

SAMPLE REPORT · FICTIONAL DATA

UNITSPECT BY TURNIT · ANNUAL UNIT CONDITION PROGRAM

Unit Condition Report

Standardized in-unit condition inspections with photo documentation, Red, Yellow and Green priority ratings, and a building-wide summary.

PROPERTY Northgate Housing Co-operative	ADDRESS 100 Sample Street, Toronto, ON	UNITS IN SCOPE 48 residential units
INSPECTION PERIOD March 3 to March 7, 2026	REPORT ISSUED March 12, 2026	PREPARED BY UnitSpect by Turnit

SECTION 1

Building summary

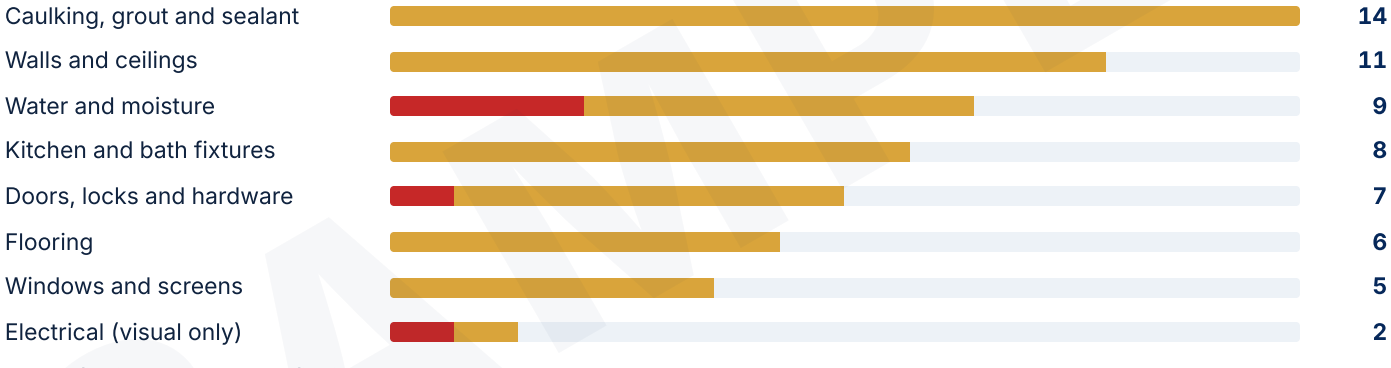
48 units were scheduled. 45 were inspected and documented. 3 could not be accessed and are tracked in Section 4 for rescheduling. Each unit is rated by its most serious finding.

45 / 48	5	15	25
UNITS INSPECTED	RED · ACT NOW	YELLOW · PLAN SOON	GREEN · GOOD



Red, 5 units · Yellow, 15 units · Green, 25 units · Share of 45 inspected units

Findings by category · 62 findings across 45 units



Priority 1: act now

UNIT	FINDING	RECOMMENDED ACTION	RATING
104	Active leak at kitchen supply line Cabinet base swollen and wet	Plumber within 48 hours	RED · P1
212	Moisture staining, bathroom ceiling Likely source in unit 312 above (running toilet noted)	Check 212 and 312 together within 1 week	RED · P1
318	Mould on bathroom ceiling Exhaust fan not running	Repair fan, clean and treat ceiling	RED · P1
402	Balcony door does not latch Security and weather concern	Adjust or replace latch within 1 week	RED · P1
407	Exposed wiring at hallway light Fixture cover missing	Electrician within 48 hours	RED · P1

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SECTION 2

Priority 2 deficiency schedule

Items that need attention but can be planned into upcoming maintenance. Grouped this way, your team can batch similar work, such as re-caulking several bathrooms in one visit.

UNIT	FINDING	LOCATION	SUGGESTED TIMING	RATING
101	Failed caulking at tub surround	Bathroom	Next maintenance cycle	YELLOW · P2
108	Kitchen faucet dripping	Kitchen	Within 30 days	YELLOW · P2
115	Closet door off its track	Bedroom	Next maintenance cycle	YELLOW · P2
203	Two holes in drywall	Living room	At next turnover	YELLOW · P2
207	Window screen torn	Bedroom	Before spring	YELLOW · P2
210	Laminate lifting at entry	Entry	Within 60 days	YELLOW · P2
214	Range hood fan not working	Kitchen	Within 30 days	YELLOW · P2
301	Cracked tile at tub edge	Bathroom	Within 60 days	YELLOW · P2
309	Fogged window, failed seal	Living room	Add to capital plan	YELLOW · P2
312	Toilet running continuously Linked to the Red item in unit 212	Bathroom	With unit 212 repair	YELLOW · P2
405	Missing grout, shower floor	Bathroom	Within 30 days	YELLOW · P2
410	Baseboard heater cover damaged	Bedroom	Before next winter	YELLOW · P2
412	Vinyl flooring torn	Kitchen	At next turnover	YELLOW · P2

Sample shows 13 of 15 Yellow units. A full report lists every finding in every unit.

Batch these together

WORK TYPE	UNITS
Re-caulk and re-grout bathrooms	9
Drywall patch and paint	7
Door and hardware adjustment	6
Flooring repairs	6

For your capital plan

ITEM	UNITS
Window seals failing (fogged glass)	3
Bathroom exhaust fans weak or not running	4
Original kitchen flooring worn through	5

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SECTION 3

Unit-by-unit records

Every inspected unit gets its own record: date, access status, photos, itemized findings and an overall rating. Two examples are shown.

Unit 104 1 bedroom · occupied

Inspected March 4, 10:20 am
Access: granted, resident present



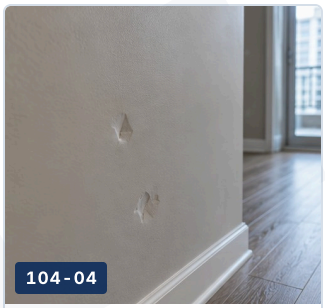
Kitchen, under sink. Supply line seeping at connection.



Kitchen cabinet base. Swollen and wet particleboard.



Bathroom, tub. Caulking split along back wall.



Living room wall. Two small dents near entry.

- **Active leak at kitchen supply line** — RED · P1
  Ongoing seepage with visible swelling of the cabinet base. Risk of hidden water damage spreading to the subfloor and the unit below.
- **Failed caulking at tub surround** — YELLOW · P2
  Seal has separated along the back wall. Re-caulk to stop water getting behind the surround.
- **Minor drywall damage, living room** — YELLOW · P2
  Two small dents and scuffing. Cosmetic; patch at next turnover.
- **Smoke and CO alarms** — GREEN
  Both present and responded to the test button.

Unit 104 rating: Red, Priority 1. A unit is rated by its most serious finding. The Yellow items can be planned in with routine maintenance.

Unit 215 2 bedroom · occupied

Inspected March 5, 1:45 pm
Access: granted, notice entry

- **No significant issues found** — GREEN
  Kitchen, bathroom, bedrooms, windows, doors and flooring checked. 6 baseline photos kept on file for next year's comparison.

Unit 215 rating: Green, Priority 3. Documented as good condition.

SECTION 4

Missed-access tracking

Units we could not enter are logged with every attempt and the reason, so nothing is quietly skipped.

UNIT	ATTEMPTS	REASON	STATUS
209	2 · March 4 and March 6	No answer. Notice left both times.	REFERRED TO OFFICE
311	1 · March 5	Resident asked for another date	REBOOKED MARCH 11
415	1 · March 7	Entry refused at the door	REFERRED TO OFFICE

HOW FINDINGS ARE RATED

Red · Priority 1 · Act now
Active leaks, safety concerns or issues that will get worse quickly if left.

Yellow · Priority 2 · Plan soon
Needs attention, but can be scheduled into upcoming maintenance.

Green · Priority 3 · Good
No significant issues. Documented for your records and next year's comparison.

AFTER THIS REPORT

1. **Act on the Red list**
   Schedule the 5 Priority 1 items first. Yellow items feed your maintenance plan and next year's budget.
2. **Finish the missed units**
   We return for units referred to the office once access is arranged.
3. **Optional follow-up visit**
   We re-inspect to confirm repairs were completed and close each item out. If you would like, we can also quote the repairs through our vetted trade partners.
4. **Next year's inspection**
   Each unit is compared with this year's record, so your board can see what improved and what got worse.

Scope: UnitSpect is a visual, non-invasive condition inspection for property management purposes. It is not a home inspection, engineering assessment, or fire or building code compliance review. Concealed conditions inside walls, floors and ceilings are outside its scope.
Sample report: the property, units, findings and dates shown are fictional and for illustration only.

UNITSPECT by Turnit
Request a quote or a free walkthrough of one building
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