



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

29 Sibley Avenue  
Toronto, ON M4C 5E8

PREPARED FOR:

MEGHAN GRONDIN-STOCKS  
AMANDA GRONDIN-STOCKS

INSPECTION DATE:

Wednesday, April 17, 2019

## 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](http://www.inspectionpros.ca)  
[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)

April 18, 2019

Dear Meghan Grondin-Stocks and Amanda Grondin-Stocks ,

RE: Report No. 2435  
29 Sibley Avenue  
Toronto, ON  
M4C 5E8

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

29 Sibley Avenue, Toronto, ON April 17, 2019

Report No. 2435

[www.inspectionpros.ca](http://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>

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.

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

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## Descriptions

**Sloped roofing material:** • [Asphalt shingles](#)

**Flat roofing material:** • [Modified bitumen membrane](#)

**Approximate age:**

• 5 years

As per seller

**Typical life expectancy:** • 15-20 years

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Due to height of roof, we did not access flat roof. ALL flat roofs should be inspected annually by a professional roofing contractor.

Seller noted that all the flat roof coverings were replaced approximately 5 years ago. We did not observe the uppermost flat roof covering.

**Location:** Flat Roof

**Task:** Request Documentation

### FLAT ROOFING \ General

**Condition:** • Not visible

**Location:** Upper Flat Roof

## 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: • [Above grade](#)

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

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

Condition: • Overall very well maintained

Location: Exterior

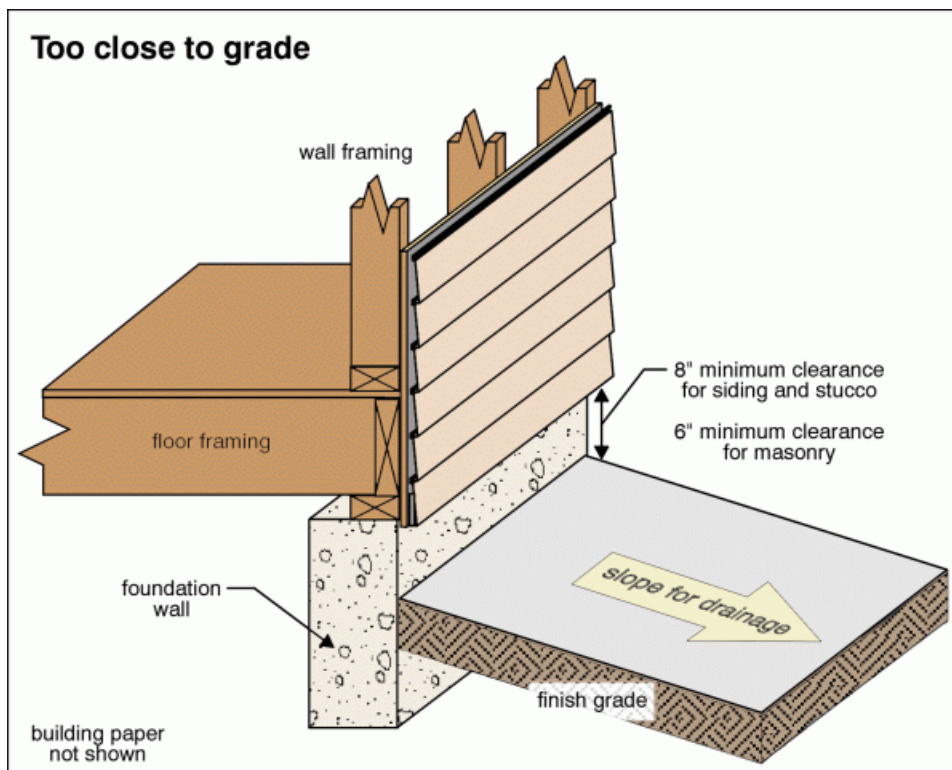
### WALLS \ Wood siding

Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: Exterior Wall

Task: Click link to read more information





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1. Too close to grade



2. Too close to grade

## Inspection Methods and Limitations

Upper floors inspected from: • Ground level

## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#) • [Stone](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Masonry](#)

**Roof and ceiling framing:** • Not visible

## Observations and Recommendations

### FOUNDATIONS \ General

**Condition:** • Typical minor cracks

Almost all houses with poured concrete foundations have minor settlement and/or shrinkage cracks. Monitor all cracks for

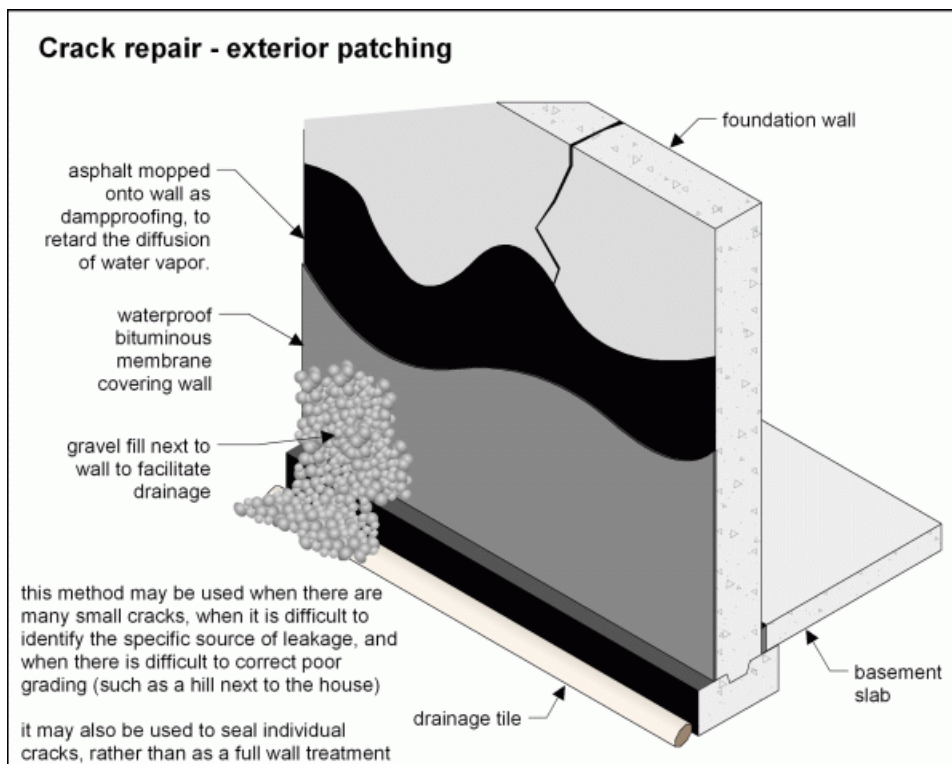
movement and nuisance water leakage. Repair cracks only if necessary

**Implication(s):** Chance of water entering building

**Location:** Various Exterior Wall

**Task:** Monitor / Repair

**Time:** ongoing / if necessary



### FOUNDATIONS \ Performance opinion

**Condition:** • Acceptable

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## WALLS \ Solid masonry walls

**Condition:** • [Prior repairs](#)

**Implication(s):** Weakened structure

**Location:** Various Exterior Wall

**Task:** For Your Information / Monitor

**Time:** Ongoing

**Cost:** Regular maintenance item



3. Prior repairs



4. Prior repairs

## WALLS \ Arches

**Condition:** • [Mortar deteriorated](#)

Typical minor maintenance.

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

**Location:** Exterior Wall

**Task:** Repair

**Time:** Regular maintenance

**Cost:** Regular maintenance item



5. Mortar deteriorated



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## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 99 %

## Descriptions

**General:** • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

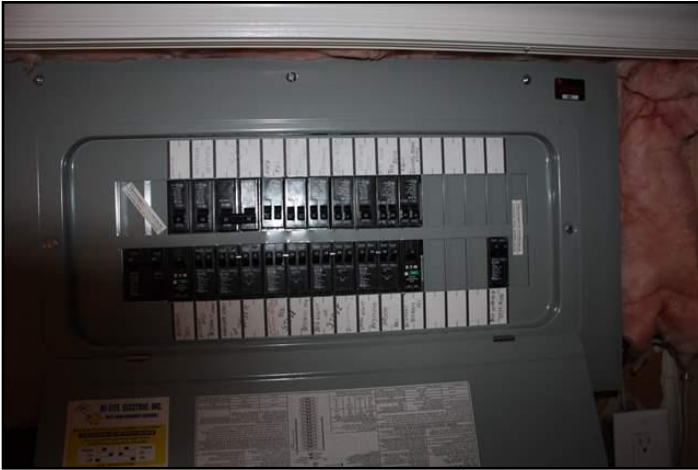
**Service entrance cable and location:** • [Overhead - cable type not determined](#)

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

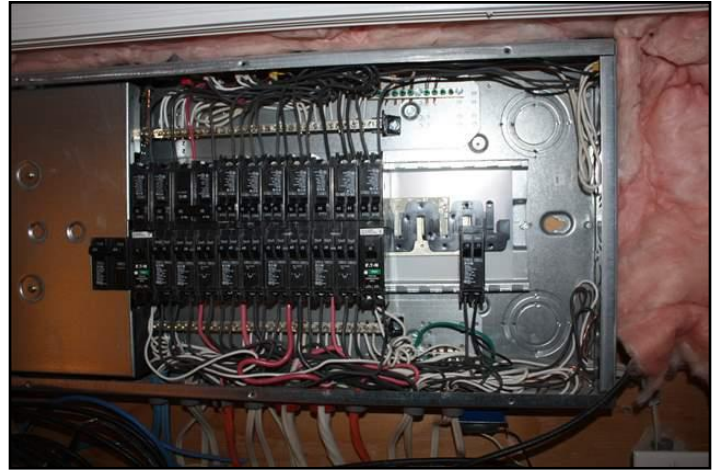
**Main disconnect/service box type and location:** • [Breakers - basement](#)

**Distribution panel type and location:**

• [Breakers - basement](#)



6. Breakers - basement



7. 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 and exterior](#)

**Smoke alarms (detectors):** • [Present](#)

## Observations and Recommendations

### General

• The electrical system is upgraded. The panel was in great condition

### DISTRIBUTION SYSTEM \ Lights

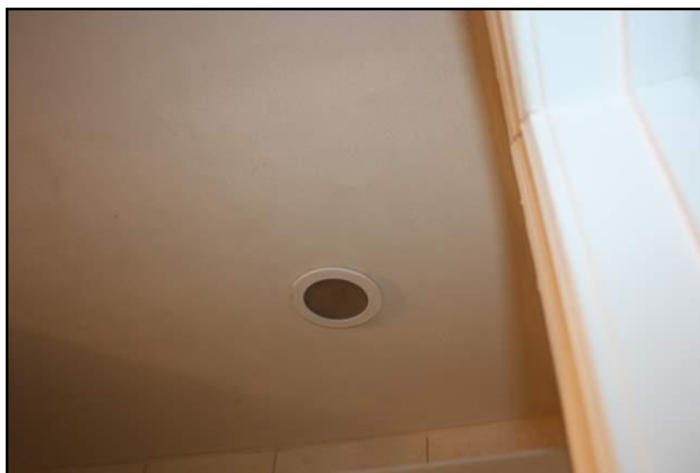
**Condition:** • [Inoperative](#)

Disconnected

**Implication(s):** Inadequate lighting

**Location:** Bathroom shower stall light

**Task:** Repair if desired



8. Inoperative

## **DISTRIBUTION SYSTEM \ Smoke alarms (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

# HEATING

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## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • 40,000 BTU/hr

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [6 years](#)

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

**Fireplace/stove:** • None

## Observations and Recommendations

### General

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

**Location:** Basement Furnace Room

**Task:** Service annually

**Time:** Ongoing

**Cost:** Regular maintenance item

### RECOMMENDATIONS \ Overview

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

## 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](#)

**Cooling capacity:** • [18,000 BTU/hr](#)

**Compressor approximate age:** • 6 years

**Typical life expectancy:** • 10 to 15 years

## Observations and Recommendations

### General

• In general, air conditioning units have a lifespan of 10-15 years but often last longer with regular servicing.

### RECOMMENDATIONS \ Overview

**Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • To reduce risk of damaging the compressor, air conditioning systems are not tested until they have been started up for the season.

**Inspection limited/prevented by:** • Low outdoor temperature

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



## Descriptions

**Attic/roof insulation material:** • Not determined • Not visible

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

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

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

## Observations and Recommendations

### ATTIC/ROOF \ Hatch/Door

**Condition:** • [Inaccessible](#)

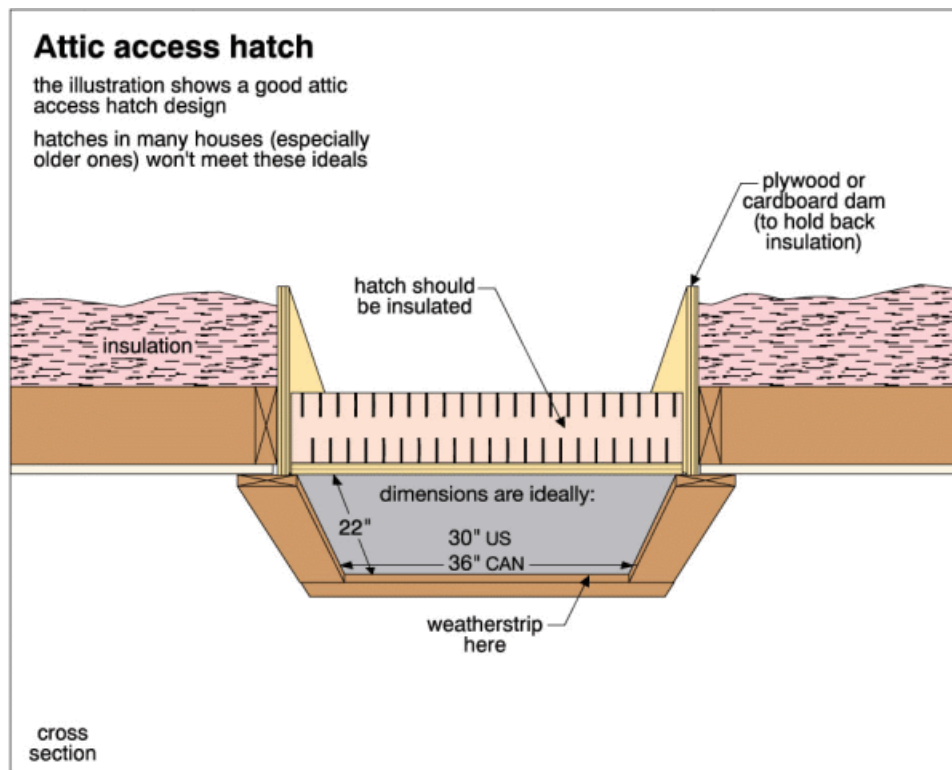
Built-in closet railing and shelving restricted access to the attic. Provide access and inspect. (The attic area will be represent a very small area of the home. The majority is under flat roofs)

**Implication(s):** Difficult access

**Location:** Second Floor Bedroom closet

**Task:** Provide access and inspect

**Time:** As Soon As Possible



# INSULATION AND VENTILATION

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## Inspection Methods and Limitations

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

**Attic inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Descriptions

**Service piping into building:** • [Not visible](#)

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:**

- Front of the basement



9. Front of the basement

**Water flow and pressure:** • [Functional](#) • [Typical for neighborhood](#)

**Water heater type:** • Tankless/On demand

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

**Water heater tank capacity:** • Tankless / Instantaneous

**Water heater approximate age:** • 5 years

**Water heater typical life expectancy:** • 10 to 15 years

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

**Floor drain location:** • 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

WE MAKE THIS RECOMMENDATION ON ALL HOMES BUILT PRIOR TO 1970

**Implication(s):** Drainage and/or leakage problems

**Location:** Basement

**Task:** Camera inspection

**Time:** Immediate

## **FIXTURES AND FAUCETS \ Faucet**

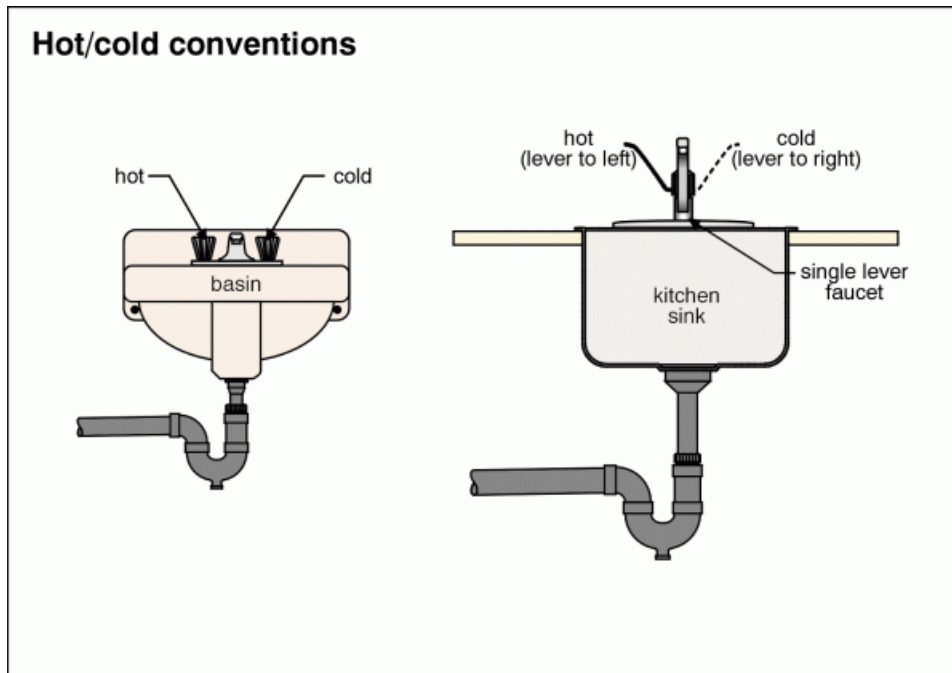
**Condition:** • [Hot and cold reversed](#)

**Implication(s):** Scalding

**Location:** Second Floor Bathroom

**Task:** Correct

**Time:** As Soon As Practical



## **FIXTURES AND FAUCETS \ Shower stall**

**Condition:** • Hot / cold handle needs adjustment.

**Location:** Basement Bathroom

**Task:** Adjust

**Time:** Regular maintenance

## **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

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## Descriptions

**Major floor finishes:** • [Hardwood](#) • [Laminate](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Casement](#)

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged

## Observations and Recommendations

### General

- Overall, as compared to homes of this age, the interior of the home was in above average condition. Very well maintained.
- Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear

### 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

## Inspection Methods and Limitations

**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 alarms (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:** • Monitor the basement for leaks in the Spring.

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



# LINKS

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## Descriptions

**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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## Descriptions

**General:** • pictures taken during inspection



10. pictures taken during inspection



11. pictures taken during inspection



12. pictures taken during inspection



13. pictures taken during inspection



14. pictures taken during inspection



15. pictures taken during inspection

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### Descriptions

**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

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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