



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

494 Durie Street
Toronto, ON M6S 3G7

PREPARED FOR:

KIRSTY MERATH
MARCEL MERATH

INSPECTION DATE:

Thursday, July 4, 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

TIP

THE
INSPECTION
PROFESSIONALS

July 9, 2019

Dear Kirsty Merath and Marcel Merath,

RE: Report No. 2492, v.4
494 Durie Street
Toronto, ON
M6S 3G7

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

The Inspection Professionals (TIP) is a Full-Time Professional, Award Winning, 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
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SUMMARY

494 Durie Street, Toronto, ON July 4, 2019

Report No. 2492, v.4

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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.

***OVERALL, THIS SOLID MASONRY HOME ON BRICK FOUNDATIONS IS IN ABOVE AVERAGE CONDITION AS COMPARED TO HOMES OF SIMILAR AGE AND STYLE.

The electrical system has been upgraded to modern wiring.

The plumbing supply lines are copper

The basement has been professionally finished.

The interior of the home has been well maintained.

No significant structure performance issues were noted.

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>

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Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

Typical lifespan for this type of roof covering is around 15-20 years. The current roof covering is reported to be approximately 17 years old. We noted minor signs of aging. The seller had the roof inspected by a roofing contractor in 2018 and was reported to be in good condition. Inspect annually.

Location: Throughout Exterior Roof

Task: Inspect annually

Time: Ongoing

Exterior

WALLS \ Wood siding

Condition: • [Cracked, split or broken](#)

The wood shingles at the sides of the home on the upper floors have aged. Consider improving similar to front by painting / sealing or replacing with siding similar to the rear vinyl siding. Consult with specialist contractor for recommendations.

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

Location: Various Exterior at sides

Task: Repair or replace

Time: Less than 1 year

Cost: Consult with siding specialist

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 14 years old. The unit was functioning during the inspection. Service annually and continue to use.

Implication(s): Reduced comfort | Equipment failure

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

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Interior

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials

During the era when this house was built and up until the 1960s, it was very common to wrap registers in material that may contain asbestos 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: Various

Task: Further Evaluation

Time: Before disturbing or if desired

Cost: 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>

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The home is considered to face : • East

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

Observations and Recommendations

RECOMMENDATIONS \ Overview

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: • Aging

Typical lifespan for this type of roof covering is around 15-20 years. The current roof covering is reported to be approximately 17 years old. We noted minor signs of aging. The seller had the roof inspected by a roofing contractor in 2018 and was reported to be in good condition. Inspect annually.

Location: Throughout Exterior Roof

Task: Inspect annually

Time: Ongoing

Condition: • [Damage](#)

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

Location: Various Exterior Garage

Task: Repair / Replace

Time: As Soon As Possible



1. Damage

Condition: • [Vulnerable areas](#)

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

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

Location: Skylights

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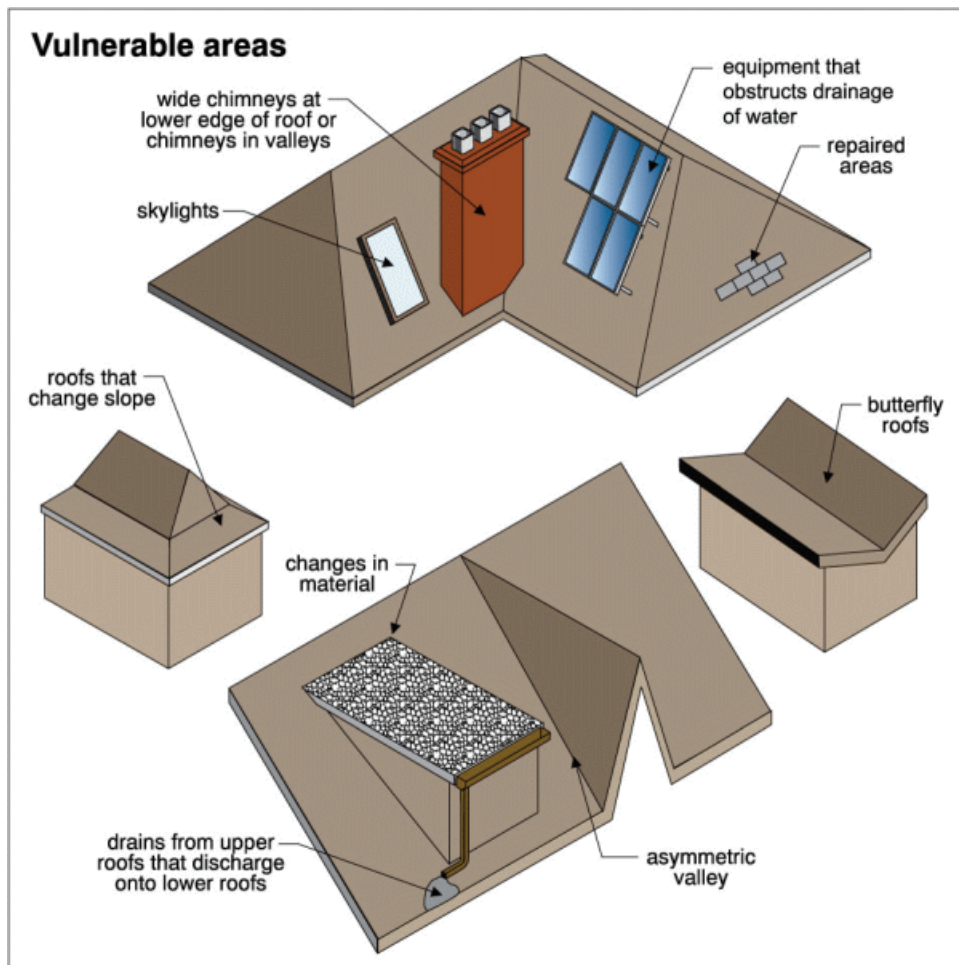
PHOTOS

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Task: Monitor

Time: Ongoing



SLOPED ROOF FLASHINGS \ General

Condition: • Inspect & repair, as needed.

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

Location: Exterior

Task: Inspect annually

Time: Regular maintenance

Cost: Regular maintenance item

SLOPED ROOF FLASHINGS \ Skylights

Condition: • Shingles were installed over skylights flashings therefore we could evaluate flashing installation around skylights.

Location: Exterior Roof

Task: Further evaluation

Time: Less than 1 year

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Inspection Methods and Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground

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

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

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

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

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Shingles](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • We observed metal screening installed at various areas. This is typically installed to prevent animal activity.

ROOF DRAINAGE \ Gutters

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

Location: Throughout Exterior

Task: Repair / Replace

Time: Less than 1 year

Cost: Regular maintenance item

Condition: • Damage

Location: Various Exterior

Task: Repair / Replace

Time: Regular maintenance

Cost: Regular maintenance item



2. Example

Condition: • Dirty/debris

Location: Various Exterior

Task: Clean

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Time: Ongoing

Cost: Regular maintenance item

WALLS \ Wood siding

Condition: • [Cracked, split or broken](#)

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

Location: Various Exterior at sides

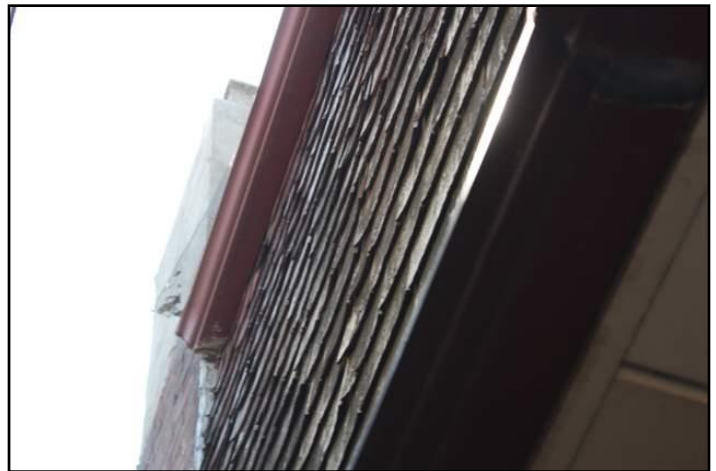
Task: Repair or replace

Time: Less than 1 year

Cost: Consult with siding specialist



3. Cracked, split or broken



4. Cracked, split or broken

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

Condition: • [Spalling](#)

Spalling / masonry deterioration / mortar deterioration noted at various areas. Repair / Replace / Tuck point masonry. This is regular maintenance for a home of this age. photos show a sampling

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

Location: Throughout Exterior Wall and Foundation and Columns

Task: Repair

Time: Less than 2 years / Regular Maintenance

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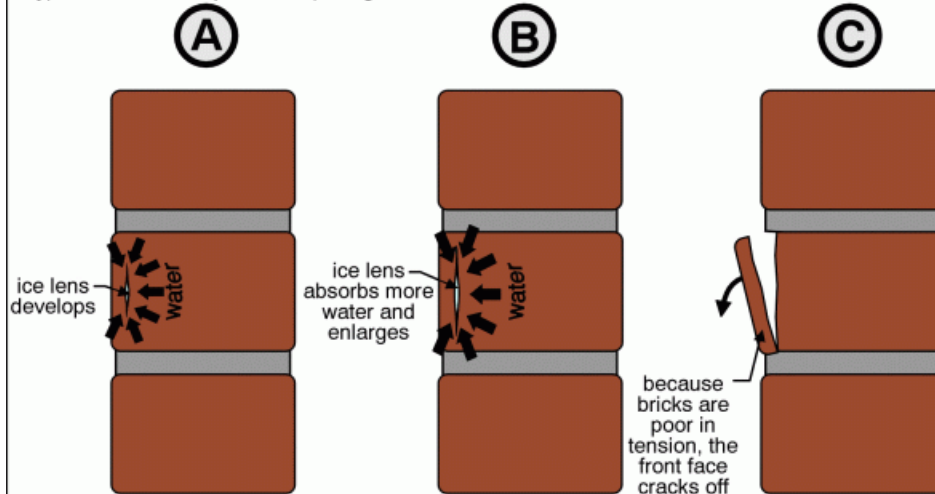
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Freezing water spalls bricks

freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur



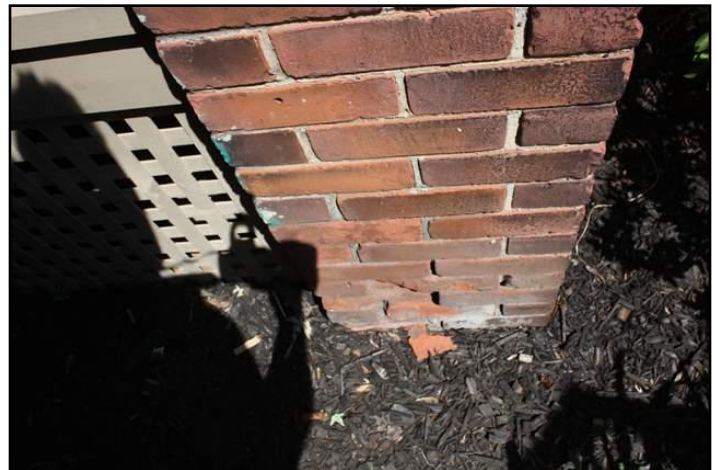
note:

cross section

brick spalling is often a problem with bricks that have a tough glazed finish and a soft permeable core



5. Spalling



6. Spalling

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7. Spalling



8. Spalling



9. Missing mortar



10. Spalling

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Location: Exterior

Task: Replace

Time: Regular maintenance

Cost: Minor

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11. Cracked

DOORS \ Exterior trim

Condition: • [Sill too low](#)

Threshold less than 6-inch step up from outside. click on blue link to read more information.

Implication(s): Chance of damage to finishes and structure

Location: Exterior

Task: Monitor / Improve

Time: As Needed



12. Sill too low

LANDSCAPING \ Lot grading

Condition: • Low Areas.

Location: Rear Exterior Below Deck

Task: Monitor / Improve

Time: As Needed

Cost: Regular maintenance item

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Recommended grading slopes



13. Low Areas.

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

THIS IS A GENERAL RECOMMENDATION NOTED FOR ALL HOMES

GARAGE \ General

Condition: • Typical low quality structure

This is a typical very old garage commonly found in Toronto. . We observed areas at the walls and roof that need improvement/repairs. Replacement garages are expensive, therefore most people choose to repair/reinforce garage ongoing.

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Implication(s): Chance of structural movement | Chance of pests entering building | Physical injury | Chance of water entering building

Location: Garage

Task: Repair

Time: Ongoing

GARAGE \ Vehicle doors

Condition: • Damage

Location: Exterior Garage

Task: Repair

Time: Prior to first use

Cost: Regular maintenance item

Inspection Methods and Limitations

No or limited access to: • South wall • Space between buildings

Upper floors inspected from: • Ground level

STRUCTURE

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Descriptions

Configuration: • [Basement](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

FOUNDATIONS \ General

Condition: • [Spalling, crumbling or broken material](#)

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

Location: Various Exterior Wall

Task: See note in Exterior section

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

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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 - typical](#)

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

Smoke alarms (detectors): • Provide New

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

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • 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. We noted upgraded wiring at the panel and grounded outlets throughout. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies.

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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System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [6 years](#)

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

Observations and Recommendations

General

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

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

Not included as part of a building inspection: • Humidifiers and dehumidifiers

COOLING & HEAT PUMP

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

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 14 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 14 years old. The unit was functioning during the inspection. Service annually and continue to use.

Implication(s): Reduced comfort | Equipment failure

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

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Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-12](#) • [R-20](#)

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)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary



14. Amount less than current standards



15. Amount less than current standards

ATTIC/ROOF \ Duct

Condition: • [Not insulated in unconditioned space](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Correct

Time: Less than 1 year

Cost: Minor

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



16. Shut off valve

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • [40 gallons](#)

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: • Furnace Room

Observations and Recommendations

SUPPLY PLUMBING \ Shut off valve

Condition: • [Damaged handle](#)

Implication(s): Difficult to service | Physical injury

Location: Basement

Task: Replace

Time: Less than 1 year

Cost: Minor



17. Damaged handle

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

THIS IS RECOMMENDED ON ALL HOMES BUILT PRIOR TO 1970

Implication(s): Drainage and/or leakage problems

Location: Basement

Task: Camera inspection

Time: Immediate

Condition: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

Task: Replace

Time: When necessary

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

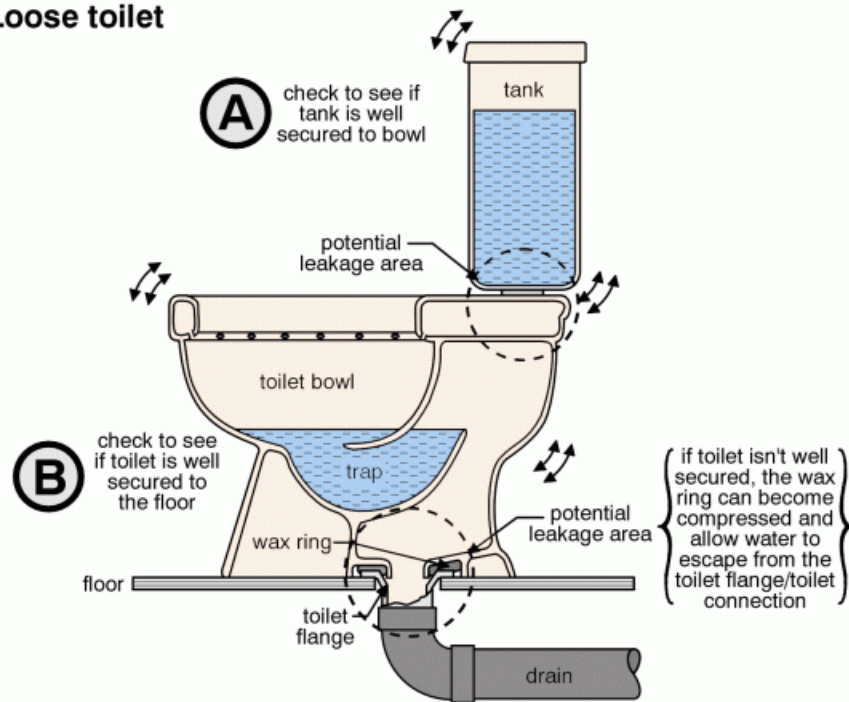
Implication(s): Sewage entering the building | Chance of water damage to contents, finishes and/or structure

Location: Basement Bathroom

Task: Adjust

Time: Regular maintenance

Loose toilet



Inspection Methods and Limitations

Fixtures not tested/not in service:

- Laundry tub

laundry tub supply lines were off



18. isolation valves are off

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.

PLUMBING

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

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

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

Glazing: • [Double](#)

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

WINDOWS \ Interior trim

Condition: • [Loose](#)

Implication(s): Material deterioration

Location: Second Floor Bedroom

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item



19. Loose

STAIRS \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

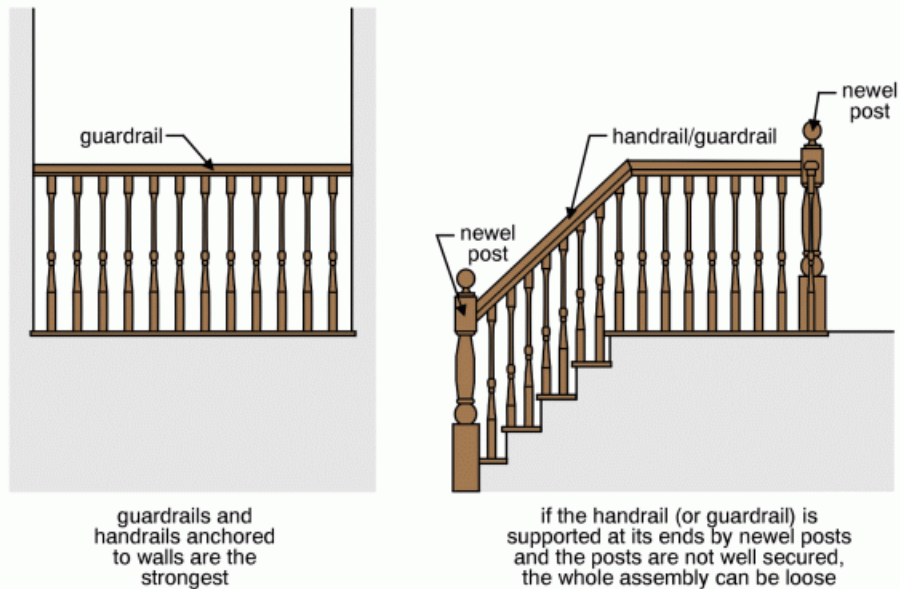
Location: First Floor Staircase

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item

Handrail support



Condition: • [Missing](#)

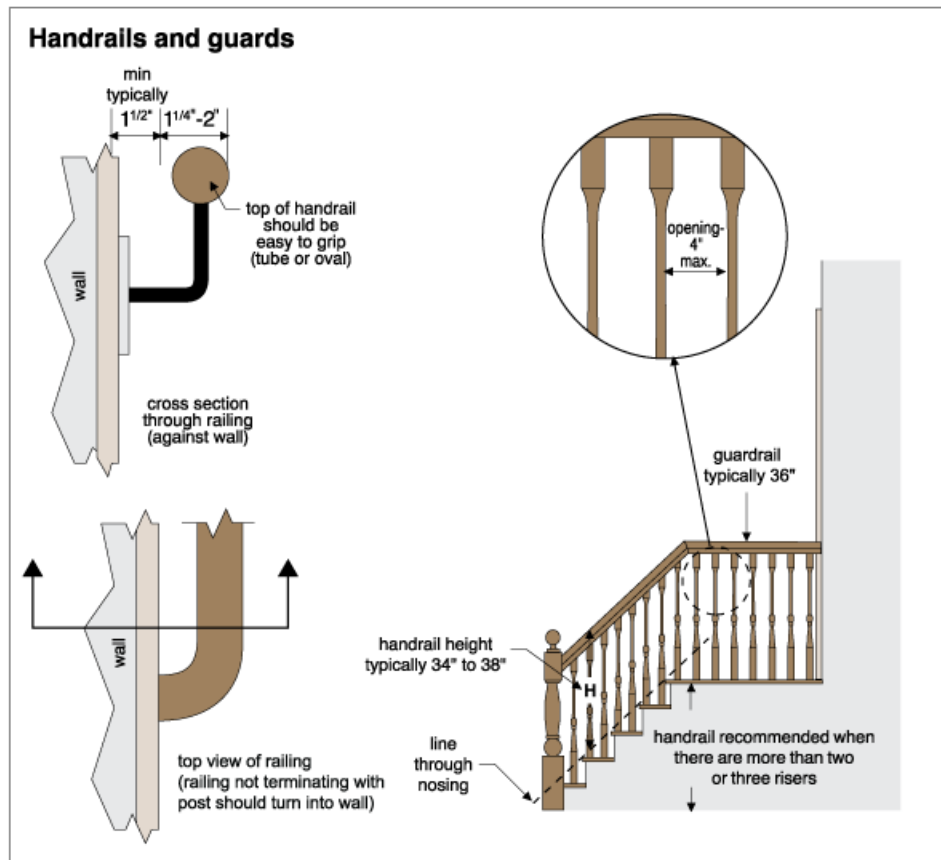
Implication(s): Fall hazard

Location: Basement staircase

Task: Provide Handrail

Time: Less than 1 year

Cost: Minor



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)

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials

During the era when this house was built and up until the 1960s, it was very common to wrap registers in material that may contain asbestos 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: Various

Task: Further Evaluation

Time: Before disturbing or if desired

Cost: Outside our scope of work



20. 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.

General: • Work in Progress

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: • Monitor the basement for leaks in the Spring.

Note: General Note for all homes

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

LINKS

494 Durie Street, Toronto, ON July 4, 2019

Report No. 2492, v.4

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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

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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

REFERENCE LIBRARY

494 Durie Street, Toronto, ON July 4, 2019

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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