



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
86 Ardagh Street
Toronto, ON M6S 1Y5

PREPARED FOR:
KARLA WARDLE
EMIR DICKSON
INSPECTION DATE:
Wednesday, May 27, 2020

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**

May 28, 2020

Dear Karla Wardle and Emir Dickson,

RE: Report No. 2642
86 Ardagh Street
Toronto, ON
M6S 1Y5

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

The Inspection Professionals (TIP) is a Full-Time Professional, Certified multi-inspector award-winning 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). A full phone report review is also available for \$97.00

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

86 Ardagh Street, Toronto, ON May 27, 2020

Report No. 2642

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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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 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>

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 24 years old. The unit was operational during inspection. Service and continue to use and replace when necessary.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,500 - and up

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Plumbing

WASTE PLUMBING \ Floor drain

Condition: • [Not found](#)

Most homes have a floor drain. We did not find the floor drain. It may be under the carpet or in an area not observable. Recommendation is to locate floor drain and expose. If floor drain is not present (very rare), provide floor drain or sump pit and pump.

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

Location: Basement

Task: Inquire with seller / Expose the floor drain

Time: Immediate

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](#) • [Strip when reroofing](#)

Probability of leakage: • Low

Approximate age: • Several years remaining.

Typical life expectancy: • 20-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • General Recommendation for all homes - Strip Roof Covering when replacing. When replacing a roof covering, it is common to apply a second layer over the first to minimize costs. Best practice however, is to remove the old roof covering before installing the new roof. Adding a third layer of roofing is not recommended. It is common when re-roofing to find concealed damage to roofing boards, these and other hidden components. There is no practical way to predict the presence or extent of the damage.

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Inspection performed: • With binoculars from the ground • Through Window - Limited View

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Mortar deterioration](#)

Provide mortar (Repointing, Tuck pointing) at various areas of the exterior brick and window sills and chimney. This is very common maintenance for homes of this age. The photos show a sampling.

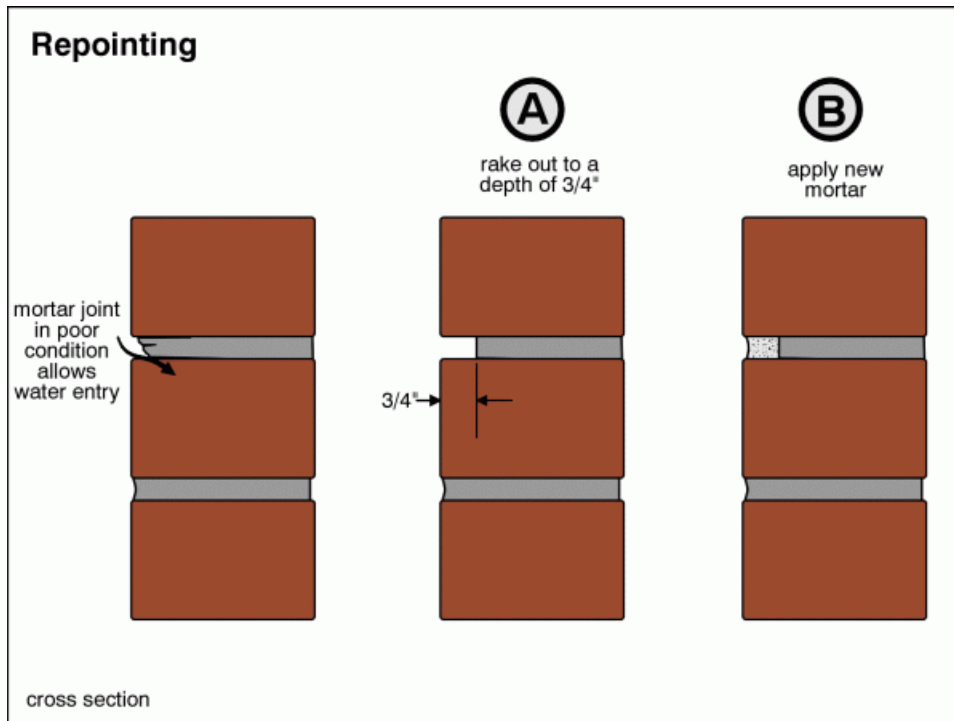
Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Various Exterior Wall and Chimney and window sills

Task: Improve / Provide mortar

Time: Regular maintenance

Cost: Regular maintenance item



EXTERIOR

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1. example



2. example



3. example



4.

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 \ General notes

Condition: • Sill - Near or at Grade Level

This was common on older construction. Modern standards require that bottom of window be above grade by 6-inches or a window well be provided.

Location: Exterior

Task: Monitor / Improve

Time: As Needed

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5. Sill - Near or at Grade Level

Condition: • Sill - Near or at Grade Level

Vulnerable area. Monitor to ensure water is not pooling at window. You may consider providing a clear window well cover to prevent moisture from being trapped in this area.

Location: Rear Exterior

Task: Monitor / Improve

Time: As Needed



6. Sill - Near or at Grade Level



7. Sill - Near or at Grade Level

DOORS \ General notes

Condition: • Threshold too low

Implication(s): Increased heating and cooling costs

Location: Right Side Exterior

Task: Monitor / Improve

Time: As Needed

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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8. Threshold too low

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

Condition: • [Missing](#)

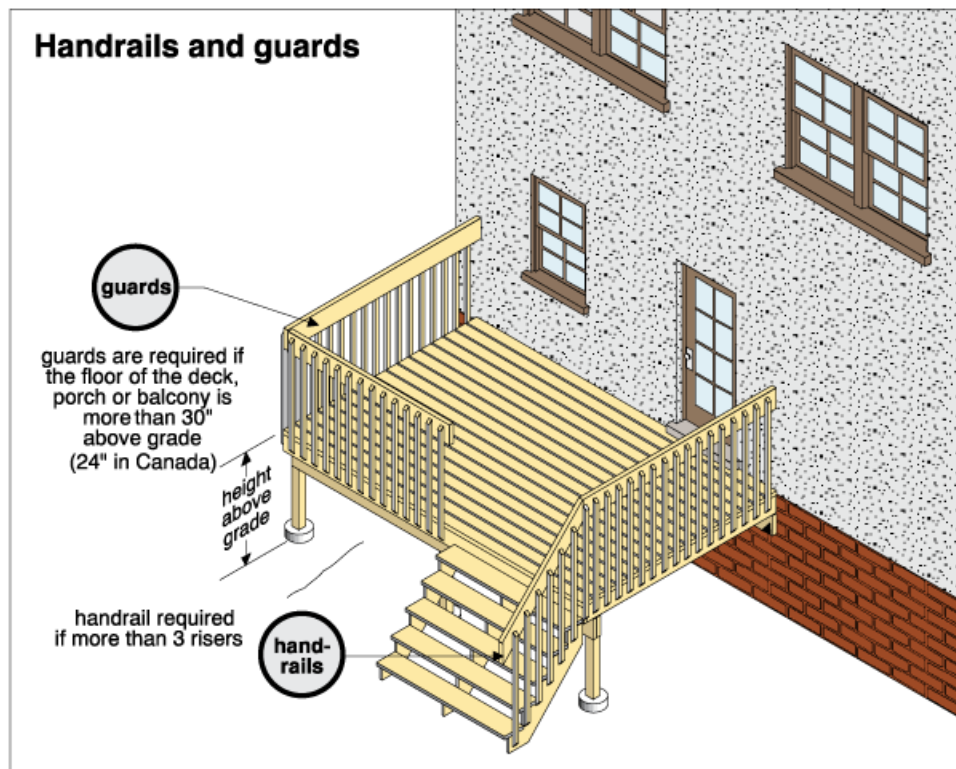
Implication(s): Fall hazard

Location: Front Exterior Staircase

Task: Provide Handrail

Time: Less than 1 year

Cost: Minor



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9. Missing

Condition: • [Too low](#)

Below modern standards

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

No or limited access to:

- Area below steps, deck, porches
- West wall

Viewed from neighbors yard

Upper floors inspected from: • Ground level

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Descriptions

Configuration: • [Basement](#)

Foundation material:

• [Stone](#)

• Not visible

Covered by Parging - Likely Brick or Stone based on age of property

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

FOUNDATIONS \ General notes

Condition: • [Typical minor settlement](#)

Location: Various

Task: Monitor

Time: Ongoing

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: Throughout Exterior Wall

Task: For Your Information

WALLS \ Arches

Condition: • [Cracked](#)

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

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

Location: Right Side Exterior Wall

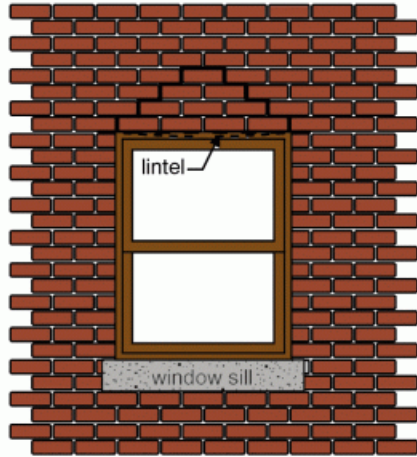
Task: Patch

Time: Less than 1 year

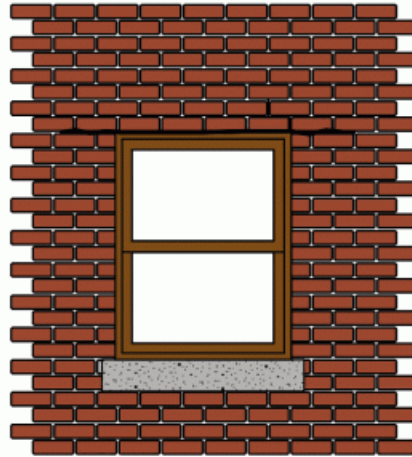
Cost: Regular maintenance item

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Lintel related wall cracks



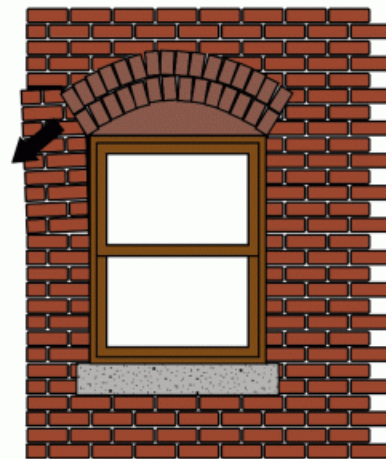
crack pattern commonly associated with sagging lintels due to undersizing or deterioration



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



10. *Cracked*

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

Very limited due to obstruction above hatch

Percent of foundation not visible: • 95 %

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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](#)
- System grounding material and type:** • [Copper - water pipe](#)
- Distribution panel type and location:** • [Breakers - basement](#)
- Distribution panel rating:** • [125 Amps](#)
- Distribution wire (conductor) 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

RECOMMENDATIONS \ Overview

Condition: • Wiring overall appears to be upgraded. No major defects noted.

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [No links for multi-wire circuits](#)

Possible missing links(breaker bridge) (x3) Have electrician confirm if distribution lines are multi-wire 240V circuits. Provide links if necessary.

Implication(s): Electric shock

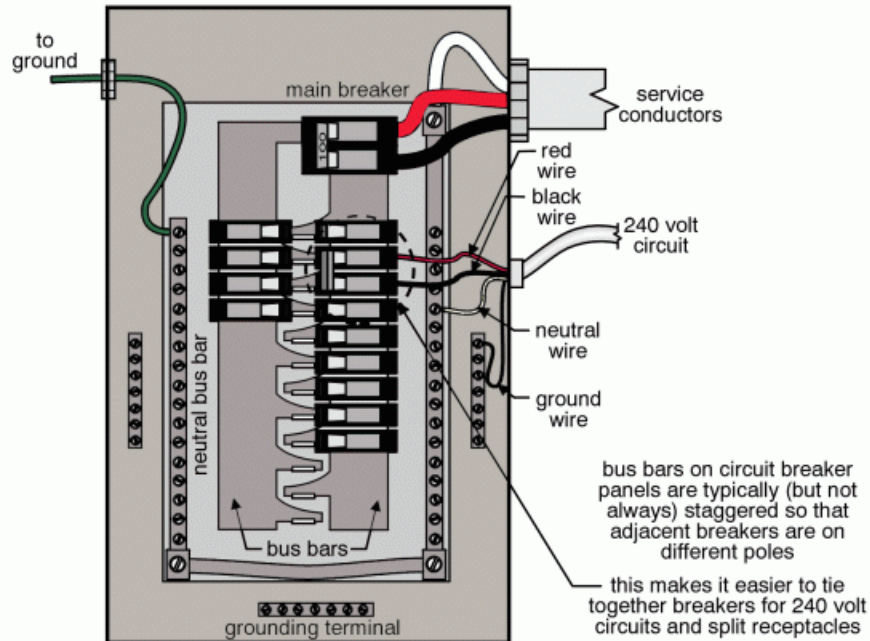
Location: Various Basement Panel

Task: Correct

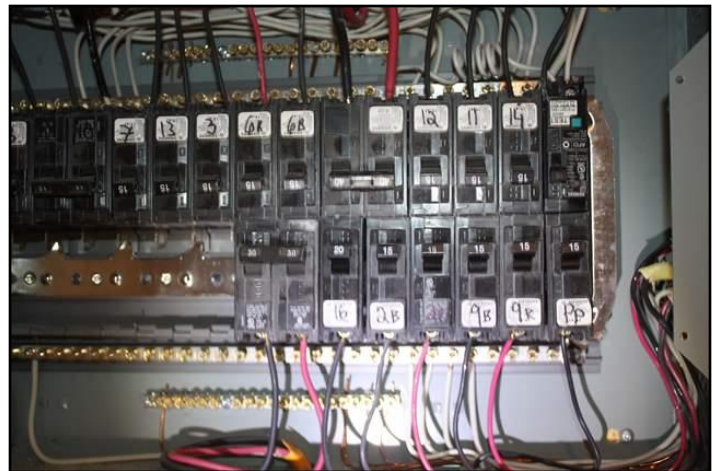
Time: As Soon As Possible

Cost: Minor

Staggered bus bars on circuit breaker panels



11. No links for multi-wire circuits



12. No links for multi-wire circuits

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.

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Inspection Methods and Limitations

System ground: • Continuity not verified • 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: • [6 years](#)

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

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

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • 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 cap

Condition: • [No drip edge on cap](#)

see illustration

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

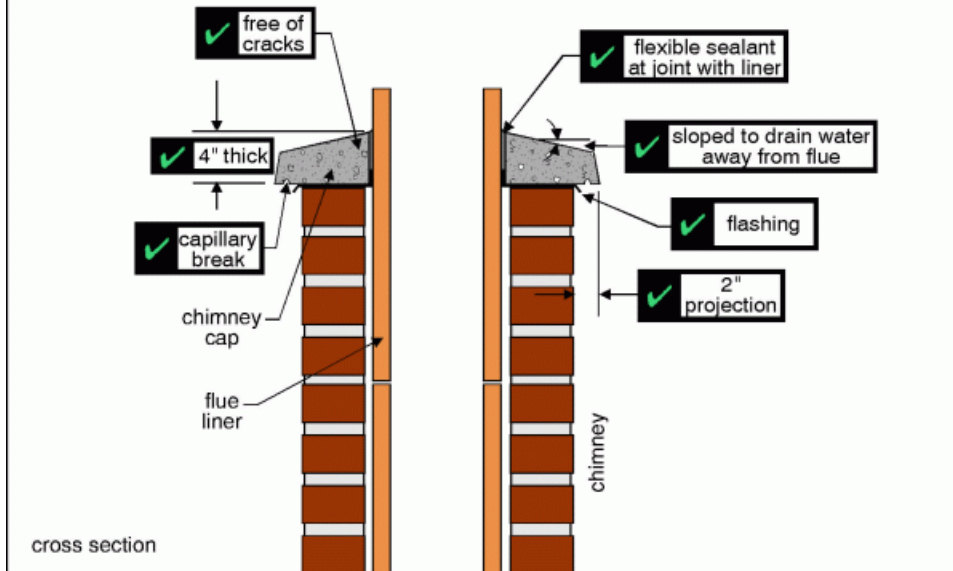
Location: Exterior Chimney

Task: Provide chimney cap

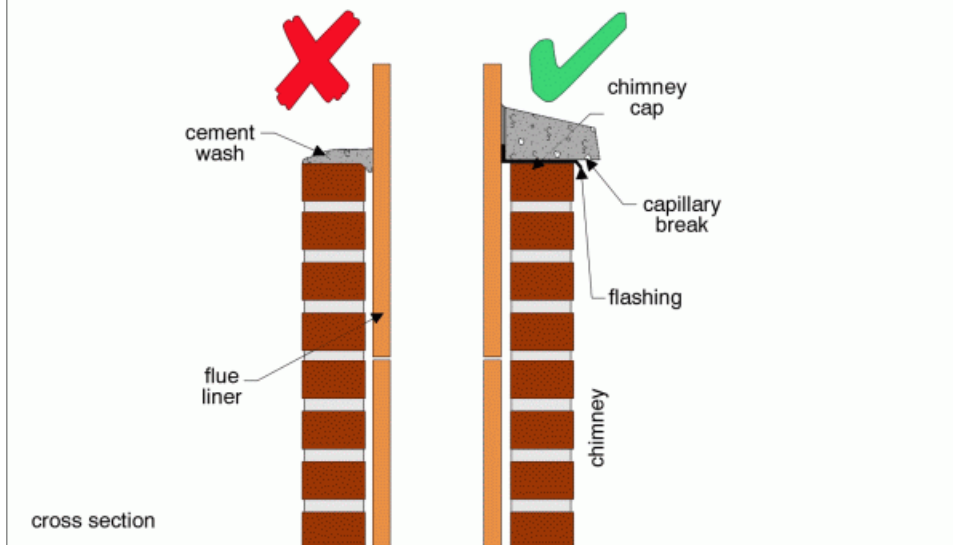
Time: Less than 2 years

Cost: \$500 - \$900

What makes a good chimney cap?



Drip edge on cap





13. No drip edge on cap

FIREPLACE \ General notes

Condition: • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See www.wettinc.ca.

Decorative only at this time. Inspect and upgrade if you plan to use

Time: Prior to first use

FIREPLACE \ Hearth and extension

Condition: • [Too small](#)

Implication(s): Fire hazard

Location: First Floor

Task: Correct

Time: Prior to first use (if you plan to use)



14. Too small

FIREPLACE \ Damper

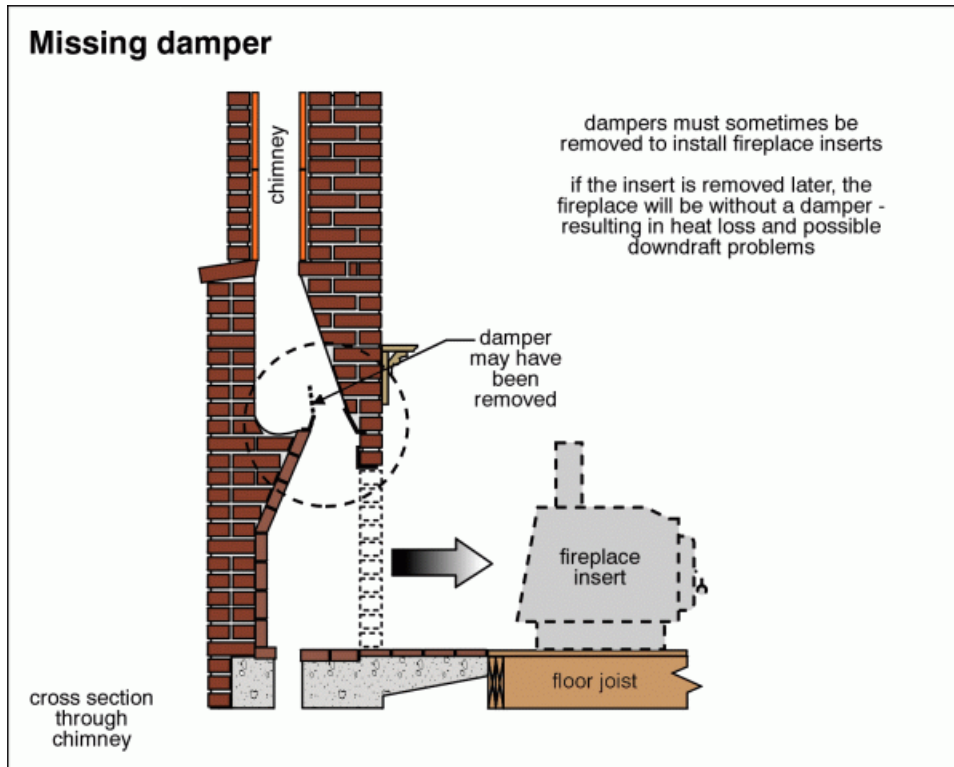
Condition: • [Missing](#)

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: First Floor

Task: Provide

Time: Prior to first use



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: • [18,000 BTU/hr](#)

Compressor approximate age: • 24 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 24 years old. The unit was operational during inspection. Service and continue to use and replace when necessary.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,500 - and up

AIR CONDITIONING \ Compressor

Condition: • [Missing electrical shutoff](#)

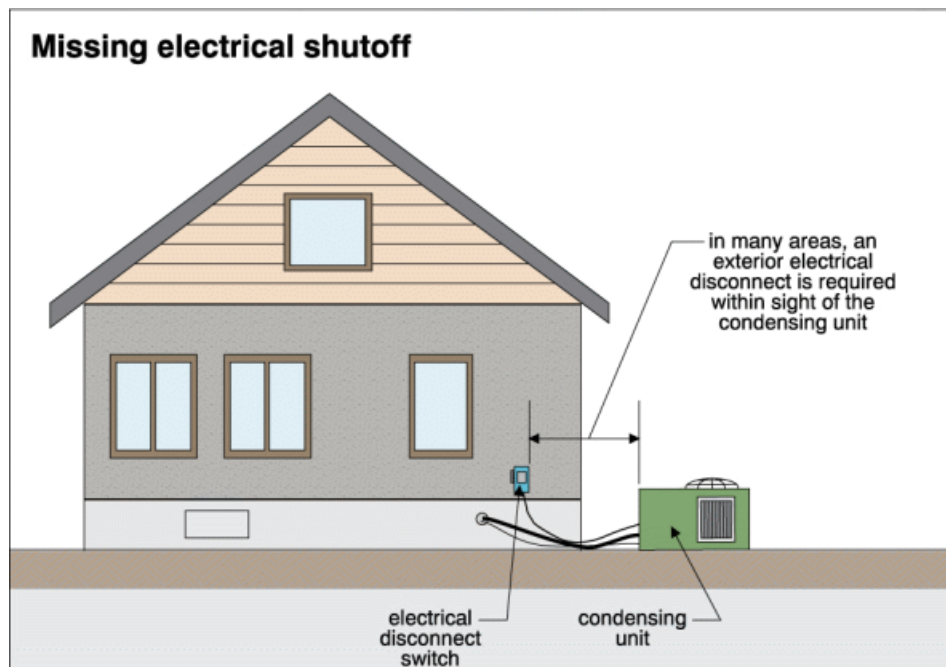
This requirement came into effect after your air conditioning unit was installed.

Implication(s): Difficult to service

Location: Rear Exterior

Task: Provide

Time: When replacing unit.



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AIR CONDITIONING \ Air cooled condenser coil

Condition: • Vegetation in contact with A/C unit

Implication(s): Potential for decreased performance

Location: Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



15.

Inspection Methods and Limitations

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Descriptions

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

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Roof and soffit vents](#)

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

Condition: • Inoperable

We were unable to fully open the hatch as there appears to be something blocking the hatch on one side. We were able to squeeze a camera through for some pictures. Provide full access and inspect. I have provided some of the pictures taken.

Location: Attic

Task: see note



16. Inoperable



17. Inoperable



18. Inoperable

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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

Very limited due to obstruction above hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

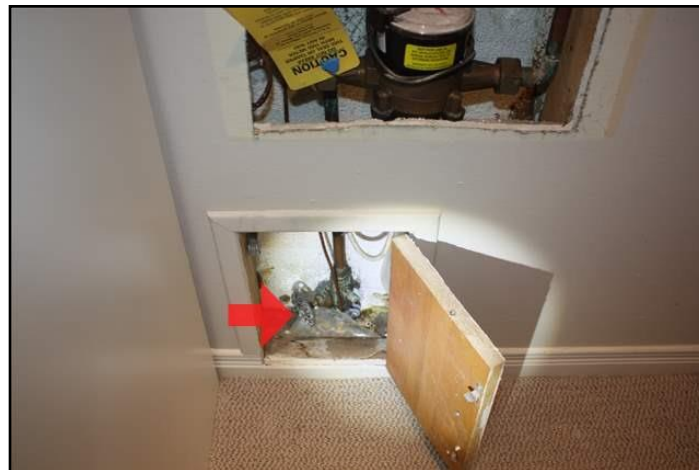
Descriptions

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

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

Main water shut off valve at the:

- Front of the basement



19. Front of the basement

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

Water heater type: • [Conventional](#)

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

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

Water heater approximate age: • 17 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Not visible

Observations and Recommendations

WATER HEATER \ Life expectancy

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

Typical life expectancy is 10-15 years. The current unit is 17 years old

Implication(s): No hot water

Location: Basement

Task: Replace

Time: Less than 2 years

Cost: Rental?

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes

Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

Condition: • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400.

GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

Task: Improve / Monitor

WASTE PLUMBING \ Floor drain

Condition: • [Not found](#)

Most homes have a floor drain. We did not find the floor drain. It may be under the carpet or in an area not observable. Recommendation is to locate floor drain and expose. If floor drain is not present (very rare), provide floor drain or sump pit and pump.

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

Location: Basement

Task: Inquire with seller / Expose the floor drain

Time: Immediate

FIXTURES AND FAUCETS \ Faucet

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

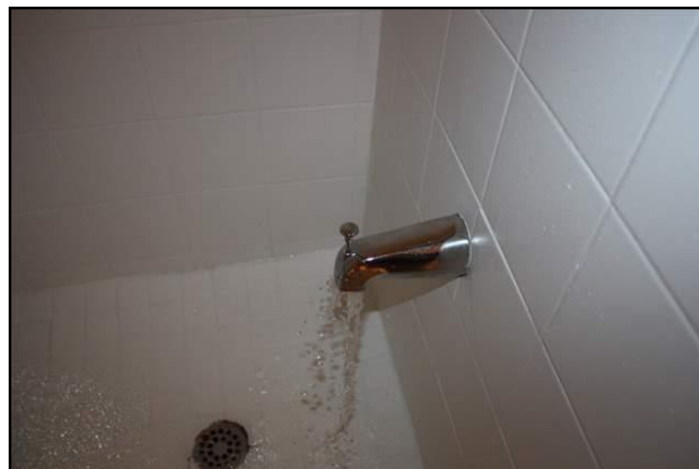
Implication(s): Equipment failure

Location: Basement Bathroom

Task: Repair / Replace

Time: Regular maintenance

Cost: Minor



20. *Shower diverter inoperative or defective*

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspection Methods and Limitations

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

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Descriptions

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

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

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

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

RECOMMENDATIONS \ General

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

FLOORS \ Subflooring

Condition: • [Prior repairs](#)

As seen from basement, some areas of the plank board sheathing have been upgraded to sheathing.

Implication(s): Weakened structure

Location: Basement

Task: For Your Information



21. Example

Condition: • Slope or Sag Noted.

Normal for homes of this age

WINDOWS \ General notes

Condition: • Aging

Varying ages and styles of windows noted. Newer single hung windows were noted in various areas. The casement windows in the bedrooms were 25-30 years old and in functional condition. Many of the windows at the main floor are older single pane windows and were functional. Upgrade older windows as needed. We typically recommend immediate replacement only if window leakage or damage is present.

Location: Various

Task: Upgrade older windows as needed

Time: Discretionary

Cost: Consult with specialist

DOORS \ Glass (glazing)

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

Implication(s): Shortened life expectancy of material

Location: Second Floor Bedroom

Task: Replace

Time: Discretionary

Cost: \$200 - \$400



22. Lost seal on double or triple glazing

DOORS \ Hardware

Condition: • [Broken](#)

Implication(s): System inoperative or difficult to operate

Location: Master Bedroom closet

Task: Repair / Replace

Time: Regular maintenance

Cost: Minor Regular maintenance item

STAIRS \ Guardrails

Condition: • [Too low](#)

Below modern standards

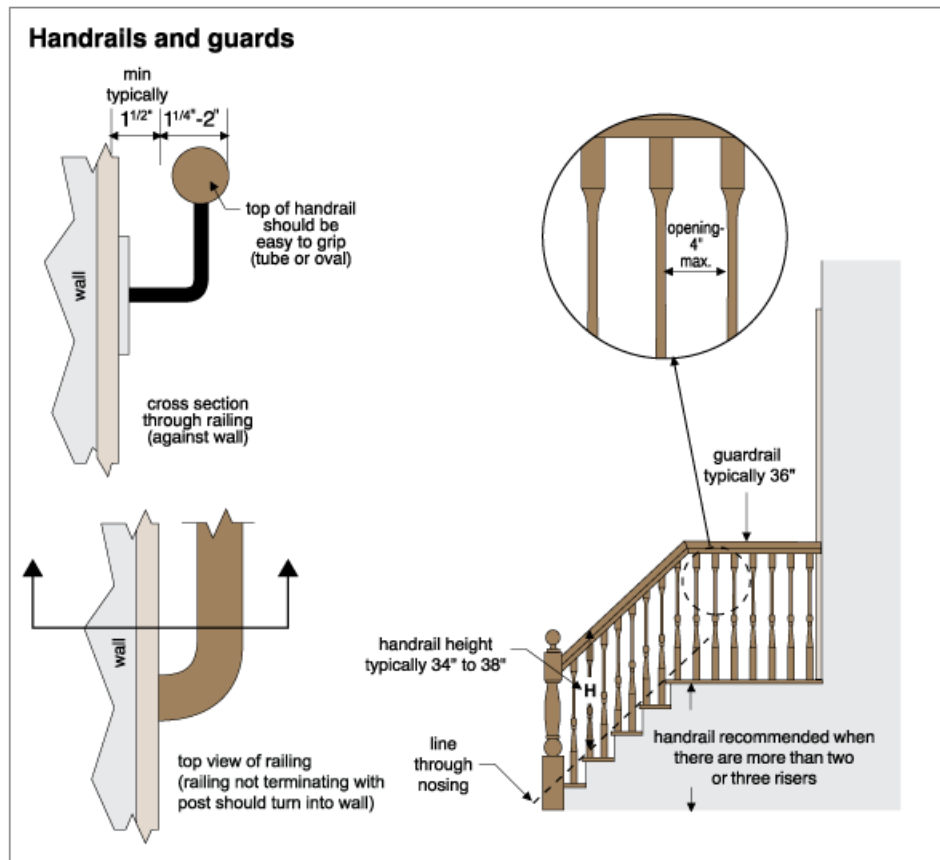
Implication(s): Fall hazard

Location: Second Floor Hall

Task: Upgrade

Time: As soon as practical

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



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.

SUMMARY

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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 / stipple ceilings, glue, insulation around heating ducts and registers, plaster 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. If you plan to remove/disturb any building material, testing for asbestos is recommended beforehand.

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: • Storage in basement limited inspection • Basement leakage is common. Most basements will experience leakage at some point. We cannot predict future occurrence or extent of basement leakage • Monitor the basement for leaks in the Spring.

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

LINKS

86 Ardagh Street, Toronto, ON May 27, 2020

Report No. 2642

www.inspectionpros.ca

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

Descriptions

General: • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#) • [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.](#) • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#) • [\(Life Cycles and Costs\)](#) • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#) • [Common Building Technical Terms Explained](#)

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

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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LINKS

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

