

# INSPECTION REPORT



For the Property at:  
**[ADDRESS]**

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Prepared for: [NAME]  
Inspection Date: Sunday, December 9, 2012  
Prepared by: Andrew Marioselva BSc,CHI



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**Note:** For the purpose of this report the building is considered to be facing **East**.

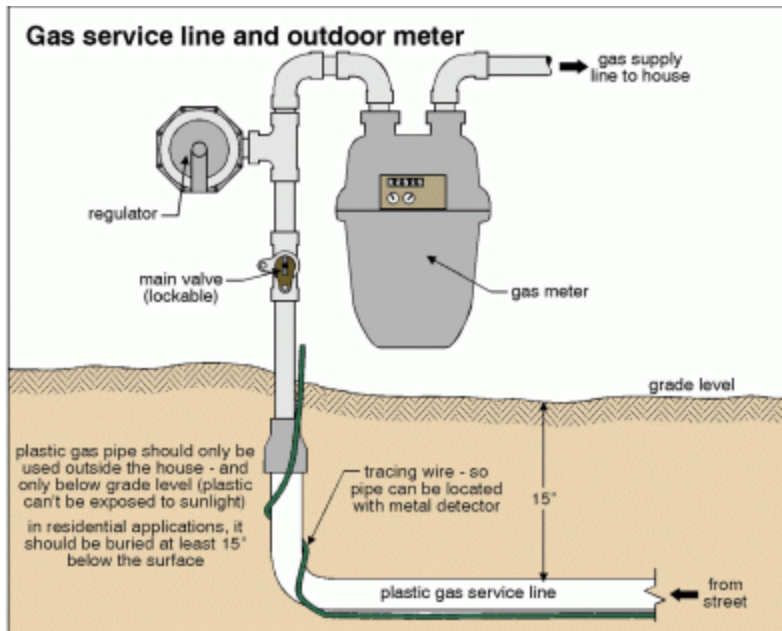
## Recommendations

### **GAS FURNACE \ Gas meter**

1. **Condition:** • [Mechanical damage](#)

**Location:** Yard

**Task:** Repair or replace



[Click on image to enlarge.](#)



1. *Mechanical damage*

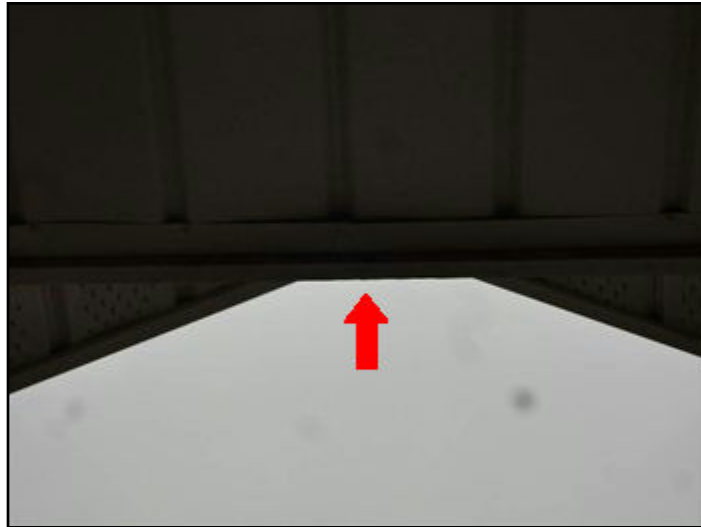
## Recommendations

### TARION \ Exterior finishing

**2. Condition:** • Poorly constructed porch canopy. unpainted areas visible & edges are not align

**Location:** Exterior Porch

**Task:** Repair



2.

**3. Condition:** • [Mortar splatters and stains on exterior masonry](#)

**Location:** Exterior Wall

**Task:** Clean



3. Mortar splatters and stains on exterior...

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## TARION \ Roofs

### 4. Condition: • [Inadequate attic ventilation](#)

Blocked attic venting

Location: Attic

Task: Correct



4. Inadequate attic ventilation

### 5. Condition: • [Asphalt shingles not sealed](#)

Location: Front Exterior Roof

Task: Repair



5. Asphalt shingles not sealed



6. Asphalt shingles not sealed

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## TARION \ Plumbing

### 6. Condition: • [Defective plumbing fixtures, appliances or trim fittings](#)

Dented curtain rod

Location: Second Floor Bathroom

Task: Replace



7. Defective plumbing fixtures, appliances or...

8. Defective plumbing fixtures, appliances or...

### 7. Condition: • [Defective plumbing fixtures, appliances or trim fittings](#)

Toilet spilled out while flushing it

Location: Second Floor Bathroom

Task: Replace



9. Defective plumbing fixtures, appliances or...

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## TARION \ Electrical

**8. Condition:** • Missing electrical fixture cover. Basement staircase considered as finished areas

**Location:** Basement Staircase

**Task:** Replace



10.

**9. Condition:** • Difficult to use the electrical outlets. cannot plugged in.

**Location:** First Floor Kitchen

**Task:** Replace



11.

**10. Condition:** • Electrical switch are not in sequence / order

**Location:** First Floor Staircase

**Task:** Repair



12.

**11. Condition:** • Bathroom exhaust fan & lights switch installed on the outside of the bathroom. It is inconvenience to the home owner to use this washroom. In common practice the bathroom electrical switches always install inside of the bathroom. If someone turn this switch off accidentally while someone taking the shower, its a safety concerned;

**Location:** Second Floor Bathroom

**Task:** Replace



13.



14.

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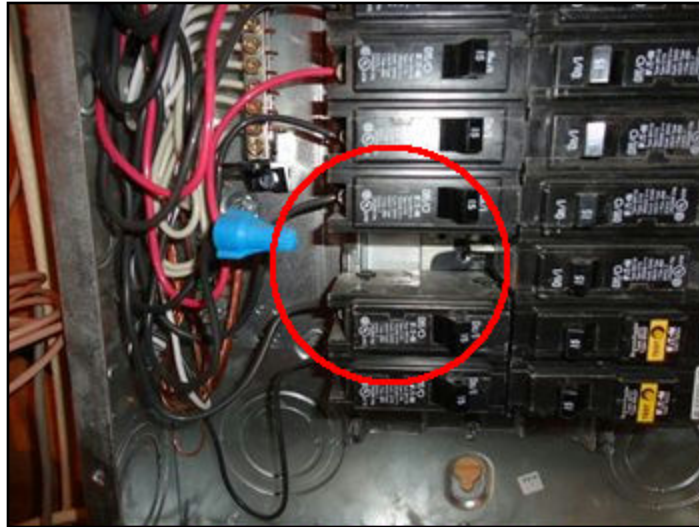
WARRANTY

**12. Condition:** • [Electrical fixture doesn't work](#)

Dishwasher outlet inoperative / Missing the breaker

**Location:** First Floor Kitchen

**Task:** Repair



15. *Electrical fixture doesn't work*

**TARION \ Interior climate control**

**13. Condition:** • Extend condensation hose for HRV to drain

**Location:** Basement

**Task:** Repair or replace



16. *Condensate line is blocked*



# WARRANTY

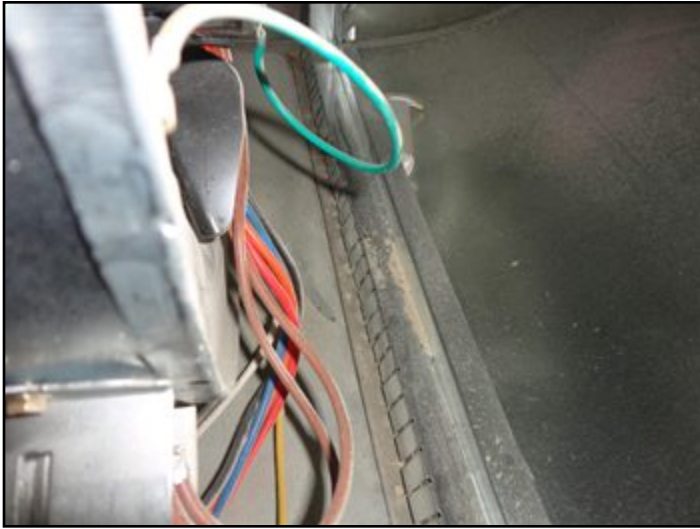
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**14. Condition:** • Duct cleaning required

**Task:** Remove



17.



18.

**15. Condition:** • Missing furnace filter cover plate

**Location:** Basement

**Task:** Provide



19.

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**16. Condition:** • [Air infiltration through windows and doors](#)

Drafty patio door

**Location:** West First Floor Kitchen

**Task:** Repair



*20. Air infiltration through windows and doors*

**17. Condition:** • [Air infiltration through windows and doors](#)

**Location:** Various

**Task:** Repair



*21. Air infiltration through windows and doors*

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**18. Condition:** • [Heating, ventilating or air conditioning \(HVAC\) systems not installed properly](#)

Damaged damper

**Location:** Basement

**Task:** Replace



22. Heating, ventilating or air conditioning...

**19. Condition:** • [Heating, ventilating or air conditioning \(HVAC\) systems not installed properly](#)

HRV configuration, poorly done / set

**Location:** Basement

**Task:** Repair



23. Heating, ventilating or air conditioning...

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**20. Condition:** • [Inadequate heating](#)

Missing supply register walk-in-closet

**Location:** Second Floor Master Bedroom**Task:** Provide**21. Condition:** • [Inadequate heating](#)

Air balancing required. Not equivalent supply

**Location:** Various**Task:** Improve**22. Condition:** • [Condensate line is blocked](#)

HRV

**Location:** Basement Furnace Room**Task:** Repair**23. Condition:** • [There are gaps between heat diffusers, cold air return grilles and ventilation grilles and the adjacent surfaces](#)**Location:** First Floor**Task:** Repair

24. *There are gaps between heat diffusers, cold...*

**TARION \ Interior finishing****24. Condition:** • [Hinges are painted](#)**Location:** Various First Floor Foyer**Task:** Repair

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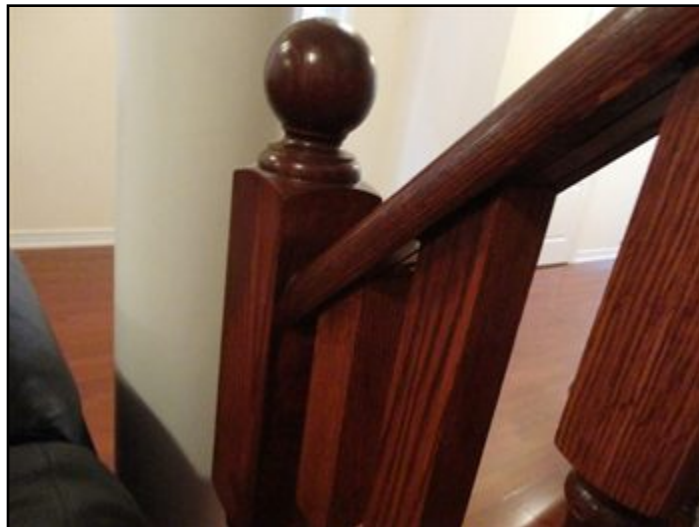
25. Hinges are painted

**25. Condition:** • Material in interior finish are mismatched

Stain doesn't matches

**Location:** First Floor Staircase

**Task:** Replace



26. Material in interior finish are mismatched

## TARION \ Cabinets and countertops

**26. Condition:** • [Gap between cabinets and ceilings or walls](#)

**Location:** First Floor Kitchen

**Task:** Repair

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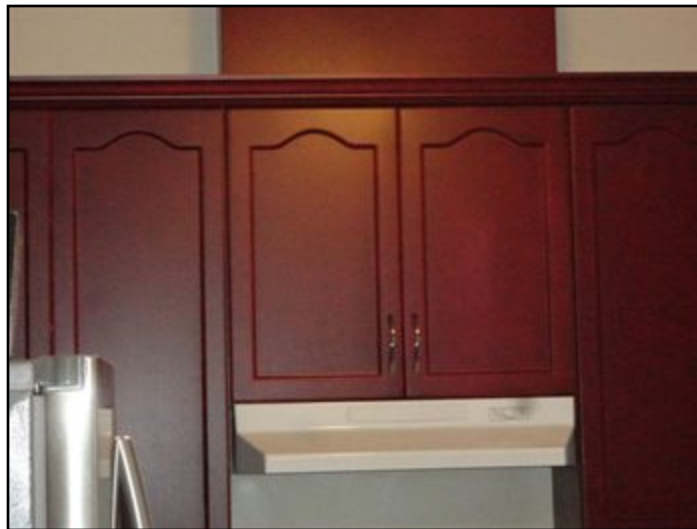


27. Gap between cabinets and ceilings or walls

27. Condition: • [Cabinet door or drawer binds or rubs](#)

Location: First Floor Kitchen

Task: Repair



28. Cabinet door or drawer binds or rubs

**TARION \ Flooring**

28. Condition: • [Floor is uneven](#)

Location: First Floor Living Room

Task: Repair or replace

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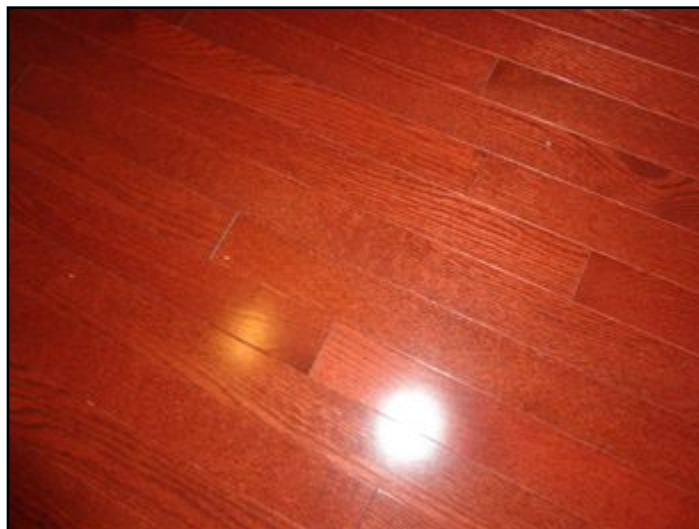
29. Floor is uneven

**29. Condition:** • [Floor finish on wood flooring is not uniform](#)

Gaps between the hardwood strips

**Location:** Various

**Task:** Repair or replace



30. Floor finish on wood flooring is not uniform

**30. Condition:** • [Crowning of strip hardwood flooring has occurred \(centre of strip is higher than edges\)](#)

**Location:** First Floor Staircase

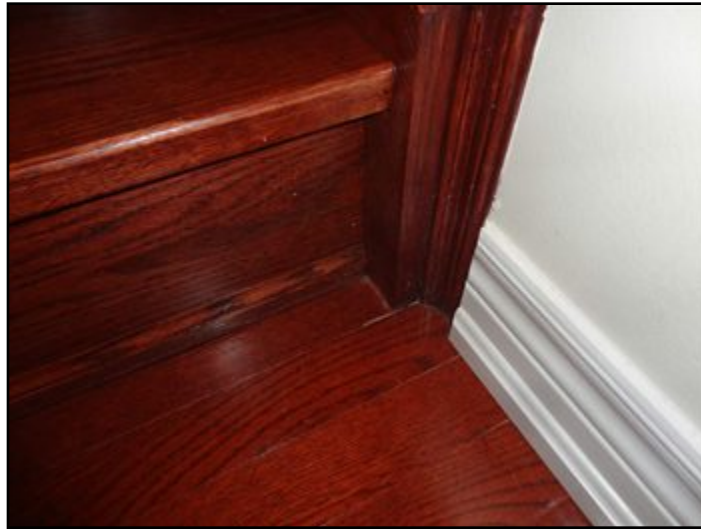
**Task:** Repair

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31. Crowning of strip hardwood flooring has...

## TARION \ Garages and exterior

31. **Condition:** • Man-door damaged / dented

**Location:** First Floor Garage

**Task:** Replace



32.



33.



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34.

**32. Condition:** • [Garage doors do not operate properly](#)

Difficult to close.

**Location:** Exterior Garage

**Task:** Repair



35. *Garage doors do not operate properly*

**33. Condition:** • [Driveway has settled](#)

Poorly laid driveway. Needed repair / reconstruction

**Location:** Exterior

**Task:** Repair

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36. Driveway has settled

34. Condition: • [Sod/seeding not completed](#)

Location: Throughout Exterior

Task: Provide

35. Condition: • [Water ponding in surface grading of the site](#)

Driveway

Location: Exterior

Task: Repair



37. Water ponding in surface grading of the site

**36. Condition:** • [Water ponding in surface grading of the site](#)

**Location:** Exterior

**Task:** Improve



38. Water ponding in surface grading of the site

## INCOMPLETE WORK \ Exterior

**37. Condition:** • Missing steps to backyard

**Location:** West Exterior Deck

**Task:** Provide



39.

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**38. Condition:** • Missing window screens

**Location:** Basement

**Task:** Provide



40.

**39. Condition:** • Landscaping incomplete

**Location:** Throughout

**Task:** Improve



41. *Landscaping incomplete*

**40. Condition:** • Landscaping incomplete

uncompleted driveway

**Location:** Front Exterior

**Task:** Improve

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*42. Driveway has settled*

**41. Condition:** • Missing splashblocks/rainwater leaders

**Location:** Throughout

**Task:** Provide



*43. Missing splash blocks/rainwater leaders*

**END OF REPORT**