CPI HOME INSPECTIONS

Home Inspection Report

Version 1 | Prepared Oct 28, 2026, 9:50 p.m.

Xx Amsthorpe Ave, Toronto

Client: J. Doe

Inspection date: October 29, 2026 at 09:00

Property: Single Family | Approx. built 1944 | Approx. 2,200 sq ft

4 bedrooms | 2.5 bathrooms | Faces East

Client email: sample@sample.com

Client phone: 4161111111

Property exterior photo



Location

Xx Amsthorpe Ave, Toronto

Open property location in Google Maps

Please refer to the separate pre-inspection agreement provided through CPI's booking process for the agreed inspection scope and terms.

Report update: Initial inspection report

Roof

Section completed

Roof Covering Materials

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Roof Covering Materials photo

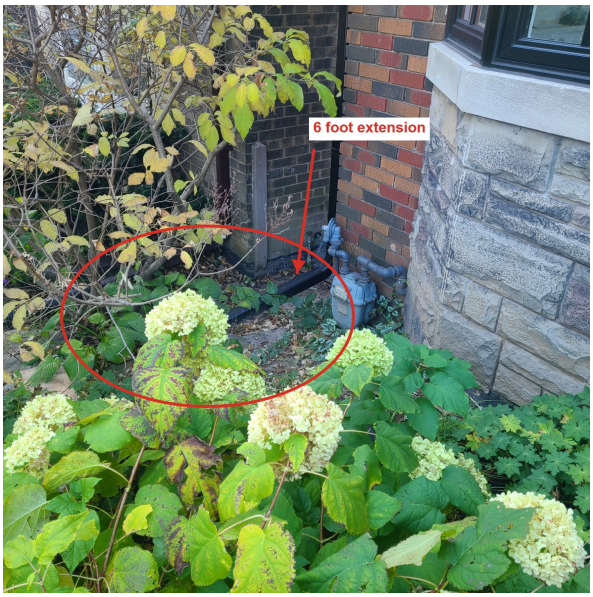


Gutters & Downspouts

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Gutters & Downspouts photo



Vents & Flashings

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Skylights

Condition: Good

No build up of debris around skylight, flashing appears appropriate, no visible sign of leak inside at time of inspection.

Skylights photo



Chimney

Condition: Not Inspected

Not inspected: System shut down

Cimney no ongerbeing utilized. Brick appears in good shape as doe crown.

Chimney photo



Roof Penetrations

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Roof Penetrations photo



Roof Penetrations photo



General Roof Structure

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Describe the roof-covering material type

Description: Recorded

Asphalt shingle

Observed indications of active roof leaks

Check: Not Observed

Exterior

Section completed

Exterior Wall Covering Materials

Condition: Good

Brick and mortar

Exterior Wall Covering Materials photo



Eaves, Soffits & Fascia

Condition: Fair

Some debris on roof. Gutters require cleaning out. Blocked gutters can lead to water oversell and seepage at base of wall or ice damning in the winter. Suggest service maintenance immediately.

Eaves, Soffits & Fascia photo



Windows (representative sample)

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Windows (representative sample) photo



Exterior Doors

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Exterior Doors photo



Flashing & Trim

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Flashing & Trim photo

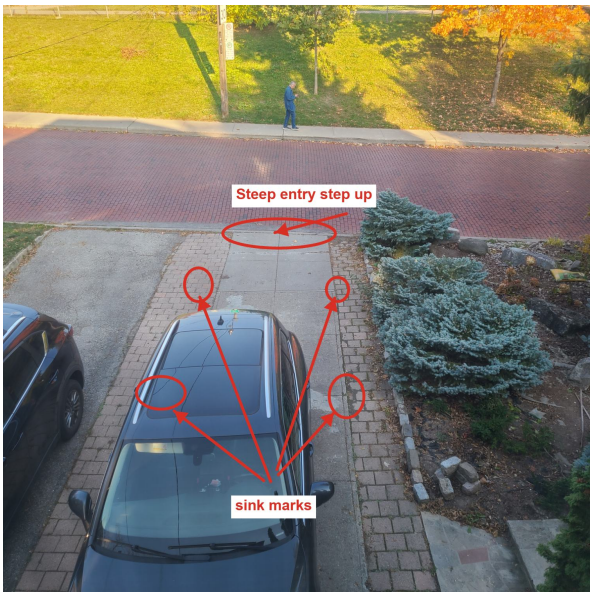


Walkways & Driveways

Condition: Fair

Combination interlocking brick and cement. Some small sink areas where car is parked. Possibly causing puddling/freezing. Cracked and broken cement near road. High entry lift from road entry. Might be difficult for some cars. Monitor every 6 months.

Walkways & Driveways photo



Stairs, Steps & Ramps

Finding: Poor

Driveway is combination interlocking brick and cement. Cracked/ broken stone steps leading to front. Joint between porch and top stair completely open to water intrusion. Suggest contacting a certified contractor to have addressed.

Stairs, Steps & Ramps photo



Stairs, Steps & Ramps photo



Porches, Patios, Decks & Balconies

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Porches, Patios, Decks & Balconies photo



Railings, Guards & Handrails

Finding: Safety Concern

New guardrails for deck are to be installed within 1 week. Customer to provide evidence of such.

Vegetation, Drainage & Grading

Finding: Fair

Some vegetation in contact with house. Suggest cutting back 3 feet. Positive grading all sides of house.

Vegetation, Drainage & Grading photo



Vegetation, Drainage & Grading photo



Describe the exterior wall-covering material type

Description: Recorded

Brick and mortar.

Describe the exterior wall-covering material type photo



Improper spacing between railing balusters or spindles

Check: Not Observed

Improper spacing between railing balusters or spindles photo



Improper spacing between railing balusters or spindles photo



Basement, Foundation, Crawl Space & Structure

Section completed

Foundation

Condition: Not Inspected

Slab on grade with block foundation.

Not inspected: Not readily accessible

Mostnof floor covered with storage items

Basement

Condition: Not Inspected

No visible water build up or excessive cracking in floor that was visible.

Not inspected: Obstructed

Unbleto see most of basement due to storage items

Crawl Space

Condition: Not Inspected

Suggest adding a dehumidifier if musty smell is present in spring or summer.

Not inspected: Not readily accessible

HVac ducting preented actual access. Fom viewpoint, appears to be dry and is climate controlled though hvac vent registers.

Structural Components

Condition: Good

Some additional support beams added at some point. Appears to be maintaining load without issue. Suggest structural engineer to evaluate for any concerns.

Evidence of Water Penetration

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at

the time of the inspection.

Evidence of Foundation Movement

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Wood in Contact with Soil

Condition: Not Inspected

Not inspected: Not present

Framing Members (notching/boring concerns)

Condition: Not Inspected

Not inspected: Not readily accessible

Ceiling drywalled. Unabl to see joists etc.

Describe the type of foundation

Description: Recorded

Slab on Grade

Record the location of the under-floor crawl-space access

Description: Recorded

Window to crawlspace located on western wall of basement in middle of basement.

Observed wood in contact with or near soil

Check: Not Observed

Observed indications of active water penetration

Check: Not Observed

Observed indications of possible foundation movement

Check: Not Observed

Observed framing cuts, notches, or bores that may present a concern

Check: Not Observed

Heating

Section completed

Heating System Operation

Condition: Good

The property is heated using a high-efficiency Dual-Fuel Hybrid forced-air system. This setup combines an outdoor electric air-source heat pump with an indoor Natural Gas Lennox Elite furnace (Model: EL297UH070XV36B-02, Manufactured: August 2024). The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection. - Manufacturer: Lennox - Model Number (M/N): EL297UH070XV36B-02 Serial Number (S/N): 5924h16098 Manufacture Date: August 2024

Thermostat Location & Function

Condition: Good

Located on main floor center hallway. The Ecobee system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Energy Source

Condition: Good

Natural gas

Energy Source photo



Heating Method

Condition: Good

the heating method for this unit is Natural Gas Forced Air (with a high-efficiency condensing system). Here are the exact details to include under the heating section of your report: - Energy Source: Natural Gas (indicated by the gas line connection and the heating capacity specs). - Heating Method: Forced Air (uses a fan/blower to distribute heated air through supply ducts). - System Design: High-Efficiency Condensing Furnace (evidenced by the 97% efficiency rating and the solid PVC venting pipes used to expel low-temperature flue gases). - Burner Operation: Two-Stage (the furnace can run at a lower, energy-saving flame capacity or kick up to full capacity on colder days).

Heating Method photo



Filters

Condition: Poor

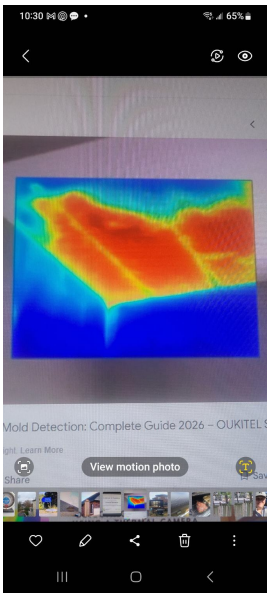
replace immediately. A blocked filter can cause the AC system to ice over and drain into basement while thawing.

Ductwork & Distribution

Condition: Fair

Air flow to upstairs bedroom in north west corner is diminished. Possible duct disconnection above main floor ceiling. Suggest certified hvac contractor provide quote to repair as needed.

Ductwork & Distribution photo



Flue & Exhaust

Condition: Good

High efficiency. The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Flue & Exhaust photo

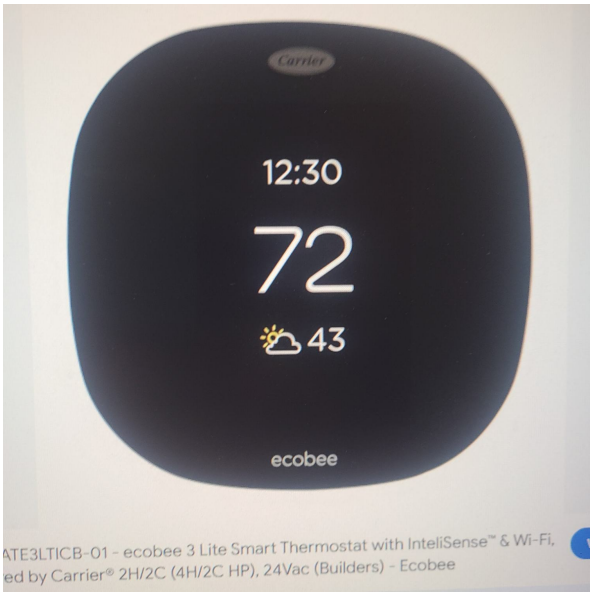


Record the heating thermostat location

Description: Recorded

Main floor center hall

Record the heating thermostat location photo



Describe the heating energy source

Description: Recorded

Heating Energy Source: The heating system utilizes a dual energy source consisting of Electricity and Natural Gas configured as a hybrid setup. Under moderate outdoor temperatures, the system consumes Electricity to power an air-source heat pump, which extracts ambient thermal energy from the outdoor air and transfers it into the home's ductwork. When outdoor temperatures drop below the system's designated balance point and the heat pump's efficiency declines, the system automatically transitions to burning Natural Gas via the indoor 2024 Lennox Elite condensing furnace. This hybrid delivery allows the property to alternate dynamically between electric heat generation and fossil-fuel combustion to maintain optimal indoor comfort and operational

efficiency throughout changing seasonal conditions.

Describe the heating energy source photo



Describe the heating method

Description: Recorded

Energy Source: Natural Gas (indicated by the gas line connection and the heating capacity specs). - Heating Method: Forced Air (uses a fan/blower to distribute heated air through supply ducts). - System Design: High-Efficiency Condensing Furnace (evidenced by the 97% efficient

Heating system did not operate using normal controls

Check: Not Observed

Heating system was deemed inaccessible

Check: Not Observed

Cooling

Section completed

Cooling System Operation

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection. Cooling System Operation: The cooling system utilizes the outdoor air-source heat pump operating in reverse cycle mode, powered entirely by Electricity. During the cooling season, the system functions identically to a conventional central air conditioner. The electric compressor circulates refrigerant to extract heat and humidity from the indoor air via the indoor evaporator coil, transferring that heat outdoors. The cooled air is then distributed throughout the property's ductwork via the indoor 2024 Lennox Elite furnace's high-efficiency, variable-speed blower motor. This variable-speed fan ensures consistent static pressure, quieter operation, and enhanced dehumidification compared to standard single-stage cooling blowers.

Thermostat Function

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection. The HVAC system is regulated by a specialized multi-stage, dual-fuel compatible thermostat powered

by Electricity (typically via a 24V low-voltage transformer from the furnace control board). The thermostat functions as the operational brain of the hybrid system, monitoring both indoor target temperatures and outdoor ambient temperatures. It is programmed with a designated "balance point" crossover temperature. When heating is required, the thermostat automatically decides whether to engage the electric heat pump or the auxiliary natural gas furnace based on outdoor conditions. In the cooling season, it reverses the process, signaling the heat pump compressor and the indoor variable-speed blower motor to run concurrently to achieve the desired cooling and dehumidification setpoints.

Energy Source

Condition: Good

HVAC System Energy Source: The property features a hybrid HVAC system utilizing Electricity and Natural Gas as its primary energy sources. The cooling system operates entirely on Electricity, utilizing the outdoor heat pump compressor and indoor blower fan to cool and dehumidify the home. The heating system utilizes a dual-fuel configuration: it consumes Electricity during mild to moderate winter conditions to run the air-source heat pump, and automatically switches to Natural Gas to fire the indoor Lennox condensing furnace when outdoor temperatures drop below the system's operational balance point. Low-voltage Electricity (24V) is supplied by the indoor equipment to power the thermostat control circuit.

Cooling Method

Condition: Good

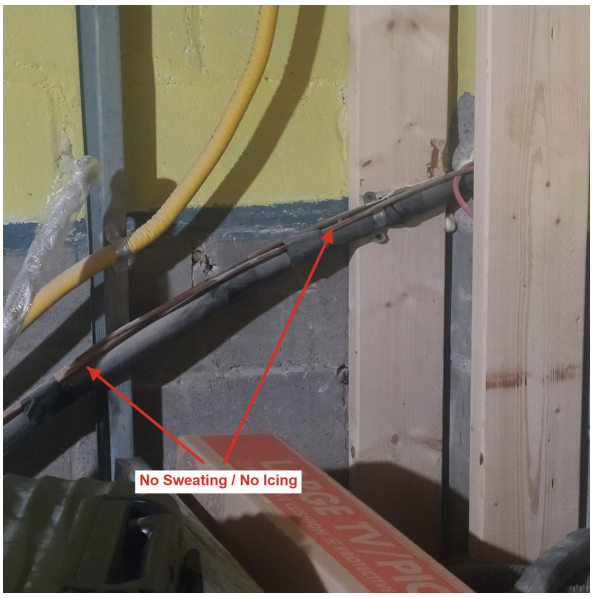
- Cooling Method: Mechanical Refrigeration (Forced Air) - Primary Equipment: Air-Source Heat Pump (Operating in Reverse Cycle) - Distribution: Shared Ductwork / Variable-Speed Blower

Refrigerant Lines

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection. The system utilizes a closed-loop copper line set to circulate refrigerant between the indoor evaporator coil and the outdoor heat pump compressor.

Refrigerant Lines photo



Condensate Drain

Condition: Good

- Drain Type: Gravity-Fed PVC Pipe (with Vinyl Tubing sections) - Sources Filtered: Indoor Evaporator Coil (Cooling) & High-Efficiency Condensing Furnace (Heating) - Disposal Destination: Floor Drain The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Condensate Drain photo

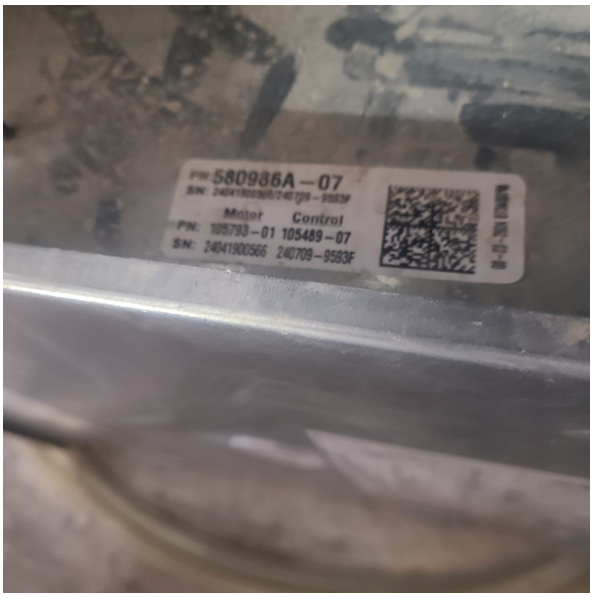


Air Handler

Condition: Good

The air handling function for this property is performed by the blower fan compartment integrated within the indoor 2024 Lennox Elite natural gas furnace

Air Handler photo



Record the cooling thermostat location

Description: Recorded

Main floor Center Hallway

Describe the cooling method

Description: Recorded

The cooling system utilizes electric-powered mechanical refrigeration delivered through a central forced-air distribution system

Cooling system did not operate using normal controls

Check: Not Observed

Cooling system was deemed inaccessible

Check: Not Observed

Plumbing

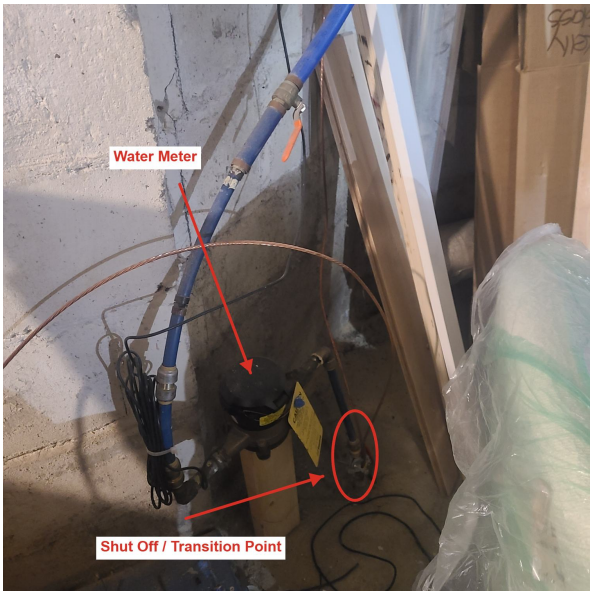
Section completed

Main Water Supply & Shut-off

Condition: Good

Main Water Supply & PEX Transition: The main copper water service line enters the basement foundation wall and connects directly to the primary shut-off valve and water meter assembly. Immediately downstream of the meter assembly, the plumbing system directly transitions from rigid copper to flexible PEX (cross-linked polyethylene) piping for interior distribution throughout the property.

Main Water Supply & Shut-off photo



Supply Lines & Distribution

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection. The interior domestic water distribution system consists primarily of modern, flexible PEX (cross-linked polyethylene) piping supplying the home's plumbing fixtures

Supply Lines & Distribution photo



Supply Lines & Distribution photo



Drain, Waste & Vent Lines

Condition: Good

The visible interior drain, waste, and vent lines consist primarily of modern, rigid black ABS (acrylonitrile butadiene styrene) plastic piping. The DWV system utilizes a standard gravity-fed configuration to safely carry wastewater from the property's plumbing fixtures down to the main municipal sewer connection below the basement slab

Drain, Waste & Vent Lines photo



Water Heater

Condition: Good

The property is equipped with an electric-ignition, wall-hung Navien NPE-2 Series high-efficiency condensing tankless water heater designed for on-demand domestic hot water delivery. Core Equipment Data - Manufacturer: Navien - Model Number: NPE-210A2(NG) - Serial Number (S/N): 2082Y2492779311 Manufacture Date: September 27, 2024 Estimated Remaining Life: 13 to 18 years (under optimal conditions)

Water Heater photo



Fixtures & Faucets

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Sump Pump

Condition: Not Inspected

Not inspected: Not present

Fuel Storage & Distribution

Condition: Good

Fuel Storage & Distribution Summary - Fuel Type: Natural Gas [1, 2] - Storage Type: None required (Continuous utility pipeline supply) - Piping Material: Black Iron (Steel) pipe, CSST (Corrugated Stainless Steel Tubing), or Flexible Appliance Connectors [1]

Fuel Storage & Distribution photo



Describe whether the water supply appears public or private

Description: Recorded

- Water Supply Type: Public (Municipal) - Key Indicators: Presence of an indoor water meter and a main shut-off valve located right at the copper foundation line entry point.

Record the main water shut-off location

Description: Recorded

Basement, Front Wall of house. Center

Record the main fuel shut-off location

Description: Recorded

Main Fuel Shut-Off Location: The main fuel source for the property is natural gas, and the primary manual fuel shut-off valve is located outdoors at the main gas meter assembly, positioned against the exterior foundation front wall, at the south east corner. To isolate the gas supply to the entire structure in an emergency, the shut-off valve at the base of the meter pipe must be turned 90 degrees using a wrench so that the valve tab sits perpendicular to the piping run. Additionally, independent inline gas shut-off valves are properly installed indoors at each individual gas-fired appliance (including the 2024 Lennox furnace and the 2024 Navien tankless water heater) to allow localized servicing without disrupting the main fuel supply.

Record the location of any observed fuel-storage system

Description: Not Inspected

Not inspected: Not present

At the time of inspection, no localized fuel-storage systems-such as interior or exterior heating oil tanks or large propane

cylinders-were observed on the property

Record the water-heater capacity if labeled

Description: Recorded

Water-Heater Capacity: The property is equipped with an on-demand, tankless water heating system rather than a traditional storage tank; therefore, it does not possess a standard static gallon storage capacity. According to the manufacturer's data label, this Navien NPE-210A2 unit features a maximum thermal heating capacity input of 180,000 BTUH. This translates to a continuous domestic hot water flow capacity rating of up to 10.1 Gallons Per Minute (GPM) at a 35°F temperature rise, which is optimally sized to support 2 to 3 bathrooms simultaneously

Deficient water flow with two fixtures operating simultaneously

Check: Not Observed

Deficient installation of hot or cold water faucets

Check: Not Observed

Active plumbing water leak observed

Check: Not Observed

Toilet damaged, loose, leaking, or tank components not operating

Check: Not Observed

Electrical

Section completed

Service Drop & Meter

Condition: Good

Electrical Service Drop & Meter: The property's electrical service is supplied via an overhead service drop (triplex cable) from the utility pole, connecting to a roof-mounted weather head and structural service mast

Overhead Service Loop / Drip Loop

Condition: Good

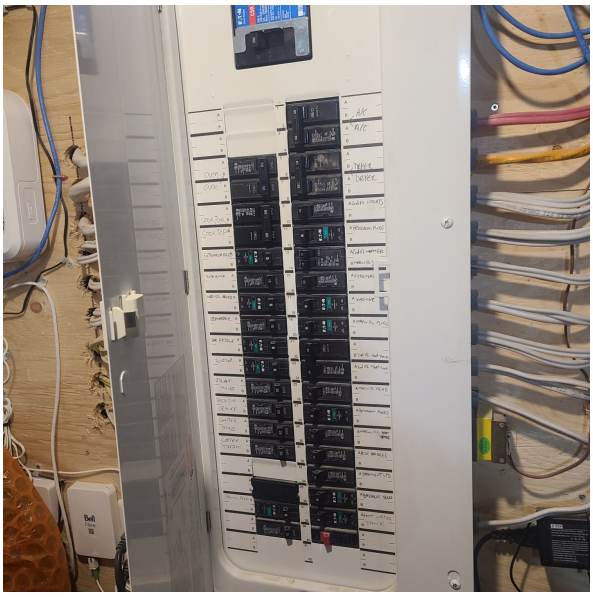
Overhead Service Loop & Drip Loop: The electrical service enters the property via an overhead service drop connecting to a rigid steel service mast assembly. A proper drip loop configuration is correctly established at the service head (weatherhead) termination point.

Service Panel & Sub-panels

Condition: Good

Service Panel & Sub-panels: The primary electrical distribution system is controlled by a centralized Main Service Panel located in the basement utility area. The panel utilizes modern, manual reset circuit breakers and features an integrated main service disconnect breaker rated at [Amperage, e.g., 200 Amps], 120/240 Volts. The panel enclosure dead-front cover was removed during the inspection to evaluate the internal components; the wiring paths, bus bars, and grounding terminations appeared structurally sound. The circuit directories are indexed on the inside door panel.

Service Panel & Sub-panels photo



Service Panel & Sub-panels photo



Branch Circuit Wiring

Condition: Good

Branch Circuit Wiring: The visible interior branch circuit wiring throughout the property consists entirely of modern, standard copper conductors insulated within NMD90 (non-metallic dry) thermoplastic sheathed cabling.

Outlets & Switches (representative sample)

Condition: Good

Outlets & Switches: A representative sample of accessible receptacles and wall switches was physically and mechanically tested throughout the property's interior spaces. Testing of the receptacles was executed utilizing a three-prong circuit analyzer to verify correct wiring polarity, proper grounding paths, and voltage stability. The switches and outlets tested were found to be operational, securely mounted within their electrical boxes, and equipped with intact, protective faceplates.

Outlets & Switches (representative sample) photo



GFCI & AFCI Protection

Condition: Good

GFCI & AFCI Protection Devices: The electrical system incorporates mandatory life-safety and fire-prevention devices, including Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protection. GFCI protection is correctly installed at all designated high-moisture locations-including the kitchen countertops, bathrooms, and exterior receptacles-designed to cut power instantly in the event of a ground fault to prevent accidental electrocution. AFCI protection is integrated into the branch circuit breakers inside the main panel box to safeguard bedrooms and living areas against electrical arcing, which is a leading cause of home electrical fires. A representative sample of these devices was mechanically tested using the built-in "test" and "reset" buttons; all tested devices tripped cleanly and reset properly, demonstrating normal operational functionality at the time of the inspection.

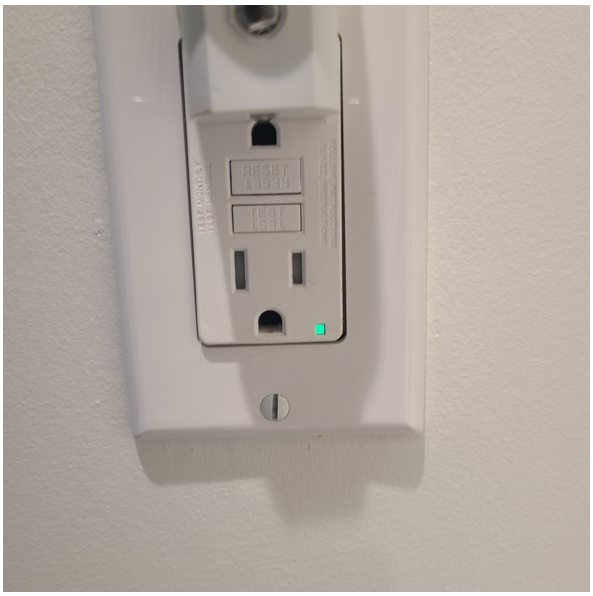
GFCI & AFCI Protection photo



GFCI & AFCI Protection photo



GFCI & AFCI Protection photo



Smoke Detectors

Condition: Good

Smoke Detectors & Life-Safety Devices: Smoke detectors were visually evaluated and mechanically tested via their integrated test buttons at accessible locations throughout the property's living areas, hallways, and sleeping quarters. The units responded normally, emitting an audible alarm when triggered. For maximum safety and compliance with current regional building standards, it is recommended that smoke alarms be installed on every level of the home, outside every sleeping area, and inside each bedroom. Important Life-Safety Advisory: Smoke detectors have a strict operational lifespan of 10 years from the date of manufacture printed on the back of the device, after which their internal sensors degrade and the entire unit must be replaced. The client is advised to verify the manufacture dates upon taking occupancy, test the alarms monthly, and replace all backup batteries annually to ensure continuous protection during power outages.

Smoke Detectors photo



CO Detectors

Condition: Good

as above / combo units

Grounding & Bonding

Condition: Good

System Grounding & Bonding: The electrical system's safety grounding and structural bonding infrastructure were visually evaluated where visible at the main service entry and utility components. The primary system grounding is established via a heavy-gauge solid copper grounding electrode conductor connected securely to the main municipal copper water service pipe on the street side of the interior water meter assembly

Record the main service disconnect amperage if labeled

Description: Recorded

200 Amp Main Service Disconnect Overcurrent Protection: The primary electrical overcurrent protection and master shut-off mechanism for the entire structure consists of a factory-labeled, heavy-duty main service disconnect circuit breaker integrated directly within the main distribution panel board. The main service disconnect is clearly labeled and rated at [Amperage, e.g., 200 Amps], 120/240 Volts.

Record the main service disconnect amperage if labeled photo



Describe the type of wiring observed

Description: Recorded

Wiring Type Summary - Primary Branch Wiring Material: Copper - Wiring Method: NMD90 Non-Metallic dry sheathed cabling (commonly known as Romex). - Visible Conductors: Insulated copper wires enclosed in plastic protective sheathing (white for 15-amp, yellow for 20-amp, and orange/black for larger dedicated appliance lines). - Legacy Systems: No knob-and-tube, fabric-covered, or ungrounded rag wiring observed.

Record the condition and location of the overhead service loop / drip loop

Description: Recorded

Overhead Service Loop & Drip Loop Location & Condition: The primary electrical utility connection enters the property via an overhead service drop located at the [Exterior Location, e.g., rear-left exterior roofline / side yard wall]. A code-compliant drip loop configuration is correctly established at the service head (weatherhead) termination point. The utility service conductors loop downward below the level of the splice connections before routing back up into the weatherhead conduit. At the time of inspection, this assembly was in satisfactory condition. The conductors showed no signs of frayed or UV-damaged insulation, the mechanical compression sleeves at the splice points were completely secure, and the loop maintains an adequate downward gravity curve to ensure rainwater drops harmlessly away from the house rather than tracking down inside the service mast conduit. Clearances from the roof plane and surrounding grade levels were within standard residential parameters.

Deficient service-conductor insulation, drip loop, or clearance

Check: Not Observed

Unused circuit-breaker panel opening was not filled

Check: Not Observed

Solid-conductor aluminum branch-circuit wiring visible

Check: Not Observed

Are any elements of Knob and Tube wiring evident in this visual report?

Check: Not Observed

Fireplace

Section completed

Fireplaces & Fuel-burning Appliances

Condition: Good

The system / components were inspected, tested using normal operating controls, and appeared to be functioning as intended at the time of the inspection.

Chimneys & Flues (from accessible areas)

Condition: Good

Gas Fireplace Venting Configuration: The gas fireplace utilizes a modern, sealed direct-vent system that completely bypasses the need for a traditional open chimney or conventional atmospheric flue draft. This safety-first configuration features a fixed, sealed glass ceramic face panel that completely isolates the home's indoor living space from the combustion chamber. Flue gas distribution is handled via a specialized dual-channel or coaxial pipe assembly: one channel draws fresh combustion air directly from the outdoors, while the inner channel uses mechanical or natural thermal buoyancy to exhaust spent combustion gases safely back outside. Where visible, the termination hood and its exterior wall clearances appear to conform to modern building safety codes, eliminating draft issues and preventing localized indoor air quality degradation or backdrafting hazards.

Damper Operation

Condition: Not Inspected

Not inspected: Not present

electronically controlled gas burner

Hearth, Hearth Extension & Firebox

Condition: Good

Hearth & Firebox Summary - Firebox Type: Factory-Built Direct-Vent Gas Fireplace Insert - Hearth Requirement: Minimal to none required (Due to the completely sealed glass face and zero-clearance manufacturing) - Hearth Extension: Decorative only (Since gas inserts do not present an open ember or spark hazard) - Firebox Interior: Equipped with fixed ceramic gas logs and a sealed glass viewing pane.

Combustion Air

Condition: Good

Combustion Air Summary - System Type: Sealed Combustion / Direct-Vent Layout - Air Source: 100% Outdoor Air (Bypasses indoor air entirely) - Delivery Method: Dedicated intake pipes (PVC for furnace/water heater, coaxial outer pipe for fireplace) - Safety Advantage: Eliminates the risk of backdrafting and prevents indoor oxygen depletion.

Mantle & Surrounds

Condition: Good

Mantel & Surrounds: The fireplace mantel and decorative surrounds were visually evaluated to ensure structural integrity and compliance with standard safety clearances. The fireplace is framed by a non-combustible surround consisting of [Material, e.g., ceramic tile / stacked stone / marble tiles], which provides an appropriate thermal barrier between the firebox insert and the surrounding drywall

Attic, Insulation & Ventilation

Section completed

Insulation - Attic

Condition: Good

Inspected from ladder at entry hatch. Attic Insulation & Ventilation - Insulation Type: Blown-in Loose-Fill (Fiberglass or Cellulose) (or Batts) - Estimated R-Value: R-50 to R-60 (Standard modern depth of 15 to 18 inches) - Venting Method: Soffit intake vents paired with ridge or roof turtle exhaust vents - Accessibility: Evaluated from the access hatch / joist perimeter

Insulation - Walls & Floor (where visible)

Condition: Not Inspected

Not inspected: Obstructed

Observation Disclaimer Summary - Wall & Floor Insulation Status: Inaccessible / Fully Finished - Inspection Limitation: All interior walls, rim joists, and subfloors are completely concealed by finished drywall, flooring, and decorative trim coverings. - Methodology: Non-destructive visual evaluation only; no wall cavities were opened.

Ventilation Adequacy

Condition: Good

Ventilation Adequacy Summary - Passive Ventilation: Roof exhaust vents paired with perimeter soffit intake vents. - Mechanical Ventilation: Localized bathroom exhaust fans, kitchen range hood, and continuous furnace blower circulation. - Overall Assessment: Satisfactory / Adequate, providing normal passive airflow and targeted moisture removal.

Attic Structure & Sheathing

Condition: Good

- Framing Type: Traditional Rafter Framing - Sheathing Material: Plywood Sheathing Panels - Roof Structure Connection: Secured with framing fasteners - Overall Condition: Clear of structural deflections, sagging, or water-staining patterns

Evidence of Moisture or Leaks

Condition: Good

A comprehensive visual and diagnostic assessment of the property's interior spaces, foundation surfaces, and visible framing cavities revealed no evidence of active moisture infiltration or structural water leaks.

Vapor Retarders

Condition: Not Inspected

- Condition: Inaccessible due to completely finished wall

Not inspected: Obstructed

Exhaust Systems (bath fans, kitchen)

Condition: Good

Exhaust Systems (Bathroom & Kitchen): The mechanical exhaust systems designed for source moisture and odor control were tested using standard manual wall switches and controls. Dedicated mechanical bathroom exhaust fans are present in all finished bathrooms to manage localized high-humidity events. The kitchen range hood fan was operated across all speed settings, proving fully functional.

Describe the insulation type observed

Description: Not Inspected

Not inspected: Not readily accessible

- Attic Insulation: Blown-in Loose-Fill (Fiberglass or Cellulose) - Walls & Floor Insulation: Concealed / Inaccessible due to completely finished drywall and flooring surfaces. - Alternative Assessment: Non-destructive Infrared Thermal Imaging utilized to scan finished surfaces for coverage consistency.

Record the approximate average insulation depth in the unfinished attic

Description: Recorded

- Attic Insulation Type: Blown-in Loose-Fill (Fiberglass or Cellulose) - Measured Depth: 22 inches - Estimated R-Value: R-60 to R-70+ (Excellent, exceeding standard building code minimums for maximum energy efficiency)

General absence of insulation or ventilation in unfinished spaces

Check: Not Observed

Doors, Windows & Interior

Section completed

Interior Doors & Hardware

Condition: Good

Interior Doors & Hardware: A representative sample of the property's interior doors and associated hardware assemblies was physically operated and evaluated for functional alignment, latching capability, and overall structural condition. The interior doors consist of standard [hollow-core / solid MDF composite] panels fitted with mechanical [lever handles / cylindrical privacy knobs]. The tested doors operate smoothly on their hinges, clear the finished floor coverings without dragging, and latch securely into their respective strike plates. The door frames appear square, and the hardware assemblies are firmly anchored with no loose mounting screws or missing strike plates observed.

Windows (representative sample)

Condition: Good

Windows & Glazing Units: A representative sample of accessible window assemblies was physically operated and examined throughout the interior living spaces. The windows consist of modern, low-maintenance vinyl-framed units equipped with double-pane insulated glass. The operated panels slide or crank smoothly within their track systems, the weatherstripping is intact, and the manual locking mechanisms engage securely to provide a tight seal against weather infiltration. The window frames are square and properly anchored to the wall structures. No cracked glass panes, damaged screen meshes, or broken balance springs were observed within the tested sample group.

Floors

Condition: Not Inspected

Client had new hardwood floors completely covered for paint work. She did not want them uncovered as she stated they were brand new and she was not worried.

Not inspected: Not readily accessible

Ceilings & Walls

Condition: Good

Ceilings & Walls: The interior wall and ceiling assemblies throughout the property were visually evaluated under varied lighting angles to assess structural alignment, cosmetic finish quality, and overall condition. The surfaces consist of standard drywall panels that are taped, mudded, and finished with paint. The ceiling planes appear flat and the wall partitions are plumb, showing no signs of structural deflection, buckling, or significant cracking along the joint lines. Minor cosmetic blemishes or localized hairline cracking may be present, which is standard for normal building settlement and humidity fluctuations.

Stairs, Handrails & Guardrails

Condition: Good

Stairs, Handrails & Guardrails (Modern Design with Metal Handrail) - Stair Structure: Modern hardwood stairs with finished treads and risers. - Guardrails: Premium, contemporary tempered glass panels acting as structural balustrades. - Handrails: Clean-lined modern metal safety handrail securely anchored via heavy-duty stainless steel brackets. - Safety Evaluation: Assessed for structural rigidity, secure glass clamping, uniform step dimensions, and proper handrail continuity.

Countertops & Cabinets (kitchen)

Condition: Good

- Countertop Material: Quartz, - Cabinet Construction: Modern wood or MDF cabinetry with integrated hardware. - Testing Methodology: Visual assessment and physical operation of a representative sample of doors and drawers.

Garage Door Opener Safety

Condition: Not Inspected

Not inspected: Not present

Improper spacing between stair or railing balusters

Check: Not Observed

Window visibly fogged or showing evidence of a broken seal

Check: Not Observed

Garage

Section completed

Garage Door & Auto-opener

Condition: Not Inspected

Not inspected: Not present

Garage Door Safety Reversal

Condition: Not Inspected

Not inspected: Not present

Fire Separation Wall & Door

Condition: Not Inspected

Not inspected: Not present

Walls, Ceiling & Floor

Condition: Not Inspected

Not inspected: Not present

Electrical in Garage

Condition: Not Inspected

Not inspected: Not present

Garage-door photoelectric safety sensor did not operate properly

Check: Not Observed

Additional inspection notes

Sample report