



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

84 Evans Avenue
Toronto, ON M6S 3V8

PREPARED FOR:

ERIN DUFFIN
CHRIS DUFFIN

INSPECTION DATE:

Monday, September 30, 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**

October 1, 2019

Dear Erin Duffin and Chris Duffin,

RE: Report No. 2552, v.2
84 Evans Avenue
Toronto, ON
M6S 3V8

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

84 Evans Avenue, Toronto, ON September 30, 2019

Report No. 2552, v.2

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	PHOTOS	MORE INFO	REFERENCE						

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 CONDITION : ABOVE AVERAGE WELL MAINTAINED HOME

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 every minor flaw or deficiency. 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](#)

At garage

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

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

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](#) • [Flat](#)

Wall surfaces and trim: • Fiber Cement Siding

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

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

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Window well retaining wall contains gaps

Location: Rear Exterior

Task: Improve

Time: If necessary



1.

Condition: • Window sill is at or below grade.

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item

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2. Window sill is at or below grade.

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

Condition: • [Missing](#)

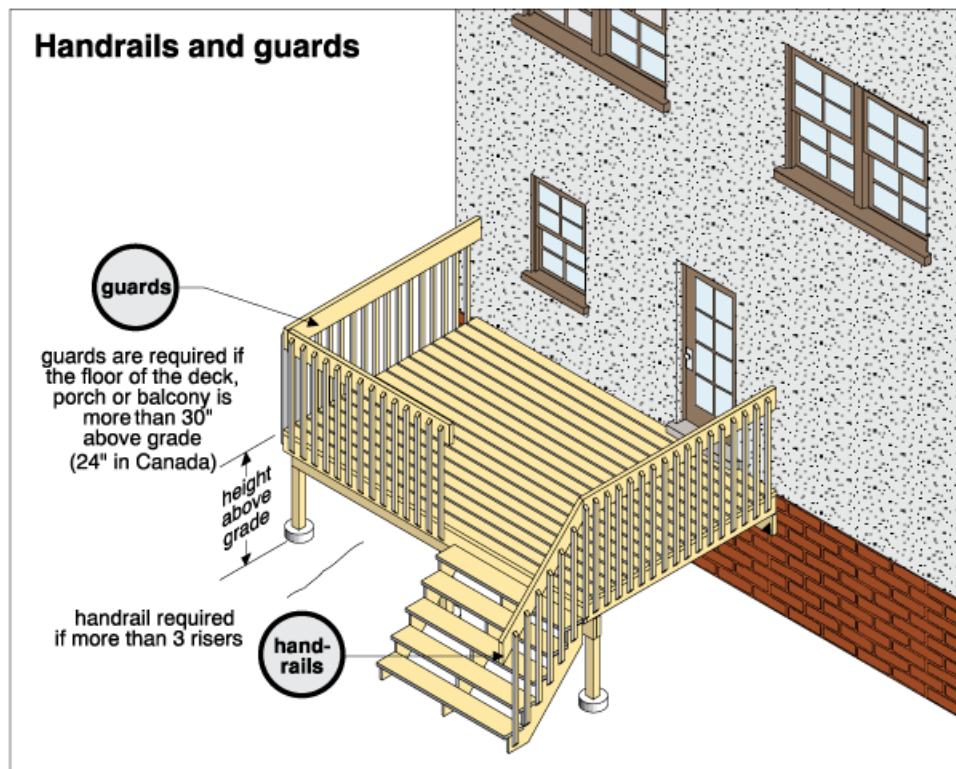
Implication(s): Fall hazard

Location: Rear Exterior

Task: Provide Handrail

Time: Less than 1 year

Cost: Regular maintenance item



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3. Missing Handrail

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

Keep tree branches trimmed back 3 feet from roof line

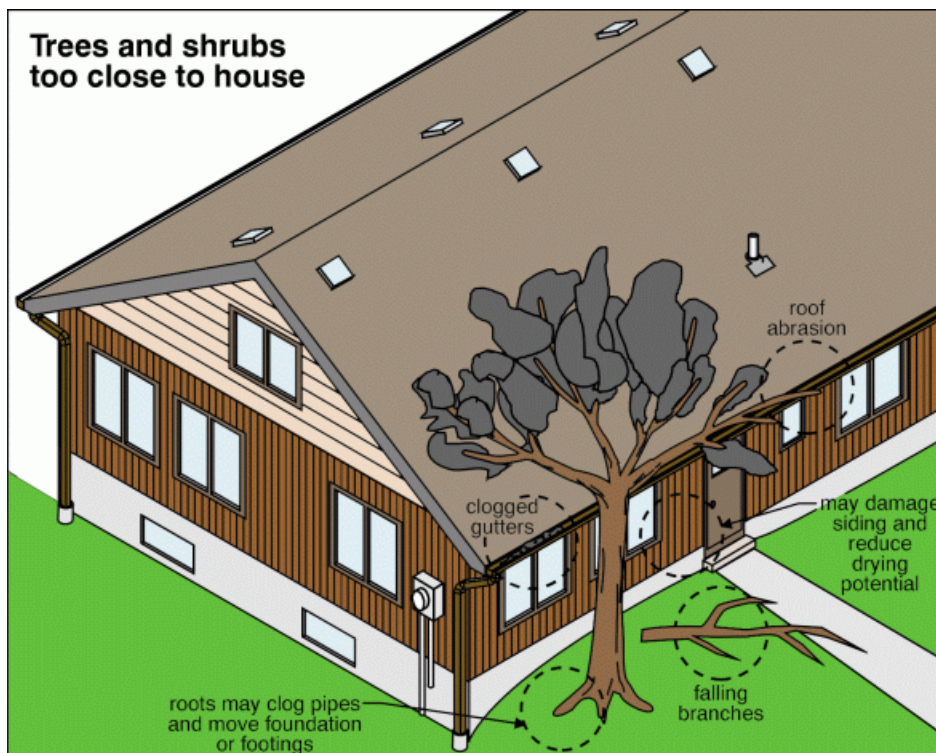
Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: Rear Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



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4. Trees or shrubs too close to building

LANDSCAPING \ Lot grading

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

GARAGE \ Floor

Condition: • [Cracked](#)

Cracking and Settlement Observed. It is common for a concrete garage floor of this age to contain cracks. This is not part of the structure. Repair/replace as needed.

Implication(s): Uneven floors

Location: Exterior Garage

Task: Repair / Replace

Time: Discretionary

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage • Inaccessible wall

No or limited access to:

• Space between buildings

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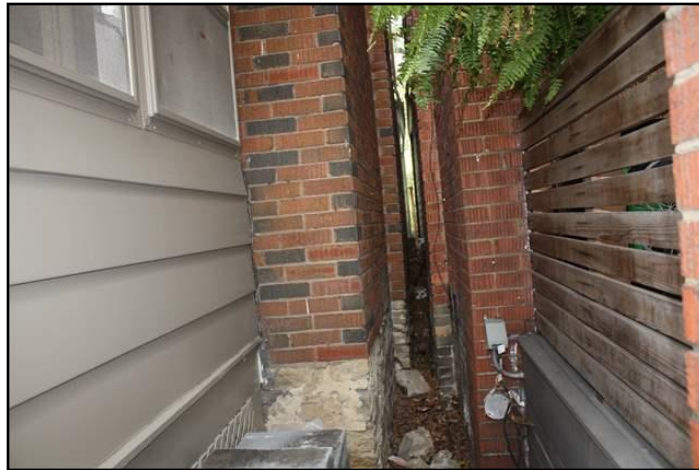
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5. *Space between buildings*

Upper floors inspected from: • Ground level

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Descriptions

Configuration: • [Basement](#)

Foundation material:

- [Stone](#)
- Not visible

Not visible from interior. Walls covered - insulation / drywall.

Floor construction: • [Joists](#)

Exterior wall construction:

- [Wood frame](#)
- At rear addition
- [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

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: • [Prior repairs](#)

It is common to find a multitude of wall repairs on homes of this age

Implication(s): Weakened structure

Location: Various Exterior Wall

Task: For Your Information

Condition: • [Mortar deteriorating](#)

Repointing / Tuck-Pointing needed at various areas. This is common maintenance for homes of this age. Overall. the exterior wall is in good condition and well maintained.

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

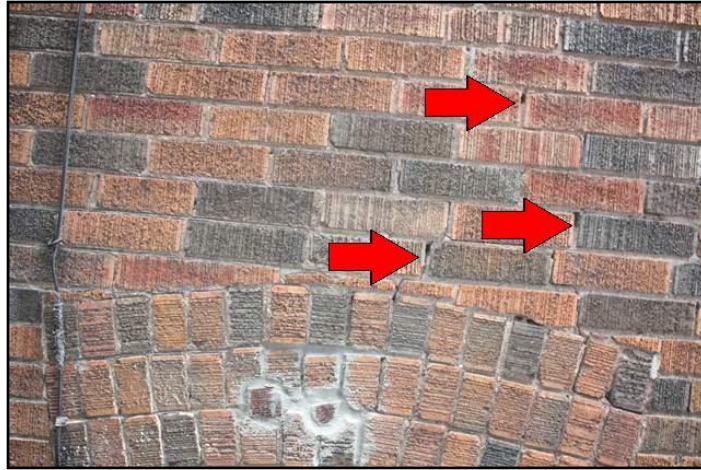
Location: Various Exterior Wall

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

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6. Example

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

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Descriptions

- 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 and exterior](#)
- Smoke alarms (detectors):** • Verify their presence on each floor. I

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Supply plumbing and riser noted over panel area. Consult with electrician to verify if current setup is acceptable.

Location: Basement over panel

Task: Further evaluation / Improve

Time: As Soon As Possible / as required



7.

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

Implication(s): Fire hazard

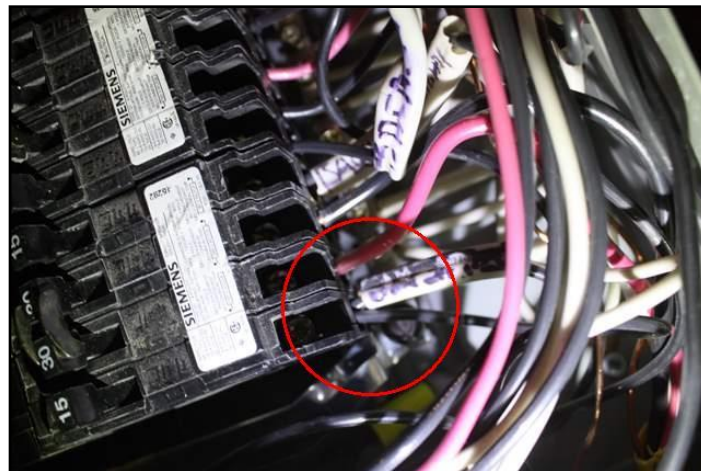
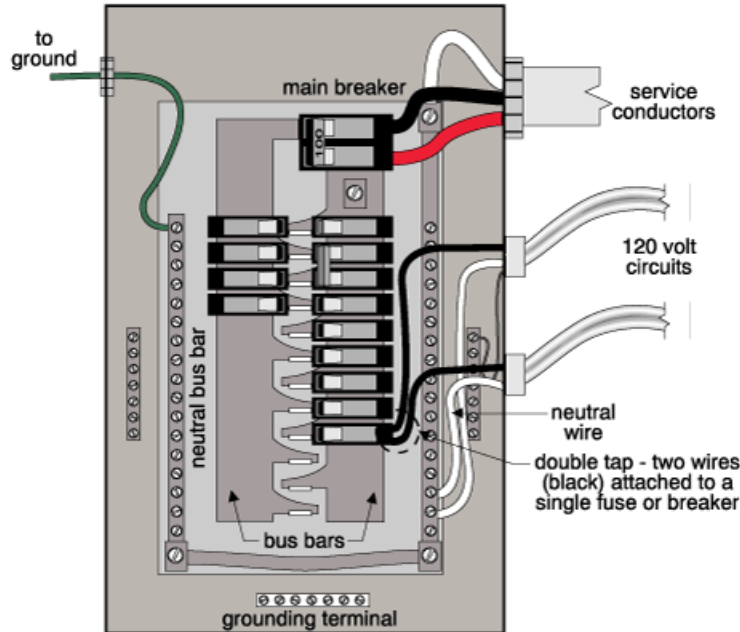
Location: Basement Panel

Task: Correct

Time: Immediate

Cost: Less than - \$200

Double tapping (double lugging)



8. Double taps

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.

ELECTRICAL

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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: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [10 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.

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

84 Evans Avenue, Toronto, ON September 30, 2019

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Descriptions

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

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

Compressor approximate age: • 9 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.

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

INSULATION AND VENTILATION

84 Evans Avenue, Toronto, ON September 30, 2019

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Descriptions

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

Attic/roof insulation amount/value: • [R-40](#)

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

Attic/roof air/vapor barrier: • [None found](#)

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

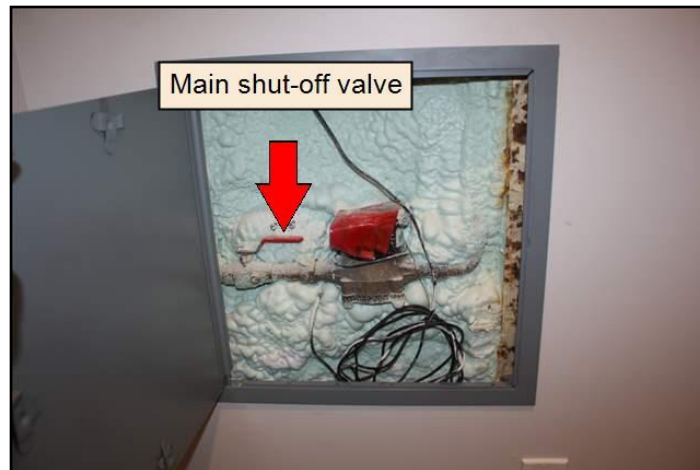
Descriptions

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

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Front of the basement



9. Shut off valve, Front of the 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: • New

Water heater typical life expectancy: • 10 to 15 years

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

Pumps:

- [Sump pump](#)



10. Sump pump

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Floor drain location: • Near heating system

Observations and Recommendations

WASTE PLUMBING \ Sump pump

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

Condition: • [Discharge pipe problems](#)

The discharge pipe of the sump should drain to the exterior of the home, ideally extended to 12 feet away (or a sewer, drainage ditch or dry well.)

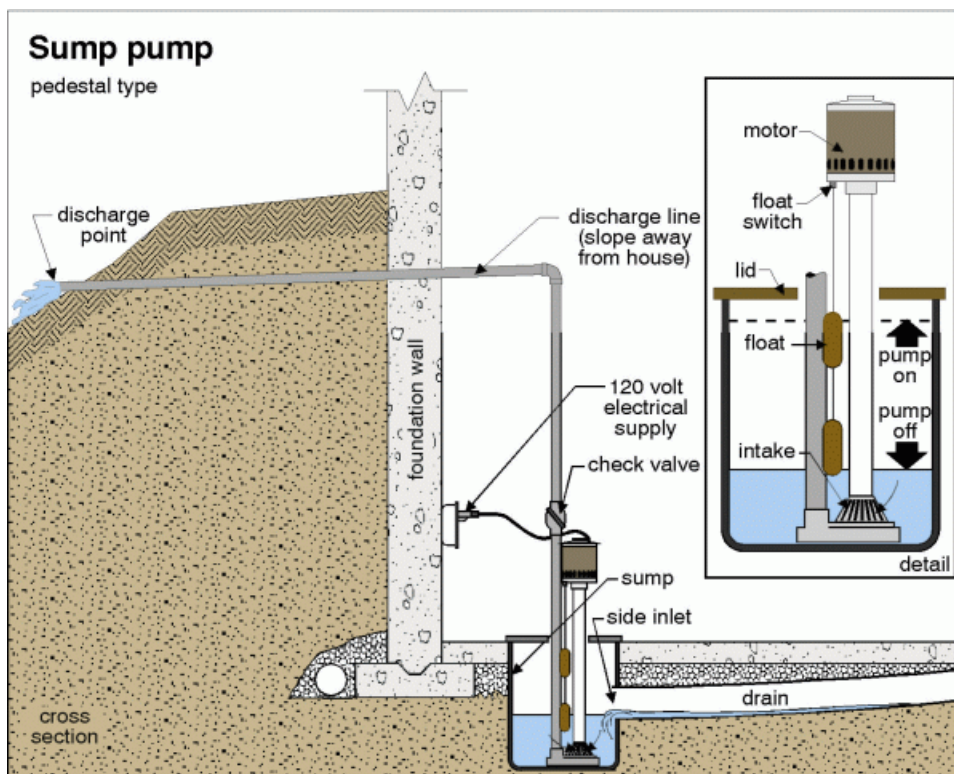
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor





11. Discharge pipe problems

FIXTURES AND FAUCETS \ Faucet

Condition: • [Shower diverter inoperative or defective](#)

Implication(s): Equipment failure

Location: Second Floor Bathroom

Task: Improve

Time: As Needed

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Overflows missing, leak, rust or inappropriate](#)

Overflow cap missing

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

Location: Basement Bathroom

Task: Improve

Time: Less than 1 year

Cost: Minor



12. Overflows missing, leak, rust or...

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • window in bathtub area.

Location: Basement Bathroom

Task: Protect window when in use



13.

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Descriptions

- Major floor finishes:** • [Carpet](#) • [Hardwood](#)
- Major wall and ceiling finishes:** • [Plaster/drywall](#)
- Windows:** • [Fixed](#) • [Casement](#)
- Glazing:** • [Double](#)

Observations and Recommendations

General

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

STAIRS \ Handrails and guards

Condition: • [Missing](#)

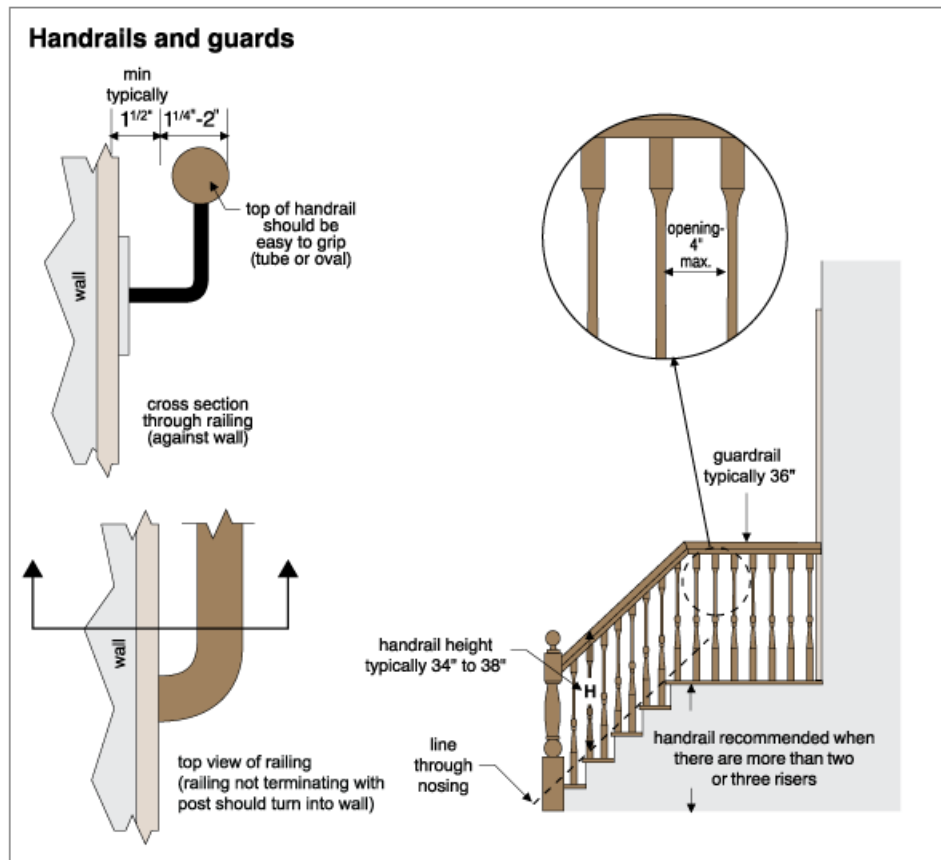
Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide handrail

Time: Less than 1 year

Cost: Minor



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14. Missing

EXHAUST FANS \ Duct

Condition: • [Termination point not found](#)

Exhaust duct from bathroom not observed. Verify that there is a duct from the bathroom which exhausts to the exterior.

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

Location: Attic

Task: Further evaluation / Correct

Time: As Soon As Possible



15. Termination point not found

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

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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.

Inspection Methods and Limitations

General: • Work in Progress

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

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: • 100 %

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

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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](#)

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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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	PHOTOS	MORE INFO	REFERENCE						

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

