HOME INSPECTION REPORT

Thank you for choosing Bicc



September 1, 2026

John Doe

123 Stone Street Toronto

Bicc

biccsoftware@gmail.com

555-123-4567

Client:	John Doe
Email:	Mock-Email@biccsoftware.ca
Inspection Date:	2026-09-01
Inspector:	Bicc
Report #:	INS-20260901-JohnDoe

LIMITATION OF INSPECTION

Thank you for choosing BiccSoftware Inspections to perform your home inspection. The inspection report complies with the requirements of the Standards of Practice of the Ontario Association of Home Inspectors. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of the inspection recipient. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Bicc
on behalf of
Bicc Inspections

INVOICE

Biccsoftware

Invoice #	INV-20260901-2cvg
Date	2026-09-01
Business / HST number (BN)	123 456 789
Client	John Doe
Address	123 Stone Street
Description	Home inspection, 1000 – 1250 sq. ft.
Service	$407.08
Travel	$0.00
Tax (13.00%)	$52.92
Total	**$460.00**

Pay HERE by clicking this link

Payment information
Online payment can be done through Etransfer, paypal, etc.

Summary of Findings

Repair cost overview

10 findings

Minor repairs/maintenance	Moderate concerns	Significant defects/expected costs
6 (60%)	2 (20%)	1 (10%)
Under $1,000 or Minor	$1,000 to $9,999	Above $9,999 or Major

1 cost not classified. Based on selected costs, not safety severity.

Inspector Notes:

The home was in good overall condition. There are some minor repairs recommended. The priority repairs include the electrical systems, fascia, and upgrading the attic insulation.

Thank you for choosing BiccSoftware to preform your inspection. Please contact us if you have any questions regarding the report.

Exterior

- **Soffits (underside of Eaves) and Fascia (front Edge of Eaves):** Loose or missing pieces

Plumbing

- **Drain Piping - Performance:** Leak

Electrical

- **Outlets (receptacles):** Ungrounded
- **Outlets (receptacles):** GFCI/GFI needed (Ground Fault Circuit Interrupter)

Insulation and Ventilation

- **Insulation:** Amount inadequate

Site Info

Description

Weather

- Sunny
- Clear
- There has been no rain in last 3 days.

Approximate Temperature

- 20°

Roofing

Description

Sloped Roofing Material
- Asphalt shingles

Sloped Roof Flashing Material
- Metal

Probability of Leakage
- Low

Approximate Age
- 14 years

Typical Life Expectancy
- 20-25 years

Roof Shape
- Gable

Inspection Methods and Limitations

Inspection Limited/Prevented By
- Lack of access (too high/steep)

Inspection Performed
- With a drone
- From the ground

Age Determined By
- Drone

Exterior

Description

Gutter & Downspout Material
- Aluminum

Gutter & Downspout Type
- Eave mounted

Gutter & Downspout Discharge
- Above grade

Lot Slope
- Away from building

Soffit (underside of Eaves) and Fascia (front Edge of Eaves)
- Aluminum

Wall Surfaces and Trim
- Vinyl siding

Driveway
- Gravel

Deck
- Ground level
- Pressure-treated wood

Observations and Recommendations

Soffits (underside of Eaves) and Fascia (front Edge of Eaves)
- Loose or missing pieces [Various · Exterior · Repair · Immediate · $1,500 · $2,500]
  Implication: Chance of water damage to structure, finishes and contents; Chance of pests entering building



Wood Siding

- Paint or stain - needed [Exterior · Roof · Protect · As soon as possible · Minor]

Implication: Shortened life expectancy of material



Cooling

Description

Air Conditioning Type
- Air cooled

Manufacturer
- Heil

Cooling Capacity
- 2 Tons

Compressor Approximate Age
- 4 years

Typical Life Expectancy
- 14 to 20 Years

Inspection Methods and Limitations

Not Included As Part of a Building Inspection
- Cooling system distribution balance

Structure

Description

Configuration

- Basement

Foundation Material

- Poured concrete

Floor Construction

- Joists

Exterior Wall Construction

- Wood frame

Roof and Ceiling Framing

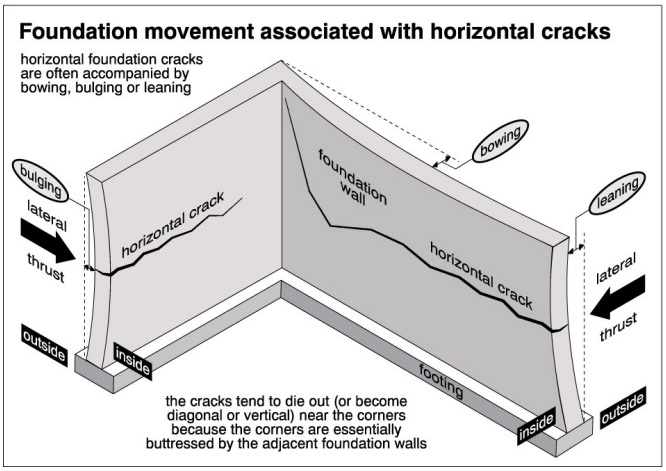
- Trusses
- Plank sheathing

Observations and Recommendations

General Notes

- Cracked horizontally [Further evaluation · Immediate · Major]

Implication: Chance of structural movement



Heating

Description

Heating System Type
- Furnace

Fuel/Energy Source
- Gas

Furnace Manufacturer
- Luxaire

Heat Distribution
- Ducts and registers

Approximate Capacity
- 70,000 BTU/hr

Efficiency
- High-efficiency

Exhaust Venting Method
- Direct vent - sealed combustion

Combustion Air Source
- Outside - sealed combustion

Approximate Age
- 5 years

Typical Life Expectancy
- Furnace (high efficiency) 15 to 20 years

Main Fuel Shut Off At
- Basement

Observations and Recommendations

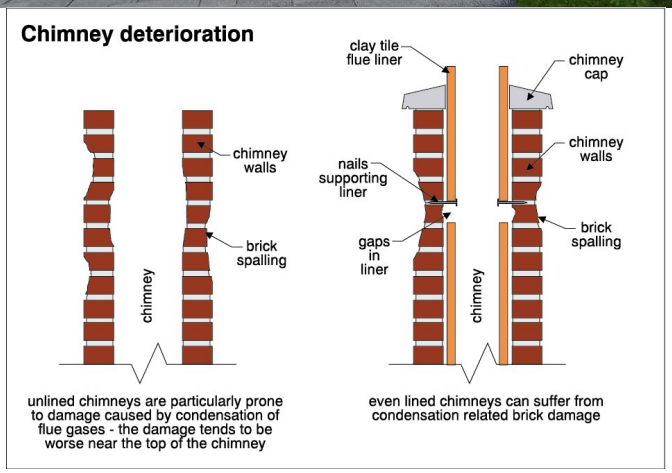
Masonry Chimney

• Loose, missing or deteriorated mortar [Exterior · Roof · Repair · As soon as practical · Minor]

Note: This chimney has a metal liner and is the operating exhaust ventilation for the water heater.

Implication: Material deterioration





Plumbing

Observations and Recommendations

Drain Piping - Performance

• Leak [Basement · Repair or replace · Immediate · Minor]

Note: This section of cast iron piping is rusted through and has resulted in a leak. It is a span of 10" that can be easily replaced by upgrading to ABS piping.

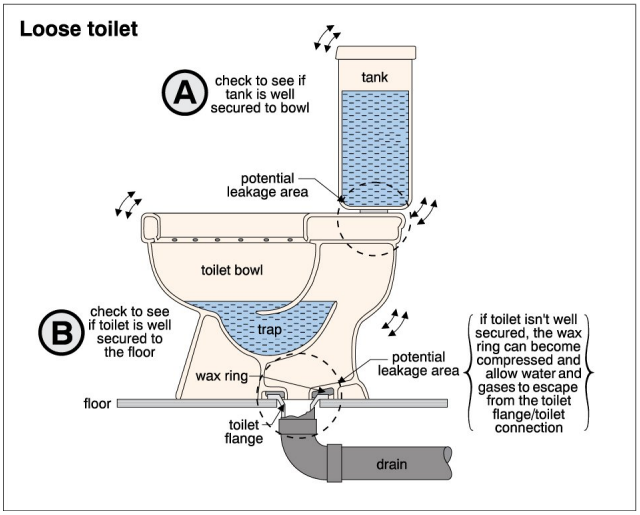
Implication: Sewage entering the building



Toilet

• Loose [First Floor · Bathroom · Repair · As soon as possible · Less than $100]

Implication: Chance of water damage to structure, finishes and contents; Sewage entering the building; Possible hidden damage



Electrical

Description

Service Size
- 100 Amps (240 Volts)

System Grounding Material and Type
- Copper - water pipe and ground rod

Distribution Panel Type and Location
- Breakers - basement

Distribution Panel Rating
- 100 Amps

Distribution Wire (conductor) Material and Type
- Copper - non-metallic sheathed

Type and Number of Outlets (receptacles)
- Grounded - typical

Circuit Interrupters: Ground Fault (gfci) & Arc Fault (afci)
- GFCI - bathroom and exterior

Smoke Alarms (detectors)
- Present

Carbon Monoxide (co) Alarms (detectors)
- Present

Inspection Methods and Limitations

Inspection Limited/Prevented By
- AFCIs (Arc Fault Circuit Interrupters) were not tested since permission from homeowner was not obtained.

Panel Covers
- Disconnect covers are not removed by the building inspector

Circuit Labels
- The accuracy of the circuit index (labels) was not verified.

Observations and Recommendations

Outlets (receptacles)

- Ungrounded [Basement · Correct · Immediate]

Note: Grounded wire is run to this outlet, it potentially has a loose connection in the outlet box.

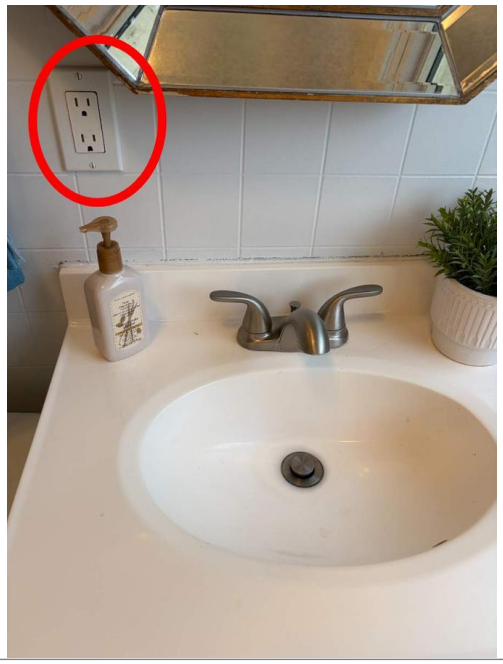
Implication: Electric shock

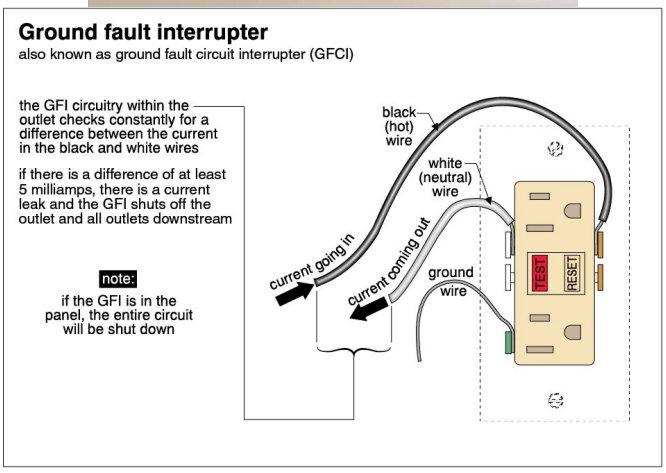


• GFCI/GFI needed (Ground Fault Circuit Interrupter) [First Floor · Bathroom · Upgrade · Immediate · Less than $100]

Note: Any exterior outlet or within 5" of a water source requires a GFCI.

Implication: Electric shock





Insulation and Ventilation

Description

Attic/Roof Insulation Material

- Glass fiber

Attic/Roof Insulation Amount/Value

- R-24

Wall Insulation Material

- Not visible

Foundation Wall Insulation Material

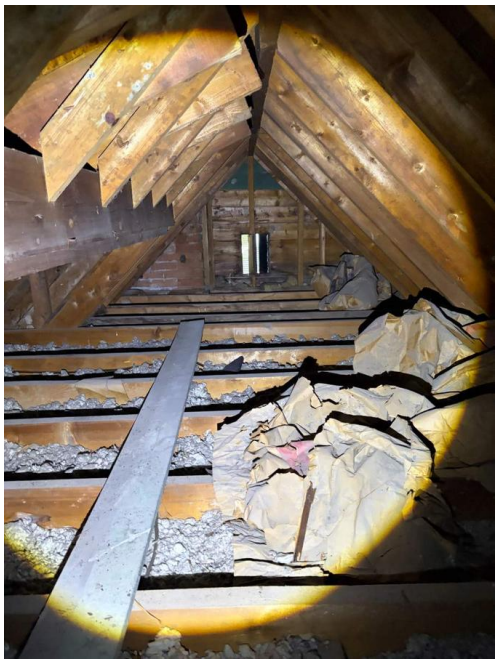
- None

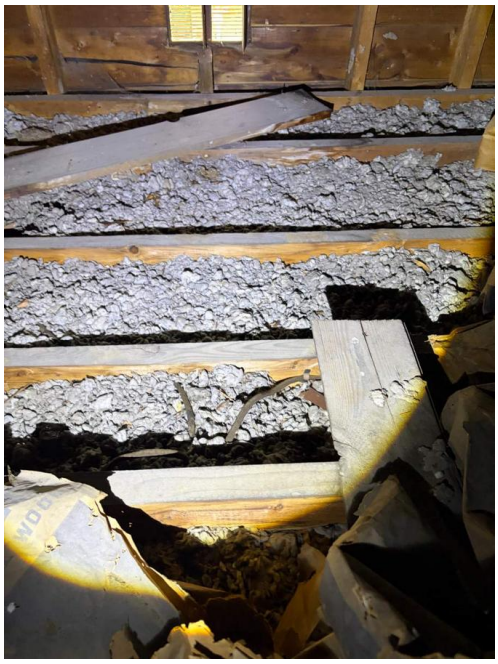
Observations and Recommendations

Insulation

- Amount inadequate [Attic · Upgrade · As soon as possible · $2,000 · $3,000]

Implication: Increased heating and cooling costs





Ductwork

- Not vented to exterior [Attic · Correct · Immediate · Minor]

Note: The bathroom exhaust fan is venting into the attic space. This should be corrected by extending the ductwork to the exterior of the home. No mould or rot was noted as a result of this condition during the inspection.

Implication: Chance of condensation damage to finishes and/or structure



End of report

Thank you for choosing Bicc to perform your inspection reports!

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