



# HOME INSPECTION SERVICES



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**221B Baker Street, London**  
**Thursday, September 2nd 2021**

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**CAHPI ONTARIO**  
**Registration #: 000422**

  
**Ontario Association of Home Inspectors**  
**R.H.I.**

Following is the summary of the findings with necessary recommendations. The summary detail the most significant problems / deficiencies found during the inspection today. It is not a comprehensive list of all defects and items, and should not be considered to be in any particular order or priority. It must also not be relied upon in isolation. **Before continuing with the transaction, it is strongly advised that you must read the entire text of the report thoroughly, review and discuss with your Realtor / Lawyer the findings of the inspection report, clarify all your concerns or questions relating to this report.** In this report, if any items need further investigation, or the evaluation of a specialist is recommended, the Results / Recommendations of that should also be reviewed and taken into consideration. It is strongly advised that any deficiencies or repairs mentioned / recommended in this report should be performed by licensed trade persons of the related fields with proper documentation.

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1. Electrical deficiencies are noticed like: Non-working & Non-GFCI receptacles at wet locations (in basement and outside), hot reverse in receptacles, missing cover plates of receptacles/switches/junction boxes, receptacles loose on walls and electric panel not properly labelled, have a licensed electrician to check all the wiring and do necessary repairs/corrective measures/upgrades to all such deficiencies.
2. Electrical deficiencies are noticed like: Non-working and Non-GFCI receptacle at wet locations outside and in basement, Non-GFCI receptacle at wet locations in basement, missing cover plates on receptacles/switches/junction boxes, receptacles loose on walls, no three way light switch for basement stairs and electric panel not properly labelled, electric panel should be properly labelled after doing necessary repairs/upgrades/corrective measures to all such deficiencies for safety reason.
3. Electric panel should be properly labelled after doing necessary upgrades/repairs/corrective measures due to deficiencies noticed such like:
  - a. Non working and Non-GFCI receptacles at wet locations
  - b. Missing cover plates on receptacles/switches/junction boxes.
  - c. Double tappings inside the electric panel.
  - d. Electric panel located inside of washroom
4. Lock of Patio door / Main door / Screen door Missing / Damaged / Not proper / Need repair
5. Underground discharge hazard - Should be corrected to discharge above ground - Take extra care to maintain the proper grade slope all around the house
6. Siding loose with wall / Window well metal sheet loose with wall --- Need to be repaired

## **Inquire from the vendor about:**

1. Exact location of: Shut off valves for Main water supply line & Exterior faucets (of garage & backyard), Gas stove, Gas fire place, Gas dryer, BBQ gas outlet outside / Basement floor drain hole / Sump pump ( whichever are applicable and which you are not sure about so far) and also make sure that they are accessible, operational and tagged/marked.
2. Actual working status of: Dish washer / Dryer / Washing machine / Jacuzzi / Central Vacuum unit / Water softener unit / Sump pump (whichever are applicable).
3. If any appliance is leased or rental like: Furnace, AC, Hot water tank, Water softener system, Water purifier system, Security alarm/camera system, etc. (whichever are applicable).

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2. Other recommendations:
  - a. Exterior grading all around is recommended to correct/ensure for proper slope away from the building/ foundation walls and proper clearance below wall sidings
  - b. Surface water drainage recommended to ensure for smooth discharge 4-6 feet away from the foundation walls without causing any water ponding near/around foundation walls
  - c. All exterior caulking, inside caulking of washrooms & sinks weather stripping of exterior doors/windows need to be redone/upgraded (as necessary) and damaged/loose exhaust vent covers to be repaired/replaced
  - d. Vent pipe of dryer is recommended to be of proper metal pipe or cleaned time to time
  - e. Vent pipe of basement kitchen hood exhaust fan is recommended to be of proper metal pipe



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Cracks on ceiling and wall

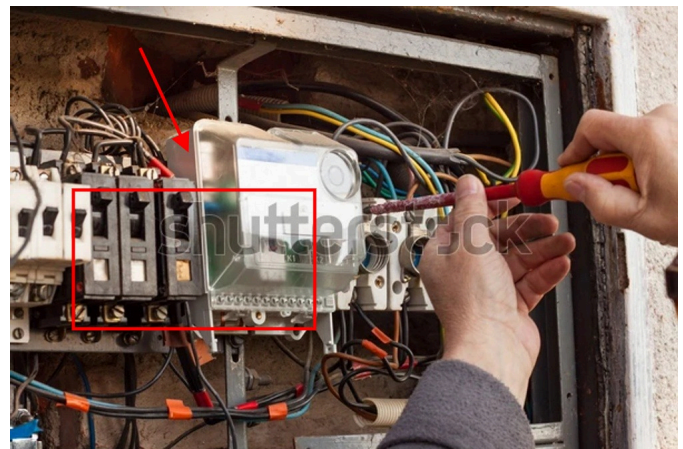


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Second floor railing with too wide gaps



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Electric panel needs proper labelling