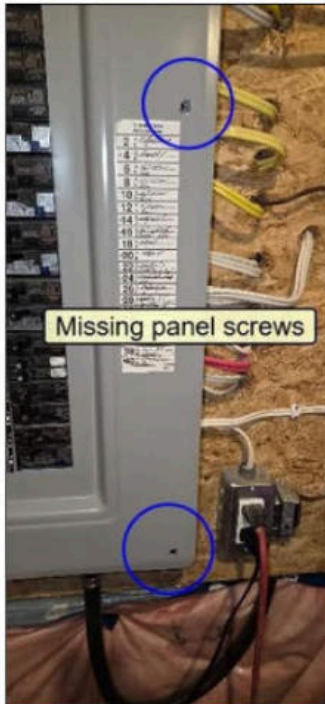
COOLING

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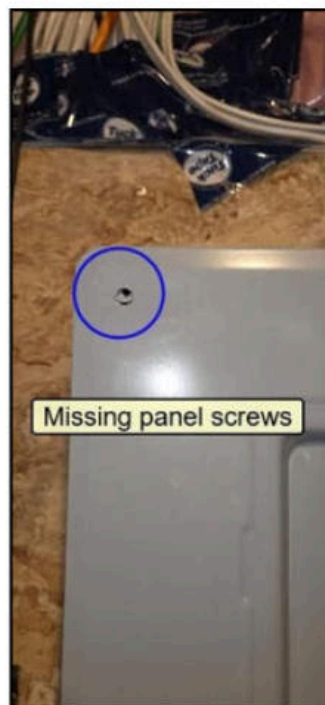
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30.



31.



32.

**DISTRIBUTION SYSTEM \ Outlets (receptacles)****11. Condition:** • [Inoperative](#)**Implication(s):** Equipment inoperative



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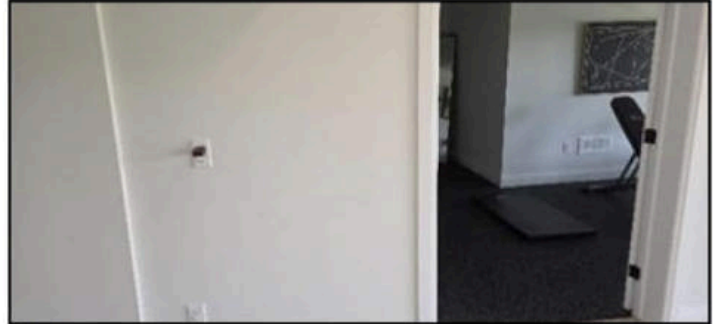
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**Location:** Left side of gym entrance doors**Task:** Further investigation needed**Time:** Discretionary**33. Inoperative****34. Inoperative**

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## Description

Heating system type:

• [Furnace](#)

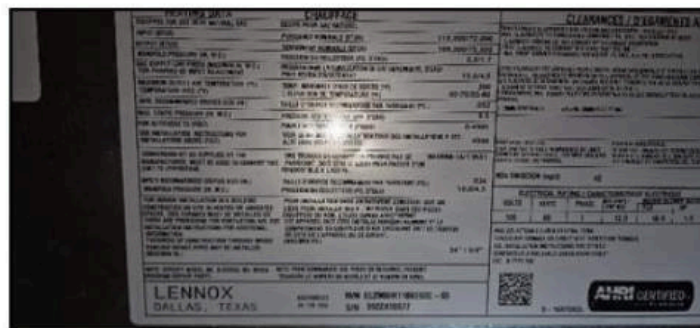
Model number: EL296UH110XE60C - 03 Serial number: 5 9 2 2 A 1 8 6 7 7.



35. Furnace



36. Furnace



37. Furnace

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Lennox

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

Approximate capacity: • 105,000 BTU/hr

Efficiency: • [High-efficiency](#)Exhaust venting method: • [Direct vent - sealed combustion](#)

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## ROOFING

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**Combustion air source:** . Outside - sealed combustion

Approximate age: . 4 years

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

**Main fuel shut off at: . Meter**

Failure probability: • Low

**Air filter:** • Disposable • 20" x 25" • 5" thick

**Exhaust pipe (vent connector):** • PVC plastic

**Auxiliary heat:**

- Gas space heater



### 38. Gas space heater

**Chimney/vent:** • Sidewall venting

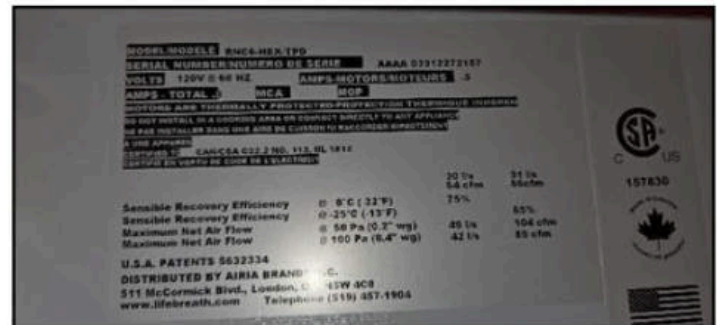
**Humidifier:** • Not present

**Mechanical ventilation system for building:**

- Heat recovery ventilator (HRV)



### 39. Heat recovery ventilator (HRV)



#### 40. Heat recovery ventilator (HRV)



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41. Heat recovery ventilator (HRV)

Location of the thermostat for the heating system:

- Hallway



42. Hallway

Condensate system:

- Discharges through floor slab

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*43. Discharges through floor slab*

## Limitations

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

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

**Heat exchanger:** • Not visible

## Recommendations

### RECOMMENDATIONS \ Overview

**12.Condition:** • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

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COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

## Air conditioning type:

- Central



44. Central



45. Central

Manufacturer: • Lennox

Cooling capacity: • [5 Tons](#)

Compressor approximate age: • 4 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Refrigerant type: • R-410A

## Limitations

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

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



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|           |         |          |           |            |         |         |            |          |          |
|-----------|---------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY   | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| REFERENCE |         |          |           |            |         |         |            |          |          |

Recommendations

RECOMMENDATIONS \ Overview

**13.Condition:** • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.  
**Time:** Regular maintenance

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## Description

**Attic/roof insulation material:**

- [Glass fiber](#)



46. Glass fiber

**Attic/roof insulation amount/value:**

- R-60



47. R-60

**Attic/roof air/vapor barrier:** • [Plastic](#)**Attic/roof ventilation:** • [Roof and soffit vents](#)**Wall insulation material:** • [Glass fiber](#)**Wall insulation amount/value:** • [R-20](#) • Spot checked only**Wall air/vapor barrier:** • Plastic**Foundation wall insulation material:**

- [Glass fiber](#)



48. Glass fiber

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**Foundation wall insulation amount/value:**• [R-20](#)

49. R-20

**Foundation wall air/vapor barrier:** • Plastic**Floor above porch/garage insulation material:** • Not determined • Not visible**Floor above porch/garage insulation amount/value:** • Not determined • Not visible

## Limitations

**Inspection limited/prevented by lack of access to:** • Walls, which were spot checked only**Attic inspection performed:** • From access hatch**Air/vapor barrier system:** • Continuity not verified



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## Description

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

**Service piping into building:**

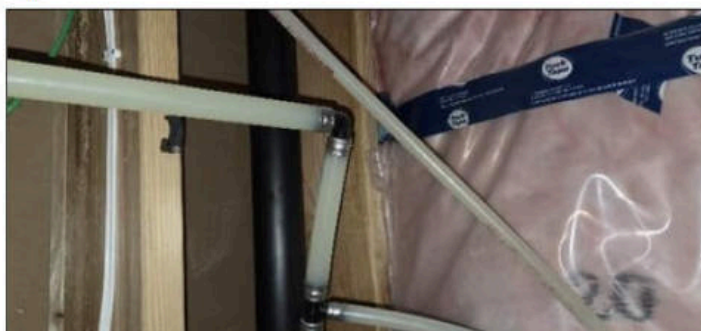
- PE (polyethylene)



50. PE (polyethylene)

**Supply piping in building:**

- PEX (cross-linked Polyethylene)



51. PEX

**Main water shut off valve at the:**

- Basement
- Under stairs



52. Basement

**Water heater type:**

- Tankless/On demand

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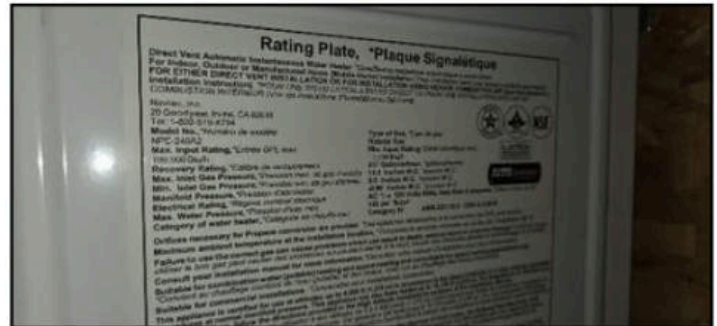
PLUMBING

INTERIOR

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53. Tankless/On demand



54. Tankless/On demand

Water heater location: • Utility room

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

Water heater exhaust venting method: • Induced draft

Water heater manufacturer: • Navien

Water heater approximate age: • 4 years

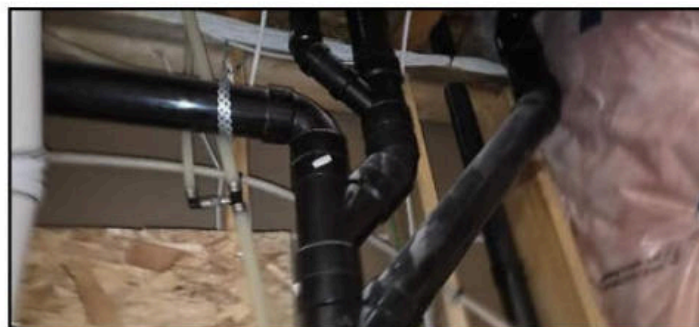
Water heater typical life expectancy: • 10 to 15 years

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

Hot water temperature (Generally accepted safe temp. is 120° F): • 120° F

Waste and vent piping in building:

• [ABS plastic](#)



55. ABS plastic

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**Waste and vent piping in building:** • Heat Recovery Waste**56. Heat Recovery Waste****Sewer cleanout location:**

- Basement

**57. Basement****Pumps:**

- [Sump pump](#)

2 sump pump. 1 under stairs, 2nd by electrical panel



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58. Sump pump



59. Sump pump

**Floor drain location:**

- Near heating system



60. Near heating system

**Gas meter location:** • Exterior right side

**Main gas shut off valve location:** • Gas meter

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):** • Present

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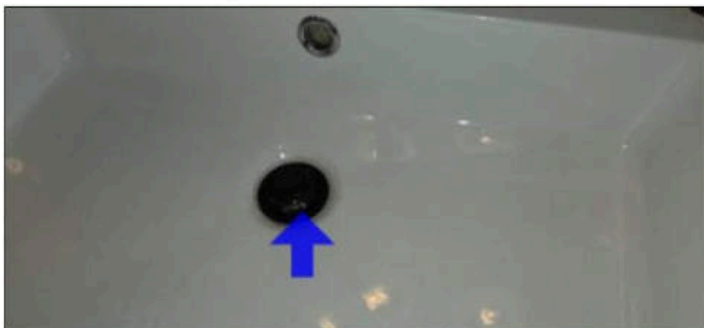
REFERENCE

## Limitations

**Items excluded from a building inspection:**

- Water quality
- Septic system
- Isolating/relief valves & main shut-off valve
- Concealed plumbing
- Water treatment equipment
- Water heater relief valves are not tested
- The performance of floor drains or clothes washing machine drains
- Landscape irrigation system

## Recommendations

**FIXTURES AND FAUCETS \ Faucet****14.Condition:** • Drain stopper inoperable**Location:** Main floor bathroom, master bathroom right sink**Task:** Repair**Time:** Discretionary

61.



62.

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## Description

**Major floor finishes:** • Engineered wood • Tile

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

**Windows:** [Fixed Casement](#) Vinyl

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Plastic/fiberglass](#) • Garden doors

**Doors:** • Inspected

**Appliances:** • Refrigerator • Range hood • Dishwasher • Range/Oven Combo

**Laundry facilities:** • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

**Kitchen ventilation:** • Range hood discharges to the exterior

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Vermin, including wood destroying organisms.

**Percent of foundation not visible:** • 100 %

**END OF REPORT**



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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS