



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

187 Saint Johns Road
Toronto, ON M6P 1V3

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Monday, September 24, 2018

TIP

THE
INSPECTION
PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca

September 25, 2018

Dear Gillian Ritchie,

RE: Report No. 2338
187 Saint Johns Road
Toronto, ON
M6P 1V3

Thank you for choosing The Inspection Professionals to perform your Home Inspection.

The Inspection Professionals (TIP) is a Full-Time Professional, Certified multi-inspector company founded by Adam Hannan. Since 2006, Adam has performed thousands of residential and commercial inspections and has become a respected expert in his field. Adam has a passion for education and has been an inspection instructor teaching at Community Colleges and Universities since 2009.

Adam is a member of the Ontario Association of Home Inspectors and International Association of Certified Home Inspectors.

"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."

-Adam

BUYERS -

An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$249. (A minimum savings of \$175)

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

187 Saint Johns Road, Toronto, ON September 24, 2018

Report No. 2338

www.inspectionpros.ca

SUMMARY

ROOFING

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This Summary outlines some of the potentially short-term significant issues from a cost standpoint. This section is provided as a COURTESY ONLY and cannot be considered a substitute for reading the entire report. Please read the complete document.

It is not possible for a home inspector to predict the future. It would be advisable to annually budget between 0.5% to 1% of the value of the home for unforeseen repairs and maintenance. This would hold true for any house that you were considering.

Things will wear out, break down, and fail without warning. This is a fact of home ownership.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$500

NOTE: FOR DIRECTIONAL PURPOSES USED THROUGHOUT THE REPORT, THE "FRONT" OF THE HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE EXTERIOR.

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list all the minor deficiencies. But rather, the focus of this inspection was to identify MAJOR issues with MAJOR systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows.

- 1)OBSERVABLE STRUCTURAL DEFECTS
- 2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.
- 3)OBSERVABLE ELECTRICAL DEFECTS
- 4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

For Ballpark costs of various home components, please click here:

<http://www.inspectionlibrary.com/costs.htm>

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

The current roof covering is old / worn, particularly on the west side roof.

Here are some ballpark costs:

1. Strip asphalt shingles: \$0.75-\$1.50 per sq. ft.
2. Re-roof with conventional \$2.00-\$4.00 per sq. ft. (twelve to seventeen) asphalt shingles
3. Re-roof with premium \$4.00-\$8.00 per sq. ft. (twenty to thirty yrs) quality asphalt shingles

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Roof and Garage Roof

Task: Replace

Time: Less than 1 year

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Cost: \$6,000 - \$9,000

Heating

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated masonry](#)

Implication(s): Material deterioration

Location: West Exterior Roof

Task: Repair / Replace

Time: Less than 1 year

Cost: Consult with Contractor \$500 and up

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

Typical life expectancy for a/c units are 10-15 years. The current unit is 24 years old and is beyond its life expectancy.

Implication(s): Reduced comfort | Equipment failure

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Interior

WINDOWS \ General

Condition: • Many of the windows are older but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly \$30 to \$50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

Most of the windows in the house are 32 years old (1986)

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: \$14,000 - and up

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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<http://www.inspectionlibrary.com/wtgw.htm>

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Descriptions

The home is considered to face : • North

Sloped roofing material: • [Asphalt shingles](#) • [Strip when reroofing](#)

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

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Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Roof and Garage Roof

Task: Replace

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1. Old, worn out



2. Old, worn out

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3. Old, worn out



4. Old, worn out

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

Inspection performed: • With binoculars from the ground

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Descriptions

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces and trim: • [Metal siding](#)

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge below grade](#)

Also, if the downspouts are connected to the city sewers, removal is required. More information here -

<https://www.toronto.ca/services-payments/water-environment/managing-rain-melted-snow/basement-flooding/mandatory-downspout-removal/>

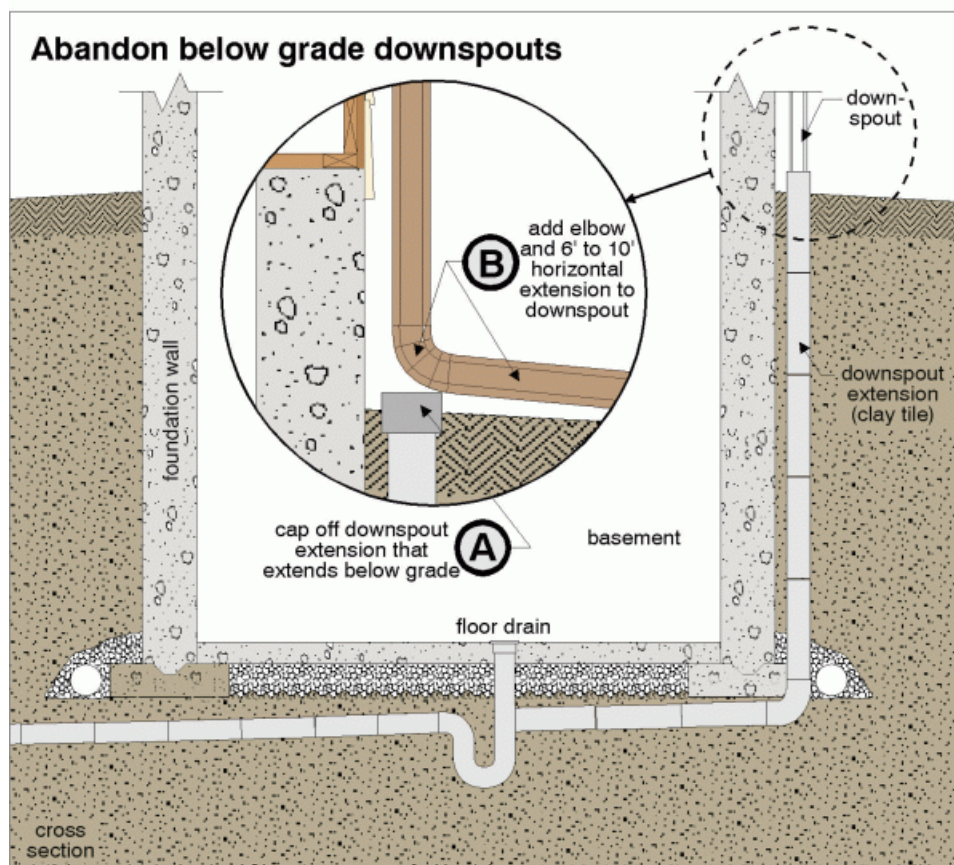
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor



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5. Discharge below grade

Condition: • [Discharge too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

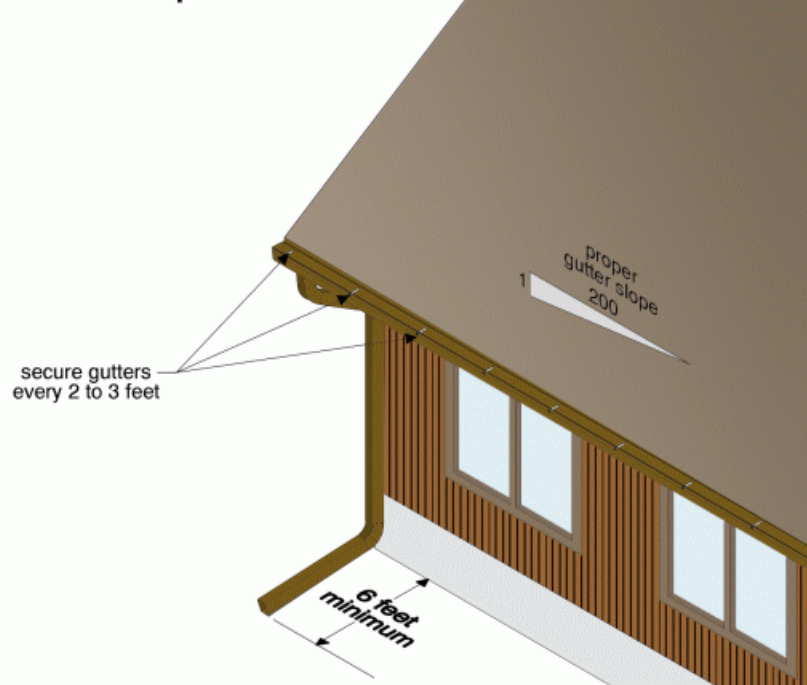
Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor

Gutter and downspout installation



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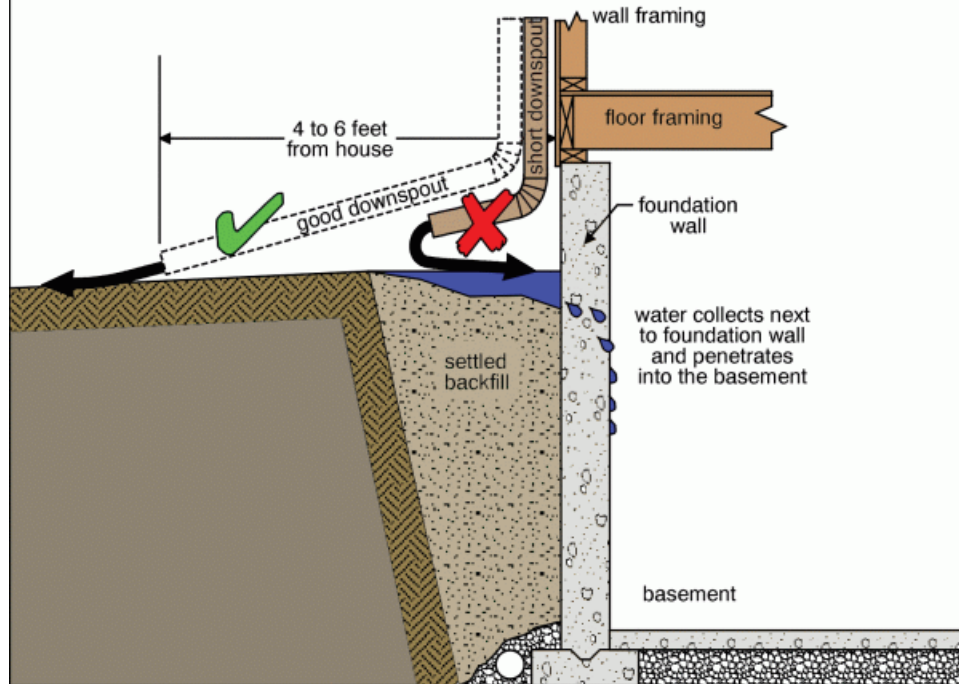
LINKS

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Downspout extension too short



6. Discharge too close to building

WALLS \ Brick, stone and concrete

Condition: • Gap at Wall

Location: Exterior Wall

Task: Seal

Time: Less than one year

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7.

Condition: • [Mortar deterioration](#)

Provide mortar (Repointing, Tuck pointing) at various wall and columns. This is common maintenance for homes of this age.

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

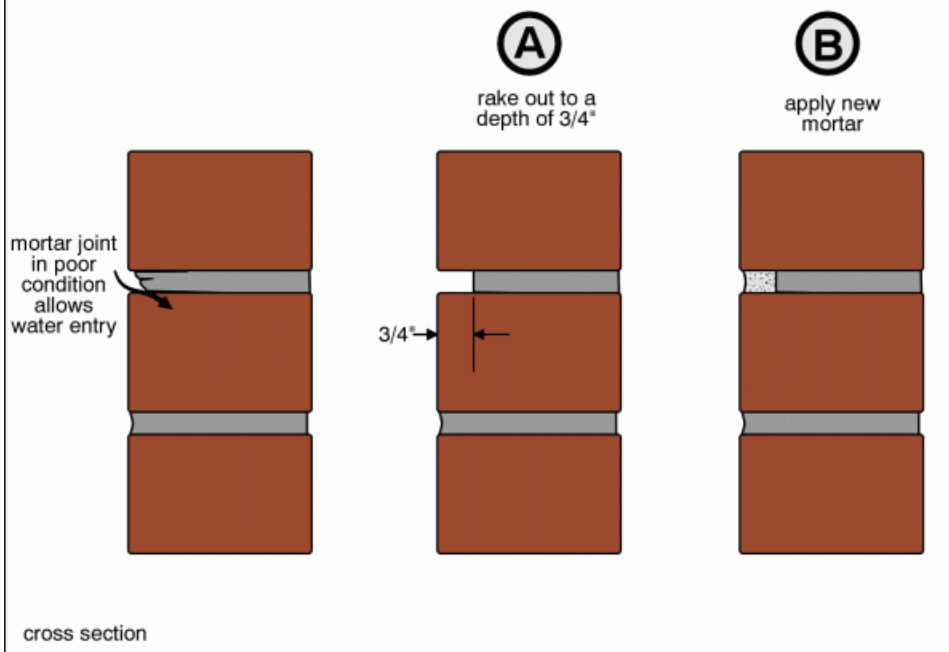
Location: Various Exterior columns and wall

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item

Repointing



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8. Mortar deterioration



9. Mortar deterioration

WALLS \ Insulbrick and asphalt shingles

Condition: • [Loose, missing or torn tabs](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior

Task: Repair

Time: Regular maintenance

Cost: Minor



10. Loose, missing or torn tabs

DOORS \ General

Condition: • [Air leaks](#)

Implication(s): Increased heating and cooling costs | Chance of damage to finishes and structure

Location: Front First Floor

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • [Leaning](#)

Minor lean noted. Likely occurred over long period of time.

Implication(s): Chance of movement | Weakened structure

Location: Rear Exterior Porch

Task: Repair / Replace

Time: Less than 2 years

Cost: \$300 - \$600 Each



11. Leaning



12. Leaning

Condition: • [Rot](#)

Wood columns rot painted over. spongy in areas.

Implication(s): Chance of movement | Weakened structure

Location: Front Exterior wood columns

Task: Repair / Replace

Time: Less than 1 year

Cost: Regular maintenance item



13. Rot



14. Rot

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Loose or weak at various areas of hand and guard rails.

Implication(s): Fall hazard

Location: Various Exterior front and rear

Task: Improve/Repair/Replace

Time: Less than 2 years

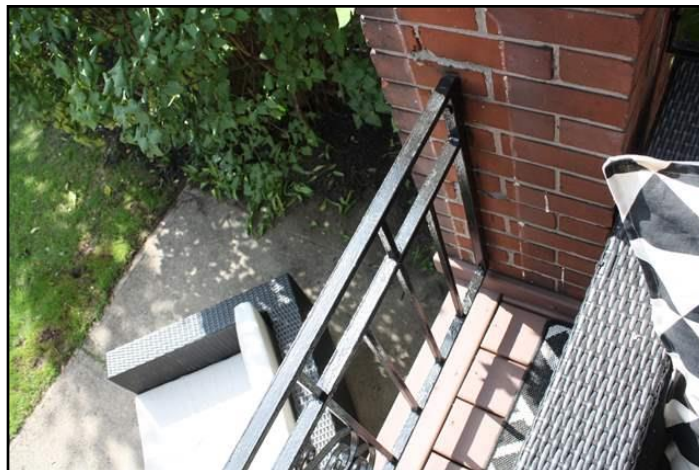
Cost: Regular maintenance item



15. Loose



16. Loose



17. Loose

Condition: • [Too low](#)

Below modern standards

Implication(s): Fall hazard

Location: Exterior front and rear hand and guard rails

Task: Upgrade

Time: Discretionary

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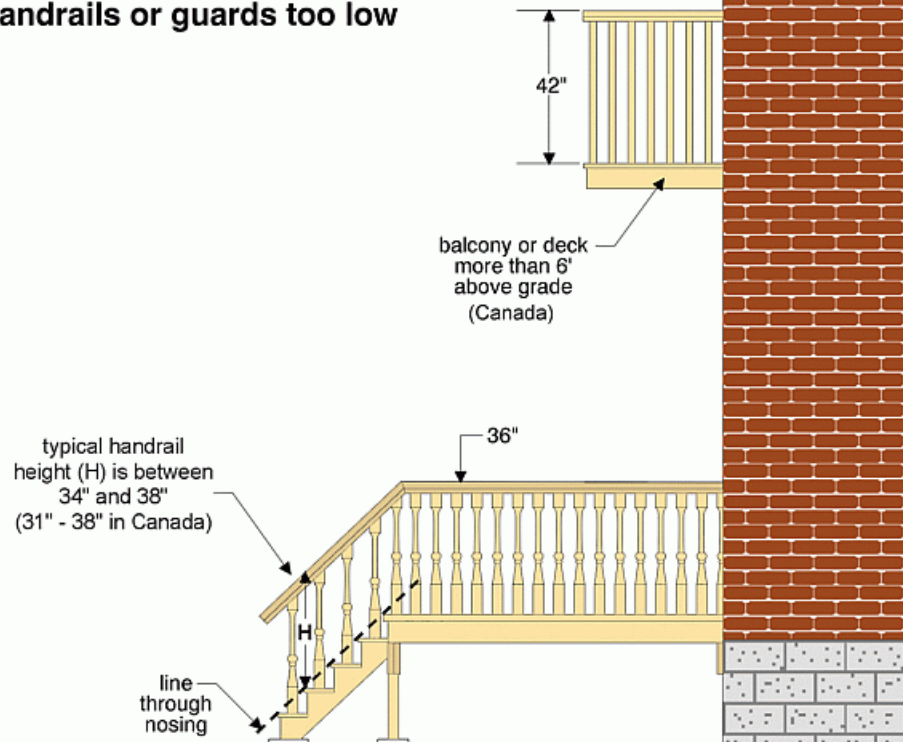
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Handrails or guards too low



18. Too low

GARAGE \ General

Condition: • Typical older Toronto Garage / Shed. Repair ongoing

Location: Exterior

Task: Repair

Time: Ongoing

Cost: Not determined - Depends on approach

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Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

STRUCTURE

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Descriptions

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

FOUNDATIONS \ General

Condition: • [Typical minor settlement](#)

Location: Various

Task: Monitor

Time: Ongoing

FLOORS \ Concrete slabs

Condition: • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

WALLS \ Solid masonry walls

Condition: • [Masonry deteriorated](#)

Implication(s): Chance of structural movement | Weakened structure

Location: Various Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Regular Maintenance



19. Masonry deteriorated



20. Loose brick

WALLS \ Arches

Condition: • [Cracked](#)

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Very common to find cracks and settlements at arches above windows. Patch to prevent further damage and/or movement

Implication(s): Chance of structural movement | Weakened structure

Location: Various Exterior Wall

Task: Patch

Time: Regular maintenance

Cost: Regular maintenance item



21. example



22. example

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint

Attic/roof space: • No access

Percent of foundation not visible: • 99 %

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [125 Amps](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - upgraded](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke detectors: • Provide new and replace every 5 years.

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

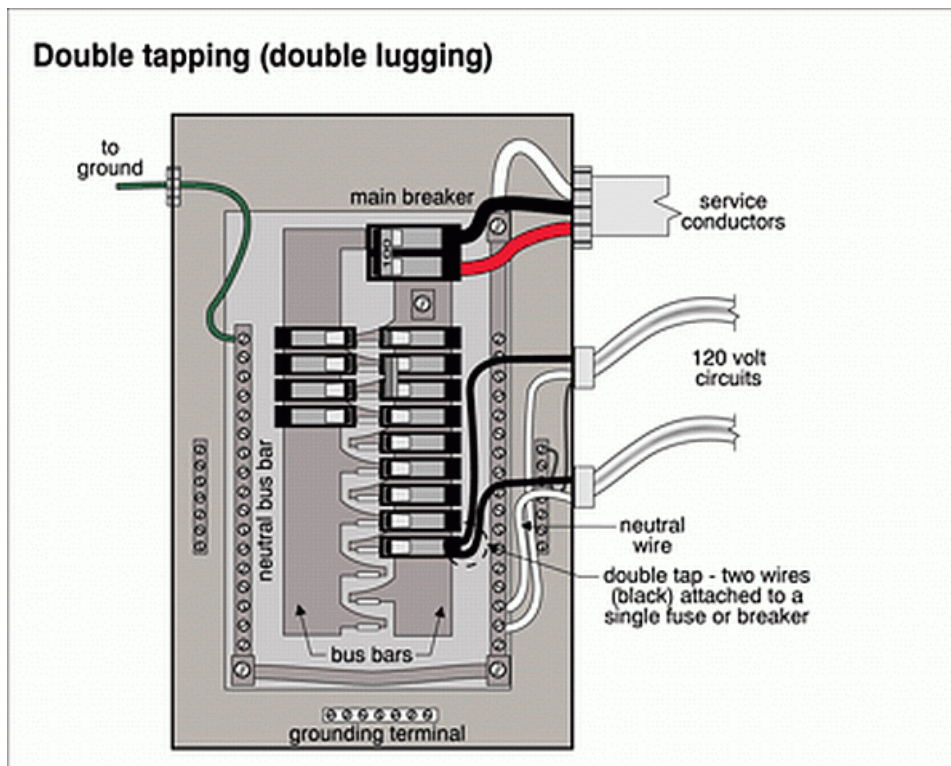
Implication(s): Fire hazard

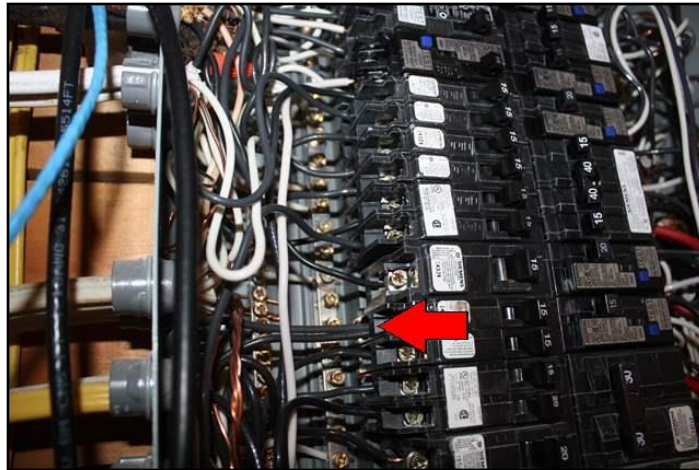
Location: Basement Panel

Task: Correct

Time: Immediate

Cost: Less than - \$200





23. Double taps

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Replace when renovating](#)

Based on the age of the property Knob and Tube may be present in the walls or ceiling, although NONE WAS OBSERVED during the inspection. The panel contains modern copper wiring and the outlets we tested were all grounded. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies.

Implication(s): Potential problem when obtaining home insurance | Nuisance

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

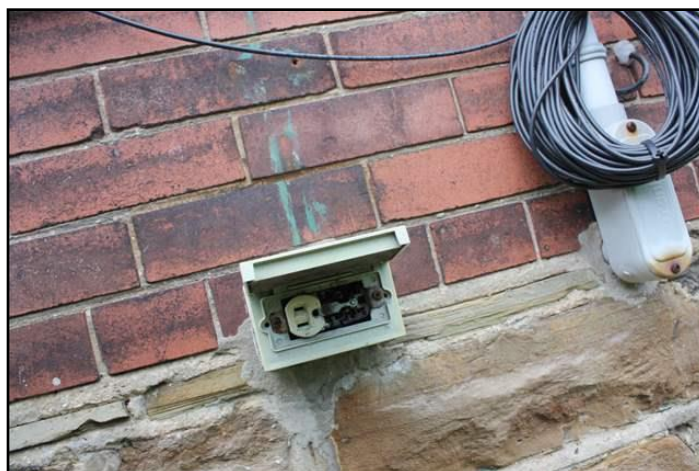
Implication(s): Fire hazard | Electric shock

Location: East Exterior Wall

Task: Replace

Time: Prior to first use

Cost: Minor



24. Damage

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DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Inspection Methods and Limitations

System ground: • Quality of ground not determined

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Descriptions

System type:

- [Furnace](#)
 - [Heat pump](#)
- upper floor

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 66,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age: • [2 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Fireplace/stove: • Wood-burning fireplace - not in service • Decorative only

Observations and Recommendations

General

- Set up annual service plan which includes coverage for parts and labour.

GAS FURNACE \ Mechanical air filter

Condition: • [Wrong size](#)

Implication(s): Reduced comfort | Increased heating costs

Location: Basement Furnace

Task: Improve

Time: Less than 1 year

Cost: Less than \$100

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated masonry](#)

Implication(s): Material deterioration

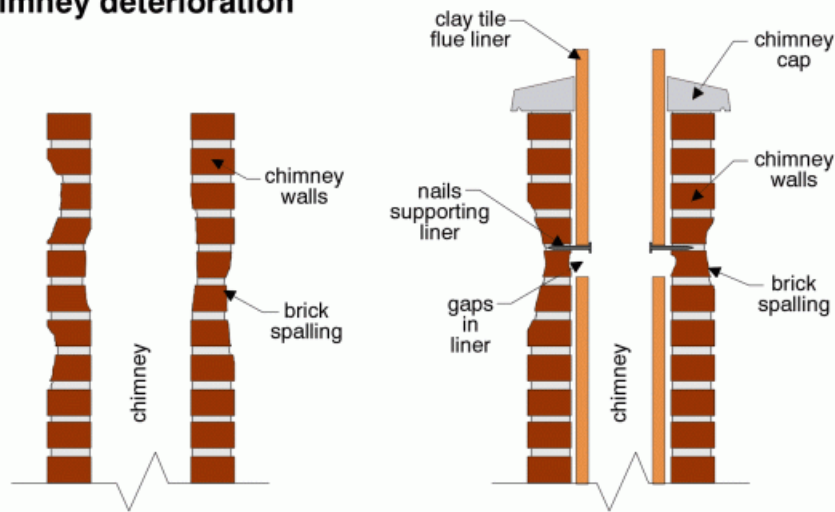
Location: West Exterior Roof

Task: Repair / Replace

Time: Less than 1 year

Cost: Consult with Contractor \$500 and up

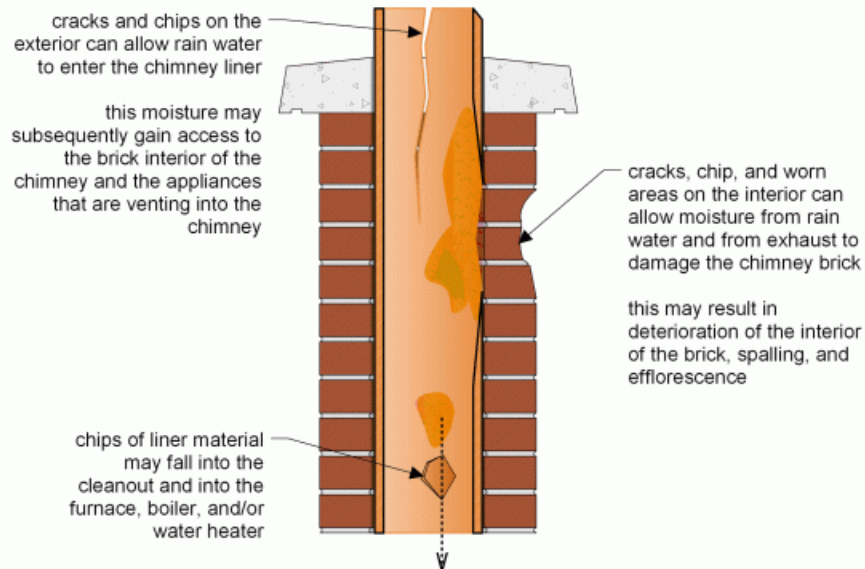
Chimney deterioration



unlined chimneys are particularly prone to damage caused by condensation of flue gases - the damage tends to be worse near the top of the chimney

even lined chimneys can suffer from condensation related brick damage

Deteriorated clay chimney liner



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25. Loose, missing or deteriorated masonry

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Missing](#)

see illustration

Implication(s): Shortened life expectancy of material | Chance of water damage to contents, finishes and/or structure

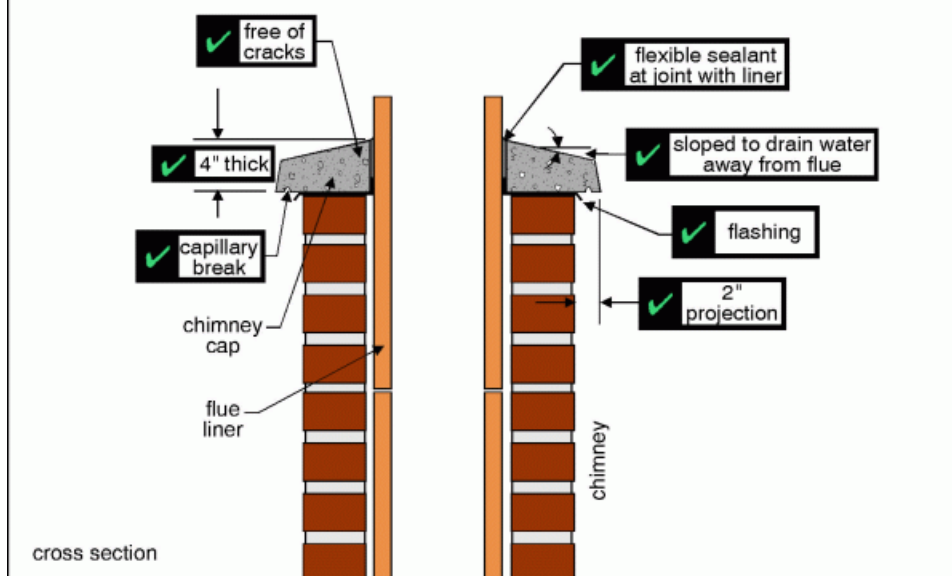
Location: West Exterior

Task: Provide

Time: Less than 1 year

Cost: \$500 - \$800

What makes a good chimney cap?



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26. Missing

FIREPLACE \ General

Condition: • Not functional

Implication(s): System inoperative

Location: West Exterior Wall Family Room

Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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Descriptions

Air conditioning type: • [Air cooled](#) • [Independent system](#)

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 24 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

Typical life expectancy for a/c units are 10-15 years. The current unit is 24 years old and is beyond its life expectancy.

Implication(s): Reduced comfort | Equipment failure

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

AIR CONDITIONING \ Air cooled condenser coil

Condition: • [Damage](#)

Some fins are damaged and/or corroded. Service.

Implication(s): Increased cooling costs | Reduced comfort | Reduced system life expectancy

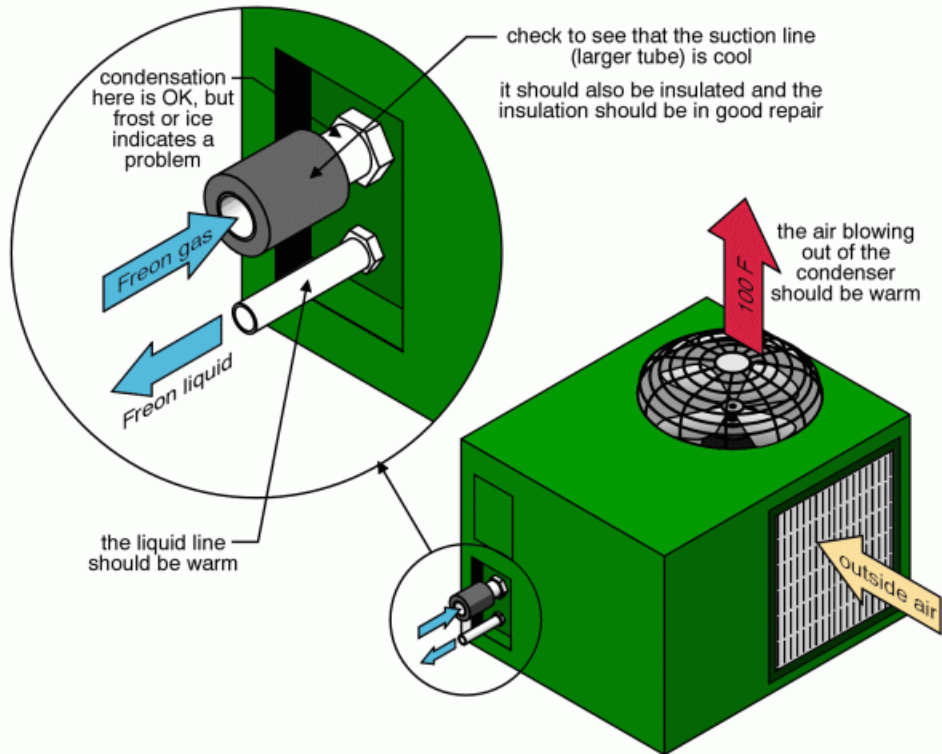
Location: Rear Exterior

Task: Service

Time: Less than 1 year

Cost: Minor

Inspecting the condenser unit



27. Damage

COOLING & HEAT PUMP

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Inspection Methods and Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

INSULATION AND VENTILATION

187 Saint Johns Road, Toronto, ON September 24, 2018

Report No. 2338

www.inspectionpros.ca

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Descriptions

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • [Not visible](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof vent](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

Inspection prevented by no access to: • Roof space • Walls, which were spot checked only

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

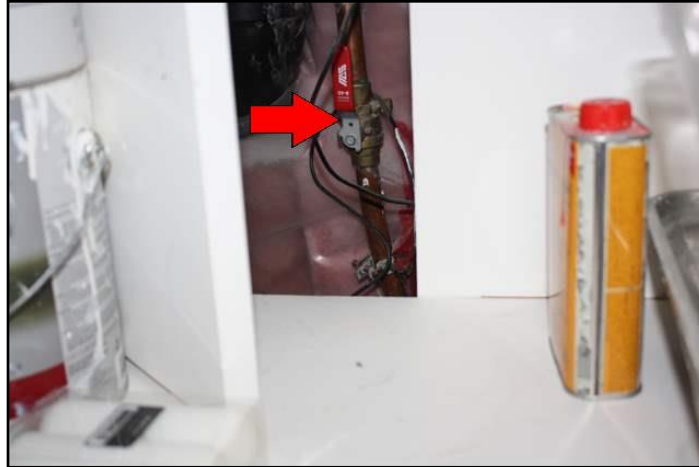
Descriptions

Service piping into building: • [Copper](#)

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- East
- Basement



28. Basement

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Tank capacity: • 151 liters

Water heater approximate age: • 8 years

Typical life expectancy: • 10 - 15 years

Waste and vent piping in building: • [Plastic](#)

Pumps:

- [Sump pump](#)



29. Sump pump

Floor drain location:

- Near heating system



30. Near heating system

Observations and Recommendations

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewage backup insurance is recommended.

Implication(s): drainage and/or leakage problems

Location: Basement

Task: Provide

Time: Immediate

Condition: • Drain line video camera inspection recommended

Implication(s): Drainage and/or leakage problems

Location: Basement

Task: Camera inspection

PLUMBING

187 Saint Johns Road, Toronto, ON September 24, 2018

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Time: Immediate

WASTE PLUMBING \ Sump pump

Condition: • Provide backup battery powered power source for sump pumps.

Inspection Methods and Limitations

Items excluded from a building inspection: • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa

INTERIOR

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Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

Windows: • [Fixed](#) • [Single/double hung](#)

Glazing: • [Double](#) • [Primary plus storm](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

General

- Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear

CEILINGS \ General

Condition: • Typical flaws

Paint blemishes

Location: Second Floor

Task: For Your Information



31. Typical flaws



32. Typical flaws

FLOORS \ Wood/laminate floors

Condition: • [Squeaks](#)

Floor squeaks are common in most older homes. If replacing flooring in future, ensure flooring is screwed down to floor sheathing.

Implication(s): Noise nuisance

Location: Various

WINDOWS \ General

Condition: • Many of the windows are older but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly \$30 to \$50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

INTERIOR

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Most of the windows in the house are 32 years old (1986)

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: \$14,000 - and up

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: Various

Task: Replace

Time: Discretionary

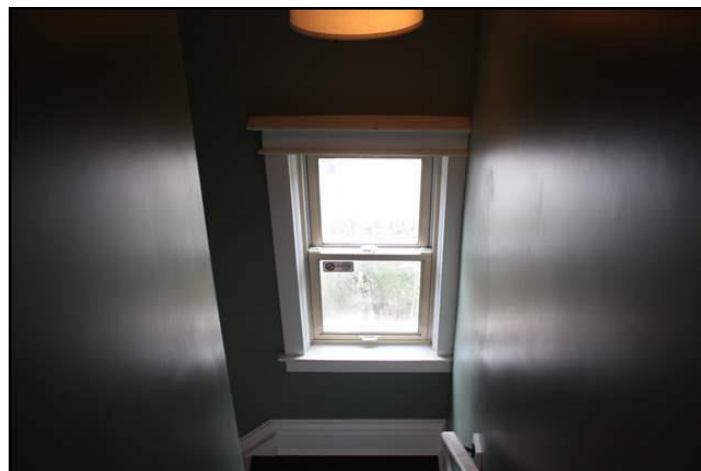
Cost: \$200 - \$400 Each



33. Lost seal on double or triple glazing



34. Lost seal on double or triple glazing



35. Lost seal on double or triple glazing

DOORS \ Hardware

Condition: • [Ineffective](#)

Implication(s): Equipment ineffective

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Location: Bathroom

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item



36. Ineffective

STAIRS \ Handrails and guards

Condition: • [Missing](#)

handrail should be provided on open side

Implication(s): Fall hazard

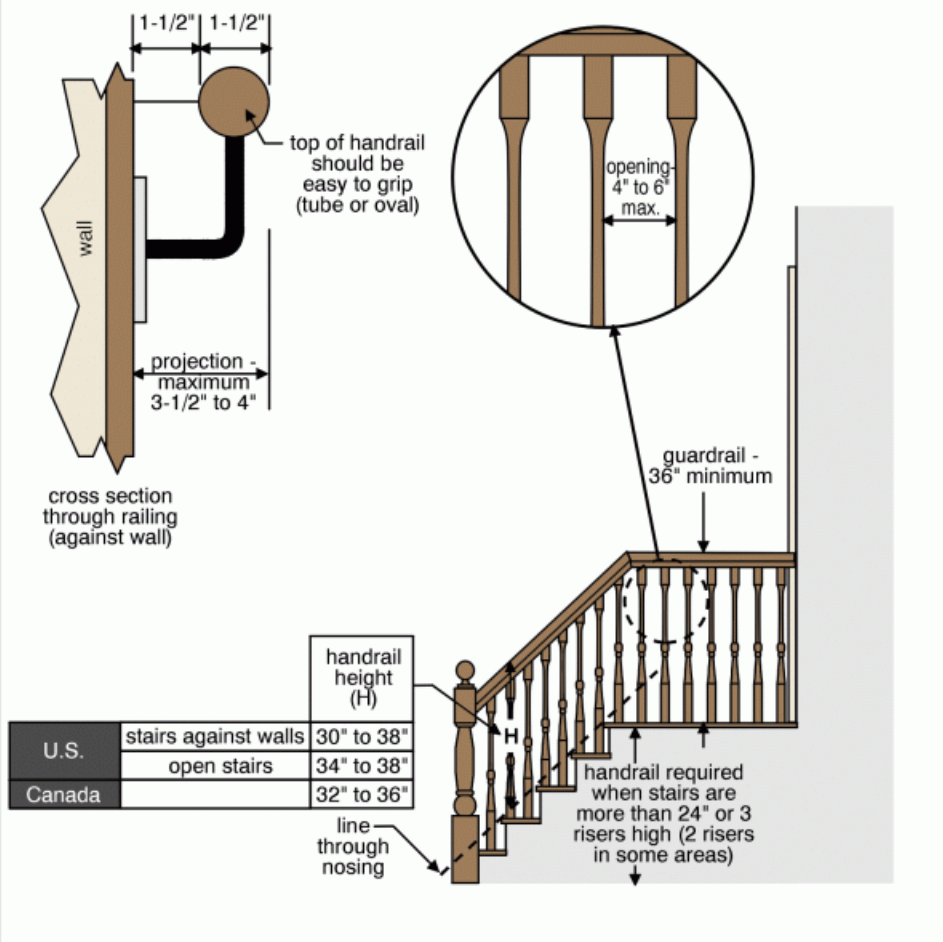
Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor

Handrails and guards



BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** Basement Leakage 4-step method.

Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost

BASEMENT \ Wet basements - corrective action noted

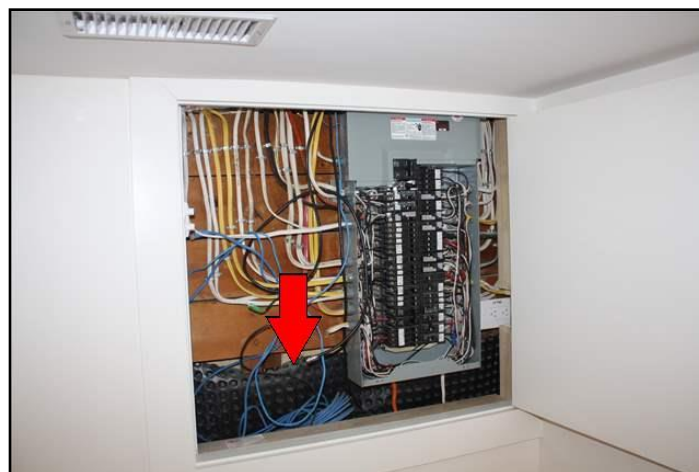
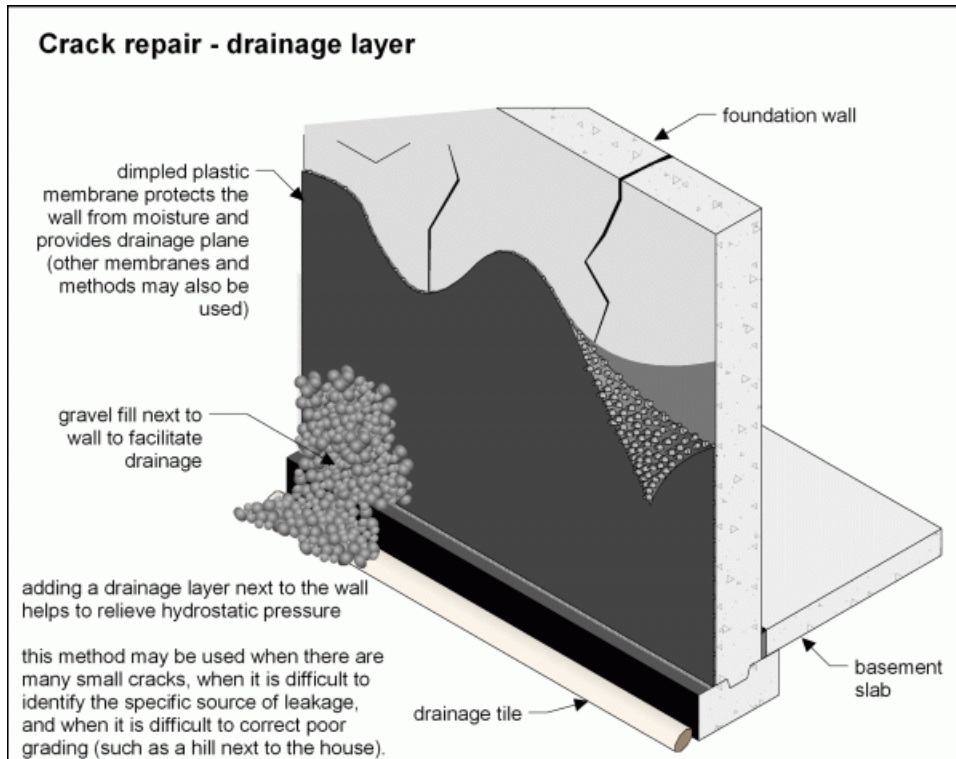
Condition: • [Drainage membrane](#)

For Your Information - drainage membrane was observed at basement foundation wall. This is a common method used to help manage moisture on stone foundations.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

Task: For Your Information



37. Drainage membrane

BASEMENT \ Wet basements - vulnerability

Condition: • Typical of many homes with stone, brick, or block foundations, some moisture can be expected from time to

time and is not unusual. Exterior grading and water management improvements are generally effective at reducing basement moisture. A dehumidifier can also be used to keep humidity levels down.

Inspection Methods and Limitations

General: • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco ceilings, glue, insulation around heating ducts and registers and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos.

LINKS

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General: • [The Inspection Professionals Website](#)

General: • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#)

General: • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix.](#) Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.

General: • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#)

General: • [\(Life Cycles and Costs\)](#)

General: • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#)

General: • [Common Building Technical Terms Explained](#)

PHOTOS

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General: • pictures taken during inspection

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GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Insulation Amounts - Current Standards: • Attic and roof space: R-40 (R-50 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click](#) for more information.

MORE GOOD ADVICE FOR ALL HOMES: • Here is some more information that applies to all homes.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#) This document helps you look after your home.

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS