



# Professional Inspection Report

Home Inspection - New Construction

## Inspector Details

**Name:** Mark wilson

**License No.:** 77458

**Email:** willsonn990@gmail.com

**Property Address:** Toronto

**Client Name:** Anna abramovich

**Phone:**

**Inspector Name:** Mark wilson

**Inspection Date:** 2026-03-10

**Total Findings:** 2

**Property Image:**





## Report Details

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### Declaration

I declare under penalty of perjury that the opinions expressed in this report are based on my professional experience, training, and inspection of the subject property.

All statements contained in this report are true and correct to the best of my knowledge.

### Education & Experience:

The inspector is a licensed engineer and field technician with over 10 years of experience in construction inspections, building condition assessments, and technical reporting. The inspector has performed numerous residential property inspections and prepares professional reports documenting observed defects and building conditions.

### Certifications & Diplomas:

- Engineer

### Measurement Tools:

Digital Moisture Meter

Thermal Imaging Camera

Laser Distance Meter

Electrical Voltage Tester

Circuit Analyzer

Flashlight / Inspection Light

Screwdrivers and Basic Hand Tools

Ladder for Visual Roof Inspection

Inspection Mirror

Camera for Photo Documentation

### Additional Notes:

This inspection report is based on a visual examination of accessible areas of the property at the time of inspection. The inspector does not guarantee the future condition of any system or component. Hidden defects may exist and are not within the scope of this inspection.



# Engineer

## Professional Engineer Certificate

*This Certifies That*

*Michael A. Turner*

*having fulfilled the requirements of the Laws and the Rules of the State  
Board of Registration and having demonstrated proficiency in engineering  
is hereby licensed as a Professional Engineer, and is registered and  
authorized to practice as a Professional*

*Engineer under the laws of the State of New York  
in the Branch of Civil*

**ENGINEERING**



## Professional Engineer

License No. 12345

Expires: February 28, 2028

*Chris Sarban*

Executive Secretary  
State Board of Registration

*President*

President  
State Board of Registration



Given under the seal of the Board at the City of Albany  
on February 21<sup>st</sup>, 2024

License No. 12345



## Findings Detail

### Finding #1

Plumbing

Pipe leak

High

During the inspection, active water leakage was observed from a connection in the home's drainage pipe. Moisture and water accumulation were detected around the pipe joint, indicating a failure in the pipe connection or seal. Continued leakage may lead to moisture damage, deterioration of nearby materials, and potential mold development if not addressed.



**Repair Instructions:** It is recommended that a qualified plumbing technician inspect the affected drainage section and repair or replace the damaged pipe connection. The repair should include sealing or replacing the faulty joint and verifying that the drainage system is functioning properly without further leakage.

**Cost Estimate (excl. tax): \$850**



## Finding #2

Waterproofing

roof

High

During the inspection, a defect was observed in the roof waterproofing membrane. A visible opening / hole in the sealing layer was identified, which may allow rainwater to penetrate the roof structure. Such a defect can lead to water intrusion, moisture damage to the roof assembly, and possible deterioration of interior ceiling materials if not repaired.



Repair Instructions: It is recommended that a qualified roofing contractor repair the damaged waterproofing area. The repair should include cleaning the affected section, sealing the opening with an appropriate waterproofing material, and verifying that the surrounding waterproofing layer is intact to prevent future leaks.

**Cost Estimate (excl. tax): \$900**

## General Summary

This document is a sample report created for demonstration purposes only.

The information, names, and findings shown in this report are not real and do not represent an actual inspection.



## Cost Summary Table

#	Page	Category / Sub-category	Description	Qty	Unit Price	Total
1	4	Plumbing / Pipe leak	During the inspection, active water lea...	1	\$850	<b>\$850</b>
2	5	Waterproofing / roof	During the inspection, a defect was obse...	1	\$900	<b>\$900</b>
<b>Total before tax</b>						<b>\$1,750</b>
<b>Total including 8.8% tax</b>						<b>\$1,904</b>

Inspector Signature

2026-03-10

Date

Mark wilson

Inspector Name

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