GENERIC
HOME INSPECTIONS



SAMPLE REPORT

Home Inspection Report

48 Sample Court, Brampton, Ontario

Client	Alex and Jordan Sample	**Inspection date**	Saturday, October 17, 2026, 9:00 am
Inspector	John Marlow	**Report number**	GHI-2026-1017-01
Home	Detached, two storey, built 1994	**Size**	About 2,100 sq ft plus basement
Weather	Overcast, 9 °C, dry	**Present**	Buyers, buyers' agent

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This is a sample report for a fictional property. It shows the format and level of detail of our reports. Names, address and findings are examples.

Summary

Thank you for choosing Generic Home Inspections. Overall, this is a well-built 1994 home that has been reasonably maintained. Like most homes of its age, several original components are near the end of their typical life, and a few items need attention soon. None of the findings below is unusual for a home of this age, but the safety items should be dealt with before or shortly after closing.

This summary lists the items we think matter most. Please read the full report, which also covers what is in good condition.

SAFETY
A hazard. Correct promptly.

REPAIR
Not working as intended. Repair or replace.

MAINTENANCE
Routine upkeep that prevents bigger problems.

MONITOR
Acceptable now. Watch and budget for it.

Priority	System	Finding	Page
SAFETY	**Heating**	Furnace heat exchanger shows a crack at the rear seam. Furnace is original (1994). Have it shut down and assessed by a licensed gas technician; plan for replacement.	6
SAFETY	**Electrical**	No GFCI protection on the kitchen counter outlets and the basement bathroom outlet.	5
SAFETY	**Interior**	No carbon monoxide alarm outside the bedrooms. Required in Ontario homes with a fuel-burning appliance.	8
REPAIR	**Roof**	Several lifted and cracked shingles on the north slope; granule loss throughout. Shingles appear original or near the end of their life.	3
REPAIR	**Plumbing**	Slow leak at the kitchen sink trap; staining in the cabinet base.	7
REPAIR	**Interior**	Moisture stain on the main bathroom ceiling below the upstairs shower. Meter reading dry today; re-seal the tub surround.	8
MAINTENANCE	**Exterior**	Rear downspout discharges against the foundation. Extend at least 1.8 m from the house.	4
MAINTENANCE	**Exterior**	Deteriorated mortar joints at the front porch brick.	4
MAINTENANCE	**Insulation**	Attic insulation about R-28; current guidance for new work is R-50 or more. Top-up would reduce heating costs.	7
MONITOR	**Plumbing**	Rental water heater, 2014, 40 gal gas. Working; typical life 12 to 15 years.	7
MONITOR	**Cooling**	Central air conditioner, 2011. Working; near the end of a typical life.	6

1. Roof

Covering	Asphalt three-tab shingles, appear original or about 20+ years old
Inspected from	Roof surface walked where safe; steep rear slope viewed from a ladder at the eaves
Chimney and vents	Metal B-vent for the water heater; plumbing stack; two roof vents
Gutters and flashing	Aluminum eavestroughs; step flashing at the garage wall



REPAIR **Lifted and cracked shingles** 1.1

About a dozen shingles on the north slope are lifted or cracked, and there is general granule loss across the roof. These are signs the roof covering is near the end of its life. Lifted shingles can let wind-driven rain in.

Recommendation: Have a roofing contractor secure or replace damaged shingles now and quote a full replacement. Budget for replacement within 1 to 3 years.



MAINTENANCE **Debris in gutters** 1.2

Leaves and granules in the front gutters. Blocked gutters overflow at the foundation and can back water under the first row of shingles.

Recommendation: Clean the gutters each spring and fall. Consider leaf guards.

In good condition: plumbing stack boot, roof vents, step flashing at the garage wall, B-vent cap.

2. Exterior and structure

Walls	Brick veneer on the front, vinyl siding on the sides and rear
Foundation	Poured concrete, viewed from inside and outside where exposed
Grading and drainage	Generally slopes away from the house; one low area at the rear
Framing	Wood frame; floor joists and beam visible in the unfinished furnace room



MAINTENANCE Downspout discharges at the foundation 2.1

The rear downspout ends right at the foundation wall, beside the low area in the grading. This is the most common cause of basement dampness we see in Peel.

Recommendation: Add an extension so water drains at least 1.8 m from the house, and build up the low area so it slopes away.



MAINTENANCE Deteriorated mortar at the porch 2.2

Mortar joints at the bottom courses beside the front porch are soft and eroded. This is typical where snow sits against the brick.

Recommendation: Have a mason repoint the affected joints. Keep snow cleared from the base of the wall.



MONITOR Hairline crack in the foundation 2.3

A vertical hairline crack in the foundation at the right front corner, under 1 mm wide, with no displacement and no sign of water. This is a common shrinkage crack in poured concrete.

Recommendation: Mark the ends with a pencil and date. If it grows or leaks, have it sealed by a foundation contractor.

3. Electrical

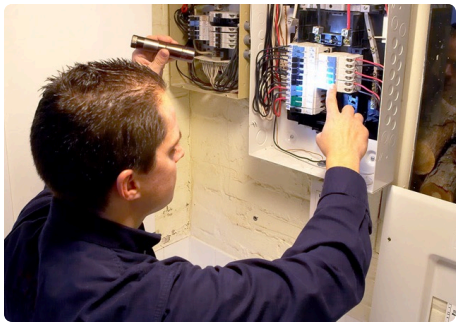
Service	Underground, 100 amp, 240 volt
Main panel	Breaker panel in the basement furnace room, 32 spaces, 6 spare
Wiring	Copper, non-metallic sheathed cable. No aluminum branch wiring seen.
Outlets tested	All accessible outlets; grounding and polarity correct except as noted



SAFETY **No GFCI protection near water** 3.1

The kitchen counter outlets within 1.5 m of the sink and the basement bathroom outlet are not GFCI protected. Ground fault protection cuts power in a fraction of a second if current leaks, for example through a wet hand.

Recommendation: Have a licensed electrician install GFCI outlets or breakers at these locations. Inexpensive and important.



MONITOR **100 amp service** 3.2

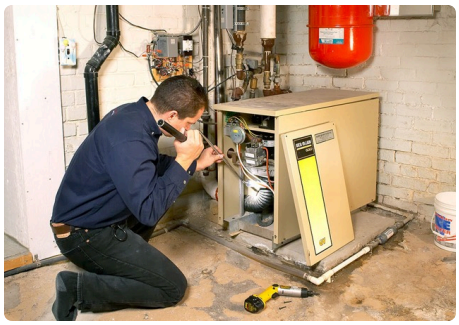
The panel is in good condition and properly labelled. 100 amps is adequate for the home as it is, but may be limiting if you add an EV charger, a heat pump or a basement suite.

Recommendation: Ask an electrician for a load calculation before adding large electrical loads.

In good condition: panel and breakers, bonding of gas and water piping, exterior outlets (GFCI protected), smoke alarms on each level (tested).

4. Heating and cooling

Heating	Natural gas forced-air furnace, mid-efficiency, original (1994), 80,000 BTU
Cooling	Central air conditioner, 2011, 2.5 ton
Filter	1 inch disposable, dirty at the time of inspection
Distribution	Supply registers in every room; return air on each floor



SAFETY Cracked heat exchanger 4.1

With the burner cover removed, we saw a crack along the rear seam of the heat exchanger, and the flame wavered when the blower started. A cracked heat exchanger can let combustion gases, including carbon monoxide, into the air you breathe. The furnace is 32 years old, well past a typical life of 18 to 25 years.

Recommendation: Have a licensed gas technician assess it before closing. Expect them to shut it off and recommend replacement. Raise this with your agent now, while you are still in your conditional period.



MONITOR Older air conditioner 4.2

The air conditioner responded to normal controls and the temperature drop across the coil was within the normal range. At 15 years, it is near the end of a typical life. Note: we test cooling only when it is above 18 °C outside or the system permits it; today it ran briefly.

Recommendation: Have it serviced in spring. Budget for replacement, ideally together with the furnace, or consider a heat pump.

Good to know: replace the furnace filter every 1 to 3 months. The filter slot is on the left side of the furnace, above the return duct.

5. Plumbing, insulation and ventilation

Water supply	Municipal; copper supply piping. Main shut-off in the basement under the front stairs.
Drains	ABS plastic, municipal sewer
Water heater	Gas, 40 gal, 2014, rental
Attic	Blown fibreglass, about 10 inches (about R-28); roof vents and soffit intake



REPAIR Leak at the kitchen sink trap 5.1

A slow drip at the trap slip joint with water staining and swelling in the cabinet base.

Recommendation: Tighten or replace the trap and check the cabinet floor once dry. A simple plumber's or handyman's repair.



MONITOR Water heater age 5.2

The water heater is a 2014 rental unit. It produced hot water and the venting and relief valve are correct. Typical life is 12 to 15 years.

Recommendation: Confirm the rental terms with the seller. Rental units are usually replaced by the provider.



MAINTENANCE Attic insulation below current levels 5.3

About R-28 of insulation, typical for 1994. Ventilation is adequate and we saw no frost or moisture staining on the roof sheathing.

Recommendation: A top-up to R-50 or more would lower heating costs. Check for energy rebate programs before you book the work.

6. Interior

Floors	Hardwood, ceramic tile and carpet; no significant sloping
Windows	Vinyl double-glazed, mostly original; two replaced (2019)
Doors	All operated; front door weatherstrip worn
Alarms	Smoke alarms on every level; no carbon monoxide alarm found



REPAIR Ceiling stain below the upstairs shower 6.1

A dry stain on the main floor bathroom ceiling, below the upstairs tub. Our moisture meter read normal today, so the leak is likely intermittent, for example at the tub spout or surround caulking during showers.

Recommendation: Re-caulk the tub surround and spout, then check the ceiling after showers. If the stain returns, have a plumber investigate.

SAFETY No carbon monoxide alarm 6.2

Ontario requires a carbon monoxide alarm next to each sleeping area in homes with a fuel-burning appliance, a fireplace or an attached garage. This home has all three.

Recommendation: Install a CO alarm in the upstairs hallway before you move in. Combination smoke and CO alarms are fine.



MONITOR Original windows 6.3

Most windows are original and operate. One bedroom window has a failed seal (fogging between the panes). This does not affect safety, but reduces efficiency and clarity.

Recommendation: The sealed unit can be replaced on its own. Budget for gradual window replacement.

Planning ahead

Your first-year maintenance list

Right after you move in

- Install a carbon monoxide alarm upstairs
- Find and label the main water shut-off and the electrical panel
- Change the furnace filter
- Change the locks
- Book the furnace assessment and the GFCI work

Spring

- Clean gutters and extend the rear downspout
- Walk the roof line from the ground
- Service the air conditioner
- Check grading after the snow melts
- Test smoke and CO alarms

Fall

- Clean gutters again after the leaves fall
- Shut off and drain outside taps
- Re-caulk tub and shower surrounds
- Book a long-term radon test (91 days, over the heating season)

Winter

- Change the furnace filter every 1 to 3 months
- Keep vents clear of snow
- Look in the attic for frost after a cold snap
- Keep indoor humidity at 30 to 40 percent

Estimated costs to plan for

Rough ranges for budgeting only, based on typical Peel Region prices in 2026. Get quotes from qualified contractors before you rely on them.

Item	Typical range	When
High-efficiency furnace replacement	$5,000 to $8,000	Now
Asphalt shingle roof replacement	$9,000 to $14,000	Within 1 to 3 years
Central air conditioner replacement	$4,500 to $7,000	Within 1 to 5 years
Attic insulation top-up to R-50	$1,500 to $2,500	When convenient

Scope and limitations

This inspection is a visual, non-invasive assessment of the readily accessible systems and components of the home on the date of inspection, carried out under our inspection agreement. We do not move furniture or stored items, open walls, or dismantle equipment beyond normal homeowner access panels. We do not test for mould, asbestos, lead or radon unless booked separately. Concealed conditions, intermittent leaks and problems that appear only under certain weather or use cannot always be found. This report is not a warranty, an insurance policy or a guarantee of future condition. Cost ranges are rough estimates for budgeting.

John Marlow

John Marlow, lead inspector
Generic Home Inspections

Questions about anything in this report? Call or text **(905) 555-0142** or email us. Follow-up questions are free for as long as you own the home.