YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
387 Durie Street
Toronto, ON M6S 3G5

PREPARED FOR:
LESLEY SRIVASTAVA
NAVIN SRIVASTAVA

INSPECTION DATE:
Friday, May 24, 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
adam@inspectionpros.ca

May 27, 2019

Dear Lesley Srivastava and Navin Srivastava,

RE: Report No. 2460, v.2
387 Durie Street
Toronto, ON
M6S 3G5

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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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

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy
Condition: • Old
Typical life expectancy for a/c units are 10-15 years. The current unit is 30 years old and is beyond its life expectancy. The outdoor unit was covered. To avoid damage, a/c units are not tested until they have been started up for the season. Plan for replacement
Implication(s): Equipment failure | Reduced comfort
Location: Front Exterior
Task: Replace
Time: When necessary / Unpredictable
Cost: $3,000 - and up

Interior

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials
During the era when this house was built up until the 1960s, it was very common to wrap registers in asbestos type insulation to protect the floors from overheating. Determining the material type is outside the scope of this inspection. Health Canada recommends that any asbestos material found should stay in place undisturbed. If you plan to remodel or if this is a concern, consult with a specialist for lab testing to confirm if asbestos is present.
Implication(s): Health hazard
Location: Heating registers
Task: Evaluate before disturbing or if desired
Cost: Not determined - outside our scope of work

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

Descriptions

Sloped roofing material: • Asphalt shingles

Flat roofing material: • Modified bitumen membrane

Approximate age:

• New

Seller noted Flat Roof was replaced this year April 2019

• 11 years

Seller noted Sloped Roof Covering was replaced in 2008

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • Seller reported that flat roof covering was recently fully replace in April 2019. We did not observe flat roof

Task: Request Documentation for records

Condition: • 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

SLOPED ROOFING \ Asphalt shingles

Condition: • Vulnerable areas

Skylights are vulnerable areas. Monitor regularly especially after heavy rainfalls.

Location: Skylight

Task: Monitor

Time: ongoing

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

Inspection performed: • With binoculars from the ground

Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building • Flat

Wall surfaces - masonry: • Brick

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Aging - Wear and tear noted. Fasteners loose in some areas

Location: Exterior

Task: Improve

Time: Regular maintenance

1. *Aging - Wear and tear noted. Fasteners...*

ROOF DRAINAGE \ Downspouts

Condition: • Damage

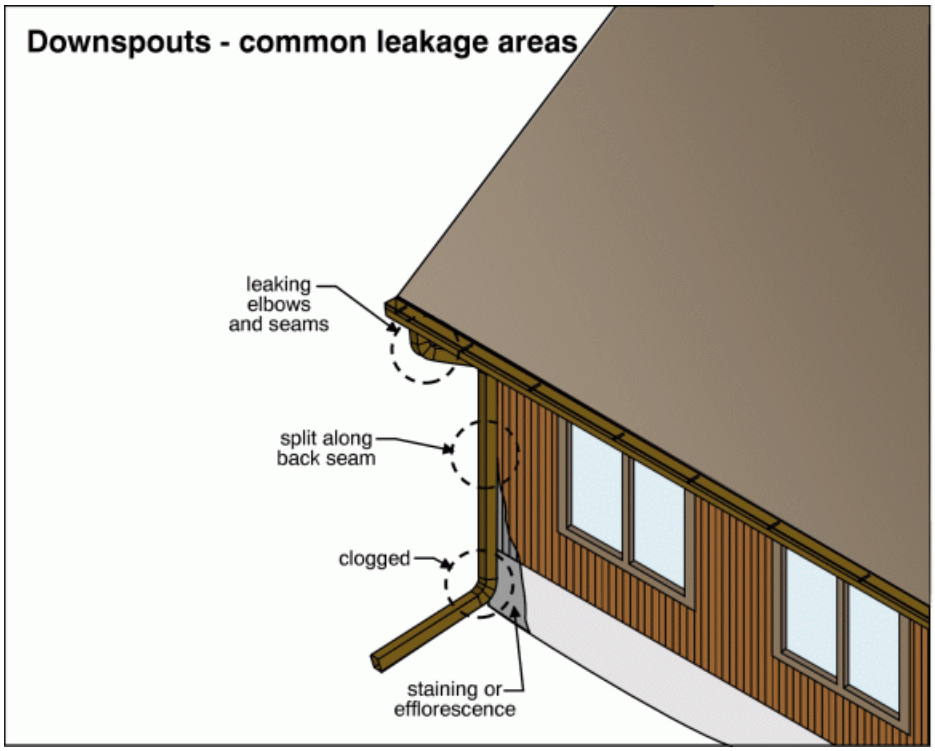
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

Task: Repair / Replace

Time: Less than 1 year

Cost: Minor



2. *Damage*

Condition: • Not well secured
Implication(s): Leakage
Location: Exterior Wall
Task: Improve
Time: Regular maintenance
Cost: Regular maintenance item

3. *Not well secured*

WALLS \ Masonry (brick, stone) and concrete

Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

DOORS \ Exterior trim

Condition: • Damaged, cracked or loose
Location: Front Exterior
Task: Repair / Replace
Time: Less than 1 year
Cost: Regular maintenance item

4. *Damaged, cracked or loose*

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

Condition: • Spalling
Implication(s): Weakened structure | Chance of movement
Location: Front Exterior
Task: Repair

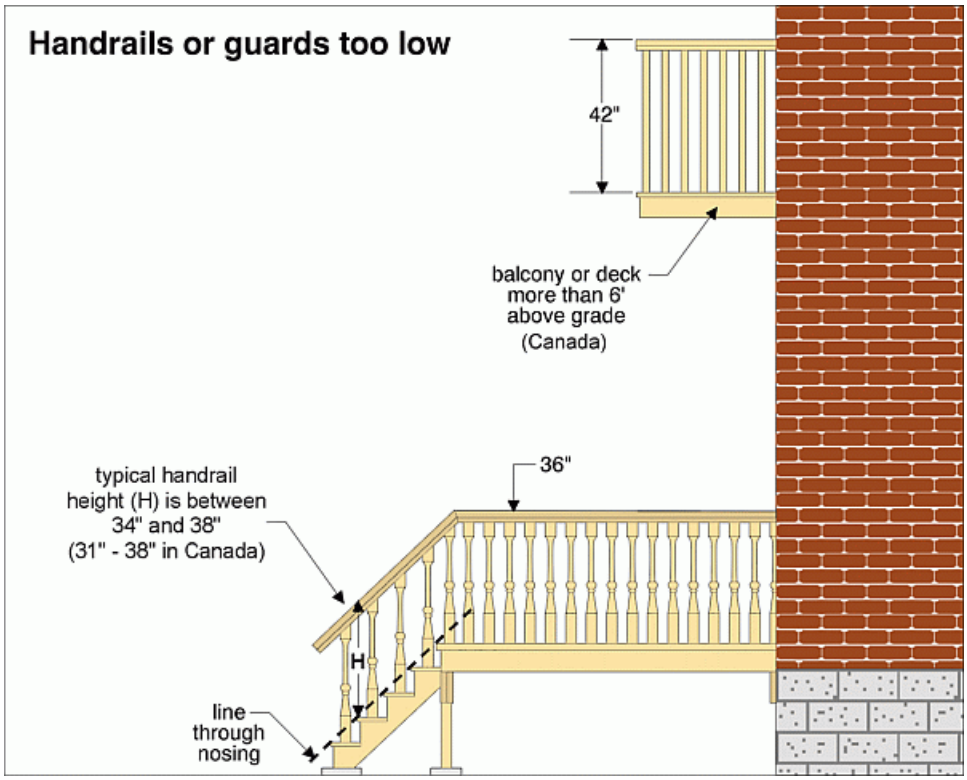
Time: Less than 2 years
Cost: Regular maintenance item

5. *Spalling*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards
Condition: • Loose
Implication(s): Fall hazard
Location: Front Exterior Porch
Task: Repair / Replace
Time: Less than 1 year
Cost: Depends on approach

6. *Loose*

Condition: • Too low
Below modern standards
Implication(s): Fall hazard
Location: Front Exterior Porch
Task: Upgrade
Time: Discretionary



LANDSCAPING \ Lot grading

Condition: • During rainfall, walk the exterior to view if any water is draining towards the home. Improve these areas as needed

GENERAL RECOMMENDATION FOR ALL HOMES

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration: • Basement

Foundation material:

• Brick

• Not visible

Not visible in most areas

Floor construction: • Joists

Exterior wall construction: • Masonry

Observations and Recommendations

FOUNDATIONS \ General

Condition: • Parging damaged or missing

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Exterior Wall

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item

7. *Parging damaged or missing*

WALLS \ Arches

Condition: • Masonry units moving

It is common for masonry arches of this age to require masonry or mortar maintenance

Location: Front Exterior Wall

Task: Repair

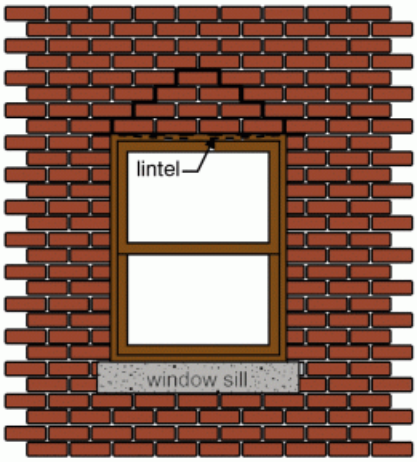
Time: Less than 2 years

Cost: Regular maintenance item

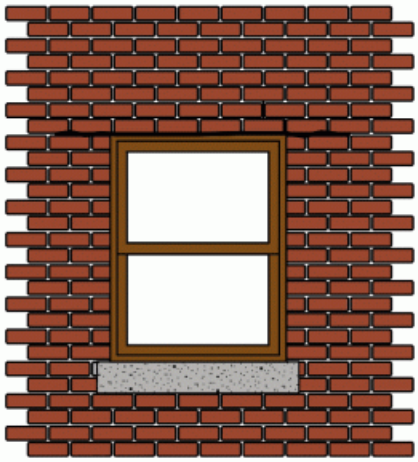
8.

Condition: • Cracked
Very common to find cracks and settlement at arches above windows or door. The masonry below has been repair and a steel support has been added above the door. Patch any gaps at the arch to prevent further damage and/or movement
Implication(s): Weakened structure | Chance of structural movement
Location: Rear Exterior Wall
Task: Patch
Time: Less than 2 years
Cost: Regular maintenance item

Lintel related wall cracks

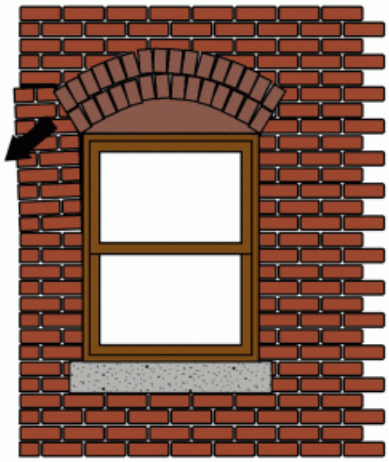


crack pattern commonly associated with sagging lintels due to undersizing or deterioration



horizontal crack is often caused by rusting steel lintels expanding

cracking caused by deterioration of wood lintel



cracking due to insufficient material beside arch to resist lateral thrust

9.

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Descriptions

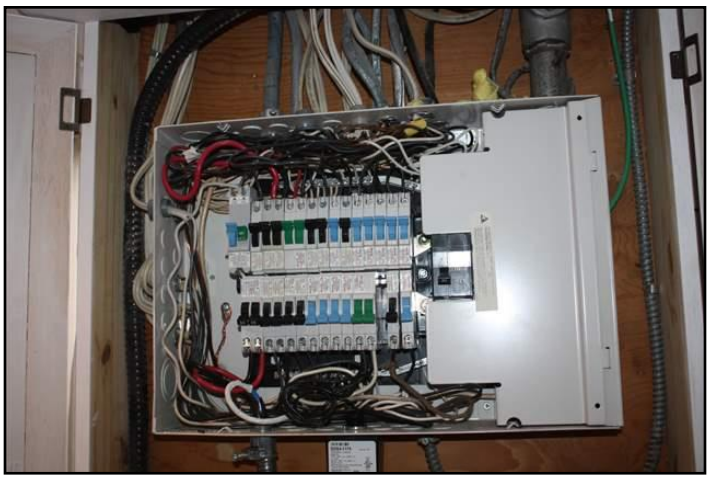
General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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



10. *Breakers - basement*

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • 125 Amps

Distribution wire material and type: • Copper - non-metallic sheathed • Copper - 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

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Replace when renovating

Seller reported that all knob and tube was removed when they upgraded the wiring. We did not observe any active knob and tube during our inspection. Sometimes Knob and Tube is found during renovations. If found, replacement is recommended to satisfy insurance companies.

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace Room

Task: Cover

Time: Immediate

Cost: Less than $100

11. *Cover loose or missing*

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)
Implication(s): Electric shock
Location: Second Floor Bathroom
Task: Correct
Time: Prior to first use
Cost: Minor

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

Descriptions

System type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 90,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 10 years

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

Fireplace/stove:

• Gas fireplace

Main Floor

• Decorative only

Upper Floor

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

CHIMNEY AND VENT \ Masonry chimney

Condition: • Loose, missing or deteriorated masonry

Appears to be an abandoned chimney. Rather than repair, you may consider removing the chimney altogether.

Implication(s): Material deterioration

Location: Rear Chimney (at flat roof)

Task: Remove

Time: As Required

12. *Loose, missing or deteriorated masonry*

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • No drip edge on cap

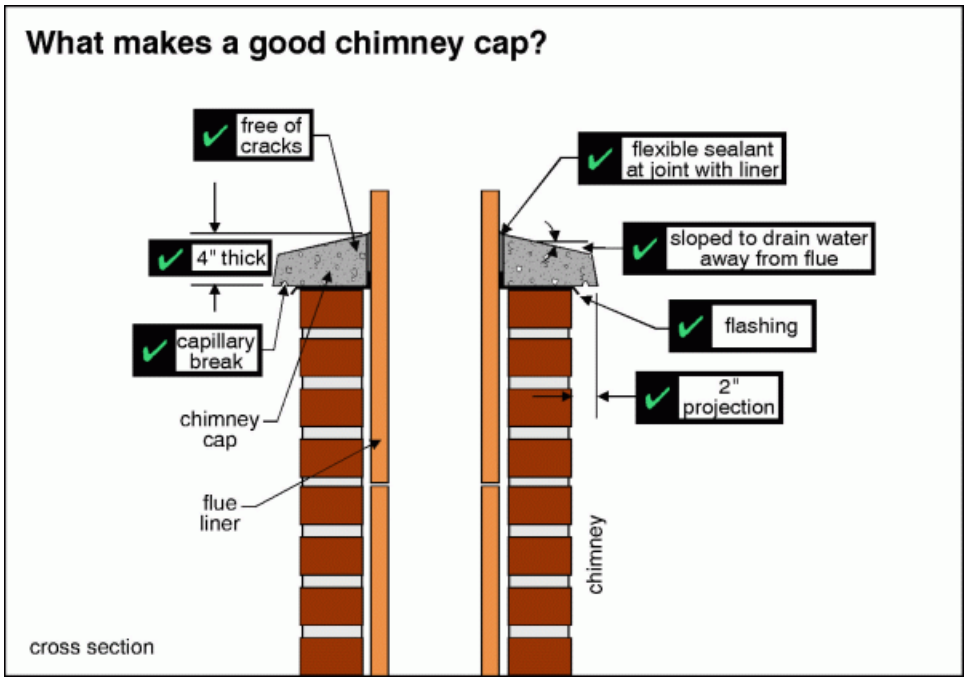
Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material | Material deterioration

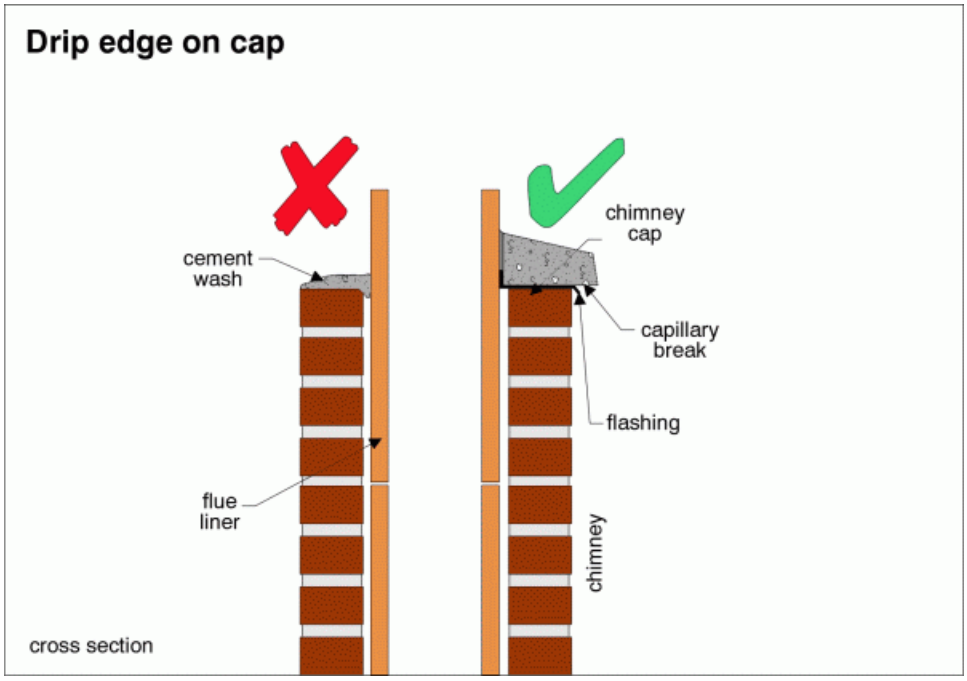
Location: Exterior

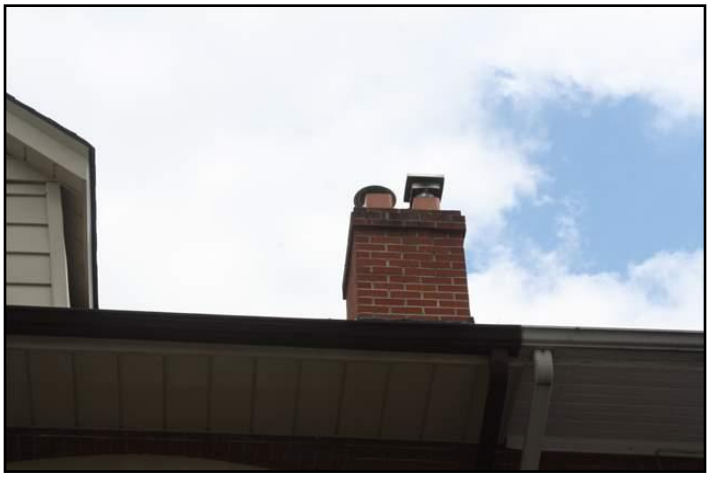
Task: Improve

Time: Less than 1 year

Cost: Minor







13. *No drip edge on cap*

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

Descriptions

Air conditioning type: • Air cooled

Cooling capacity: • 24,000 BTU/hr

Compressor approximate age: • 30 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.

AIR CONDITIONING \ Life expectancy

Condition: • Old

Typical life expectancy for a/c units are 10-15 years. The current unit is 30 years old and is beyond its life expectancy. The outdoor unit was covered. To avoid damage, a/c units are not tested until they have been started up for the season. Plan for replacement

Implication(s): Equipment failure | Reduced comfort

Location: Front Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: $3,000 - and up

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: • Outdoor unit covered

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

Descriptions

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-20 • R-24

Attic/roof air/vapor barrier: • Spot Checked Only

Attic/roof air/vapor barrier: • None found

Attic/roof ventilation: • Roof and soffit vents

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Below current standards of R-50 (as of 2012) . Also gaps or voids in insulation observed

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

Cost: $1,000 - and up

14. *Amount less than current standards*

15. *Amount less than current standards*

ATTIC/ROOF \ Hatch/Door

Condition: • Not insulated and not weatherstripped

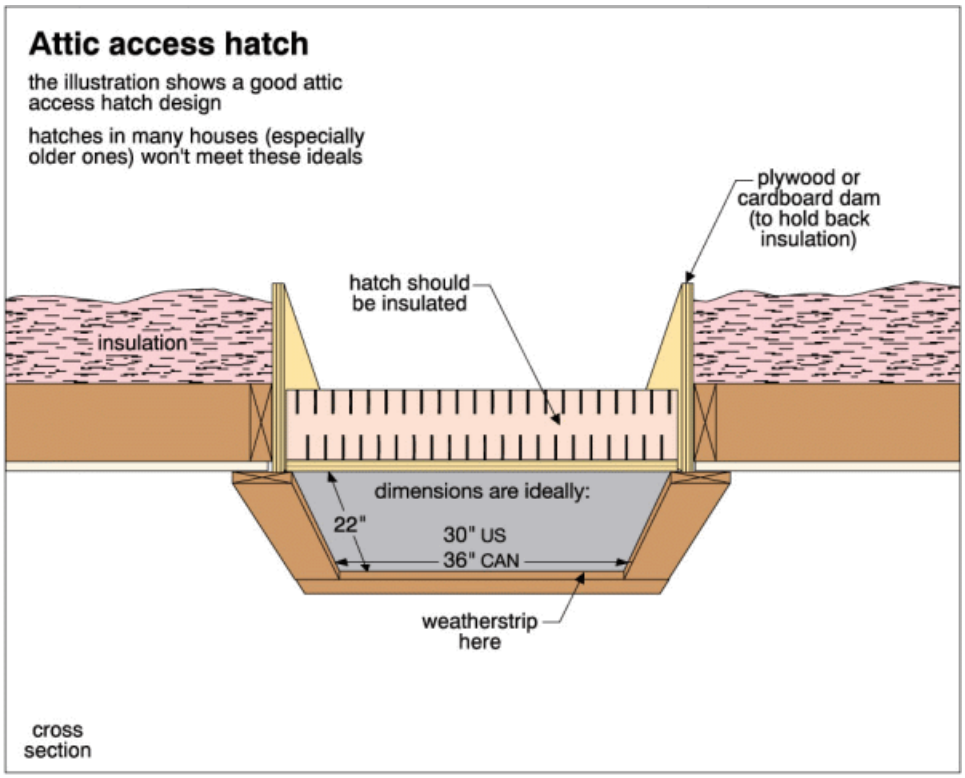
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor



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: • Copper

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

Main water shut off valve at the:

• Basement

16. *Basement*

Water flow and pressure: • Functional

Water heater type: • Induced draft

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 189 liters

Water heater approximate age: • 8 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic

Floor drain location:

• Near laundry area

Reported by Homeowner to be in laundry room below washer

Observations and Recommendations

WASTE PLUMBING \ Drain piping - performance

Condition: • Seller noted that clay waste lines from house to street were replaced with plastic waste lines in 2012

Condition: • Sewage backup insurance is recommended.

Implication(s): drainage and/or leakage problems

Location: Basement

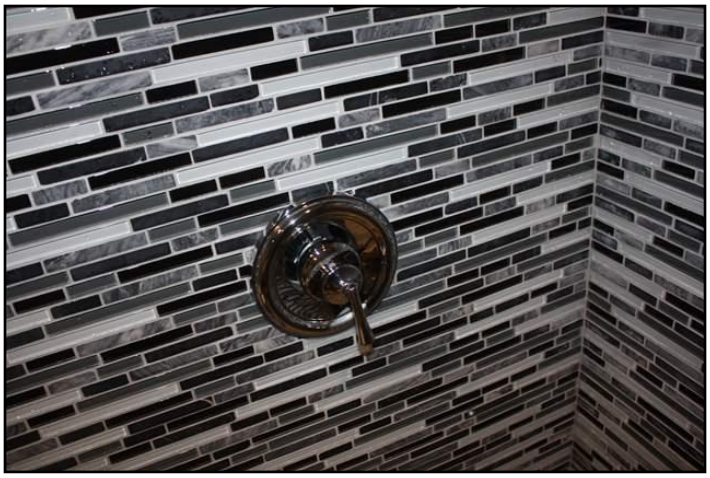
Task: Provide

Time: Immediate

Condition: • Drain line video camera inspection recommended
RECOMMENDED FOR ALL HOMES BUILT PRIOR TO 1970. SELLER NOTED THAT CLAY WASTE LINES FROM HOUSE TO STREET WERE REPLACED WITH NEW PLASTIC WASTE LINES.
Implication(s): Drainage and/or leakage problems
Location: Basement
Task: Camera inspection
Time: Immediate

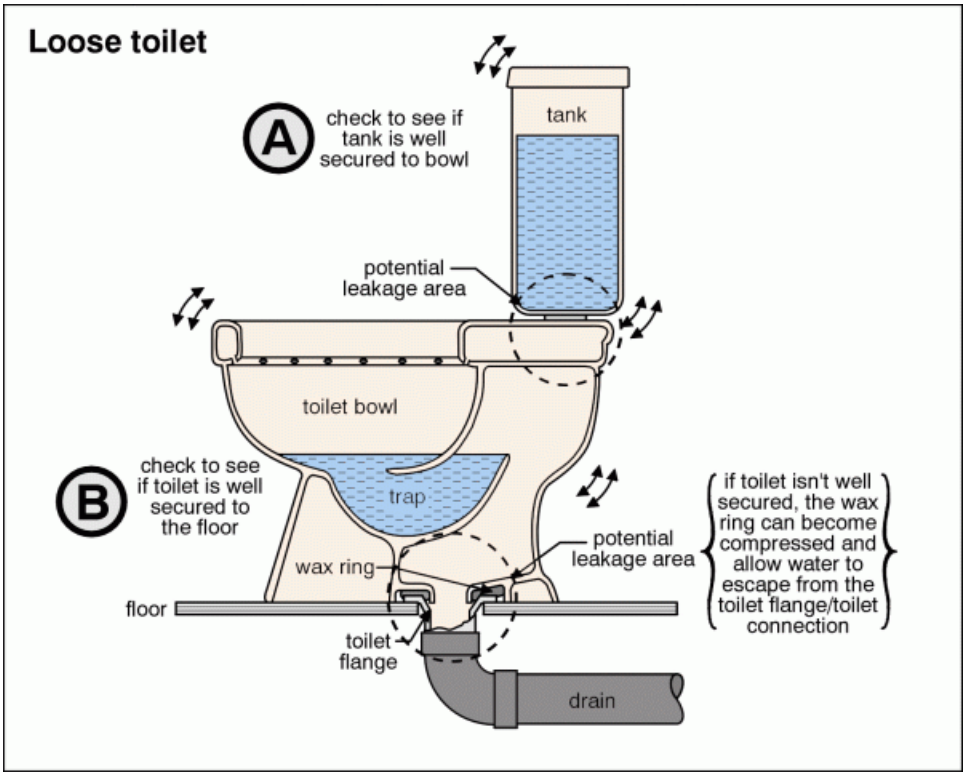
WASTE PLUMBING \ Floor drain
Condition: • Not visible
Seller noted that floor drain is below washing machine
Location: Basement

FIXTURES AND FAUCETS \ Shower stall
Condition: • Loose fixture
Location: Basement Bathroom
Task: Improve
Time: Less than 1 year
Cost: Regular maintenance item



17.

FIXTURES AND FAUCETS \ Toilet
Condition: • Loose
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building
Location: Basement Bathroom
Task: Improve
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

Descriptions

Major floor finishes: • Carpet • Hardwood

Major wall and ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Fixed • Sliders • Casement

Glazing: • Double • Primary plus storm

Exterior doors - type/material: • Hinged • Sliding glass

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
Location: Second Floor Bedroom closet
Task: For your information

Condition: • Patched
Tested with moisture meter. Dry at time of inspection
Location: Basement
Task: For Your Information

18. *Patched*

Condition: • Stains
Minor stain. Tested with moisture meter. Dry at time of inspection
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Second Floor Ceiling
Task: For your information

19. *Stains*

FLOORS \ Subflooring
Condition: • Slope or Sag Noted. Older homes tend to have saggy, sloping floors. If you choose to make repairs to level the floors, repairs can require invasive and extensive work.
Location: Various Second Floor
Task: For Your Information

Condition: • Squeaks
Typical for a home of this age
Implication(s): Noise nuisance
Location: Second Floor
Task: For Your Information

WINDOWS \ General
Condition: • We noted windows of varying ages. We typically recommend replacement only when inoperative or leaky windows are found. Replacment of functioning windows, however old, are discretinary.
Location: Various
Task: Upgrade
Time: Discretionary
Cost: $40-$80 sq ft. installed

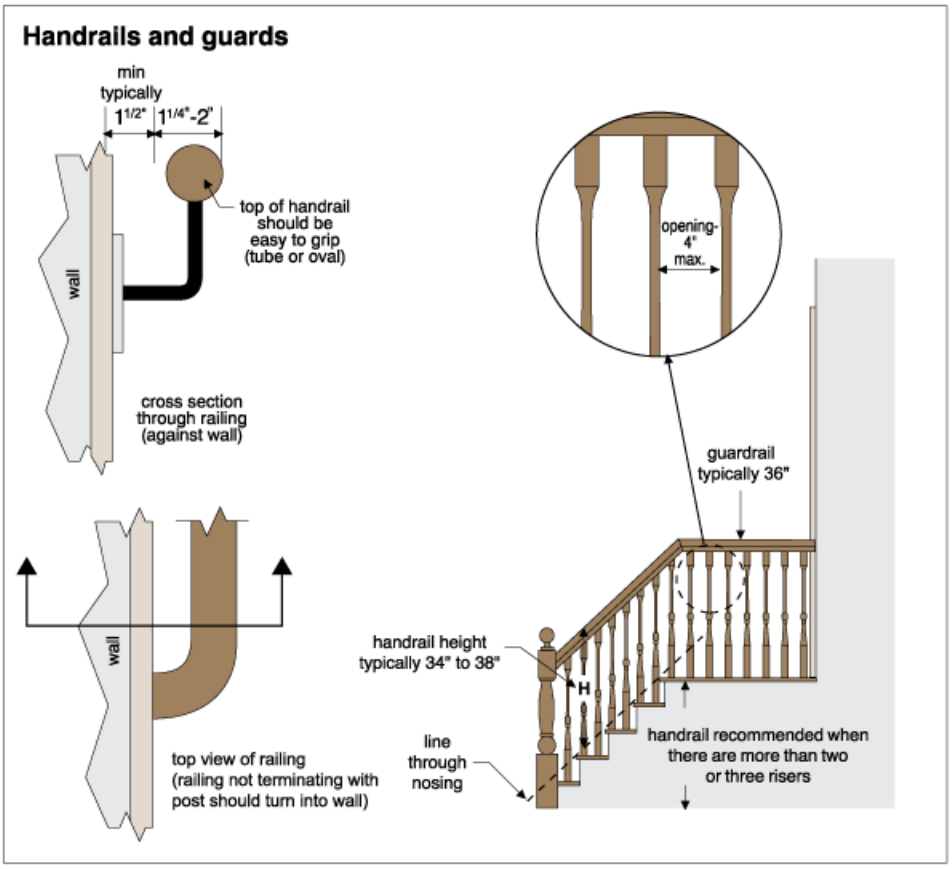
WINDOWS \ Hardware
Condition: • Loose
Casement arm becomes detached from window.
Implication(s): Equipment failure
Location: Bathroom
Task: Repair
Time: Regular maintenance

20. *Loose*

DOORS \ Doors and frames
Condition: • Damage
Location: Front Door near bottom
Task: Repair / Replace
Time: Discretionary

Condition: • Racked/out-of-square
Location: Second Floor Bedroom
Task: Adjust
Time: As Needed

STAIRS \ Handrails and guards
Condition: • Missing
Implication(s): Fall hazard
Location: Staircases
Task: Provide
Time: As Soon As Possible
Cost: Minor



21. *Missing*

22. *Missing*

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 - 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.

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials
During the era when this house was built up until the 1960s, it was very common to wrap registers in asbestos type insulation to protect the floors from overheating. Determining the material type is outside the scope of this inspection. Health Canada recommends that any asbestos material found should stay in place undisturbed. If you plan to remodel or if this is a concern, consult with a specialist for lab testing to confirm if asbestos is present.
Implication(s): Health hazard
Location: Heating registers
Task: Evaluate before disturbing or if desired
Cost: Not determined - outside our scope of work

23. *Possible asbestos containing materials*

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 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: • 95 %

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.

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

Descriptions

General: • pictures taken during inspection

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

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.