



COMPASS PROPERTY INSPECTIONS INC

INSPECTION SUMMARY

Client **New Homeowner**
Date **May 30, 2006**
Address **123 Client Street, Anytown, ON**

THE HOUSE IN PERSPECTIVE

Construction	Maintenance	Approx. Age	House Faces	Type	Configuration
Well Built <input type="checkbox"/>	Good <input type="checkbox"/>	Under 10 <input type="checkbox"/>	North <input checked="" type="checkbox"/>	Detached <input checked="" type="checkbox"/>	Bungalow <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11 to 20 <input type="checkbox"/>	South <input type="checkbox"/>	Semi <input type="checkbox"/>	2 Storey <input checked="" type="checkbox"/>
Typical <input type="checkbox"/>	Typical <input type="checkbox"/>	21 to 30 <input checked="" type="checkbox"/>	East <input type="checkbox"/>	Town <input type="checkbox"/>	Side Split <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	31 to 40 <input type="checkbox"/>	West <input type="checkbox"/>	Condo <input type="checkbox"/>	Back Split <input type="checkbox"/>
Poor <input type="checkbox"/>	Poor <input type="checkbox"/>	Over 40 <input type="checkbox"/>			

HOME SYSTEMS AND COMPONENTS

					MC	RP	MN	TF
Structure	Foundation	Poured concrete	Basement	Minor settling cracks			X	
	Exterior wall - #1	Frame / brick veneer	Lower level	Minor settling cracks			X	
	Exterior wall - #2	Frame / siding	Upper level					
	Floor structure	Wood joist	Plywood					
	Ceiling structure	Wood joist						
Roofing	Roof structure	Trusses	Plywood					
	Covering - #1	Asphalt shingle	Sloped	Low probability of leaks				
	Covering - #2	N/A	N/A					
	Roof flashings	Metal	Valley	Good condition				
	Chimneys	Brick	Clay liner	For fireplace, water heater				
Exterior	Rain Drainage	Aluminum	Below ground					
	Wall covering - #1	Brick	First level	Front				
	Wall covering - #2	Metal siding	Second level	Sides & rear				
	Soffit, fascia	Aluminum						
	Doors	Metal	Sliding glass	To deck & backyard				
	Window - Exterior	Wooden	Vinyl clad	Some replacements				
	Driveway	Asphalt paving		Poor / fair condition			X	D
	Walk, porch	Pavers	Concrete					
	Decks, patio	Wood		Elevated rear deck				
	Grade front / rear	Slopes away	Ravine					
Grade left / right	Ravine	Ravine						
Electrical	Service size	100 amp, 240 volt	Underground					
	Main disconnect	100 amp, breaker	Combin. panel					
	Grounding (system)	Copper	Water service					
	Distribution	100 amp, breaker	Copper wire					
	Switch, receptacle	Grounded system						
	GFCI	Exterior Bathroom						
	Smoke detectors	Present all levels						

HOME SYSTEMS AND COMPONENTS

Heating	Energy source	Natural gas							
	Heating type	Forced air furnace	High efficiency	Past typical life expectancy	X	X	X	U	
	Other components	Humidifier	Setback therm.						
	Flues, chimneys	Plastic thru wall							
	Distribution	Ductwork							
Cooling	Energy source	Electric							
	Air conditioning	Air cooled, central		Failed test	X	X		D	
	Heat pump	N/A							
Insulation	Attic	Fiberglass	Approx R40	Upgraded					
	Exterior wall	Fiberglass	Approx R20	Upgraded					
	Basement wall	Fiberglass	Approx R10	Upgraded					
	Roof vents	Roof & soffit							
	Exhaust fans	Bath, kitchen, dryer		Main bath missing		X		1	
Plumbing	Service pipe / type	Copper	Municipal						
	Interior pipe	Copper/plastic							
	Waste pipe / type	Plastic	Municipal						
	Water heater	Gas, rental	Conventional						
Interior	Wall covering	Drywall		Typical minor defects					
	Floor	Carpet, ceramic, vinyl		Cracked ceramic tile in hall					
	Doors	Hollow core wood		Some damage to doors			X	D	
	Windows	Double glazed	Single hung	Some seals broken			X	D	
	Heat sources	Present all rooms							
	Lighting	Present all rooms							
	Outlets	Typical all rooms							
	Bathrooms	3 pc, 3 pc & 2 pc		Ensuite shower needs repair				X	1
Appliance	Range	Electric	Middle age						
	Refrigerator	Electric	Middle age						
	Dish Washer	Electric	Older	At end of life expectancy			X	1	
	Clothes washer	Electric	Newer						
	Clothes dryer	Electric	Middle age						
Fireplace	Energy source	Wood							
	Type	Conventional, masonry							
	Distribution	None							
	Hearth / clearances	Acceptable							

Satisfactory		System or component that is operating satisfactorily at the time of inspection No repairs are anticipated			
Major Concern MC		System or component that is considered significantly deficient or unsafe These items need to be corrected and are likely to involve significant expense			
Repair Items RP		Systems or components that require repair to ensure proper, reliable function Suggested time frame is indicated			
Monitor Items MN		Systems or components needing further investigation or monitoring in order to determine if repairs are necessary			
Time Frame TF		0 - Immediate	1 - Within 1 year	2 - Within 2 years	
		U - Unpredictable	D - Discretionary	R - Regular maintenance required	