# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
16 Brule Crescent
Toronto, ON M6S 4H9

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Thursday, October 14, 2021


TIP THE INSPECTION PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
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CONSUMER CHOICE AWARD 2020 YORK REGION 2 YEAR WINNER

October 17, 2021

Dear Gillian Ritchie,

RE: Report No. 2953, v.2
16 Brule Crescent
Toronto, ON
M6S 4H9

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a 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 International Association of Certified Home Inspectors (CPI # NACHI07020704)
"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 $275. (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

16 Brule Crescent, Toronto, ON October 14, 2021



HIGHLIGHTS:

This solid masonry home is in average/good condition overall as compared to homes of similar age and style. The masonry walls and foundations observed appear to be in good condition. The windows at the first and second floors are reported to have been replaced in 2014-2017 and are premium single-hung, double-glazed energy efficient units. The roof coverings are in good condition overall and reported to be 6 years old. A sump pump is present in the basement. A backwater valve, which helps prevent sewer backup, is installed at the front of the basement. The seller reported that the waste line from the house to street was upgraded in 2020. Both the furnace and air conditioner have been replaced in 2017 with premium high efficient units. The second floor has been updated recently and the bathroom remodeled in 2018. The first floor bathroom was updated in 2014.
As is typical for homes of this age, there is a mix of newer and older systems and components

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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.
We adhere to the CAHPI Standards of Practice which can be viewed here:
CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf

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.

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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 inspection is not a technical audit on every minor flaw or deficiency. A technical audit can be performed at an additional cost. 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

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) as named on the report.

We take no responsibility or hold no liability until an onsite review is purchased by the buyer and an onsite review is performed by our company and our inspection agreement of limitations and liability are signed. By accepting the information in this report without our onsite review, you are waiving all rights.

For Ballpark costs of various home components, please click here:
http://www.inspectionlibrary.com/costs.htm

## Electrical

**RECOMMENDATIONS \ General**
**Condition:** • Knob and Tube wiring was noted.
See detailed note in Electrical section of report.
**Location**: Various

## Plumbing

**WATER HEATER \ Life expectancy**
**Condition:** • Past life expectancy
Typical lifespan is 10-15 years. The current unit is 21 years old
**Location**: Basement Furnace Room
**Task**: Replace
**Time**: Less than 1 year
**Cost**: Rental - Seller reported current cost at $19/month

## Interior

**RECOMMENDATIONS \ General**
**Condition:** • Some floor finishes in the home may contain some asbestos. Asbestos usage in materials was very common pre-1985 and can be found in most older homes unless fully renovated. See detailed note in Interior section of report

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 home inspection. These may have to be adjusted based on the findings of specialists.

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

## Descriptions

**Sloped roofing material:** • Asphalt shingles

**Flat roofing material:** • Modified bitumen membrane

**Approximate age:**
• 6 years
As reported by seller

**Typical life expectancy:**
• 15-20 years
Sloped asphalt shingles
• 20-25 years
Flat Modified Bitumen

## Observations and Recommendations

**RECOMMENDATIONS \ General**

**Condition:** • All Roofing issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes.

**FLAT ROOFING \ Modified bitumen**

**Condition:** • Blisters
**Location**: Rear Exterior Flat Roof
**Task**: Monitor / Patch
**Time**: As Needed
**Cost**: Minor

**1.** *Blisters*

## Inspection Methods and Limitations

**General:** • Most roofs are susceptible to ice damming 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 performed:** • With binoculars • From roof edge • Through Window - Limited View

**Age determined by:** • Reported by seller

## Descriptions

**Gutter & downspout material:** • Aluminum

**Gutter & downspout discharge:** • Above grade

**Lot slope:** • Away from building • Towards building • Flat

**Wall surfaces - masonry:** • Brick

## Observations and Recommendations

**RECOMMENDATIONS \ General**

**Condition:** • All Exterior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

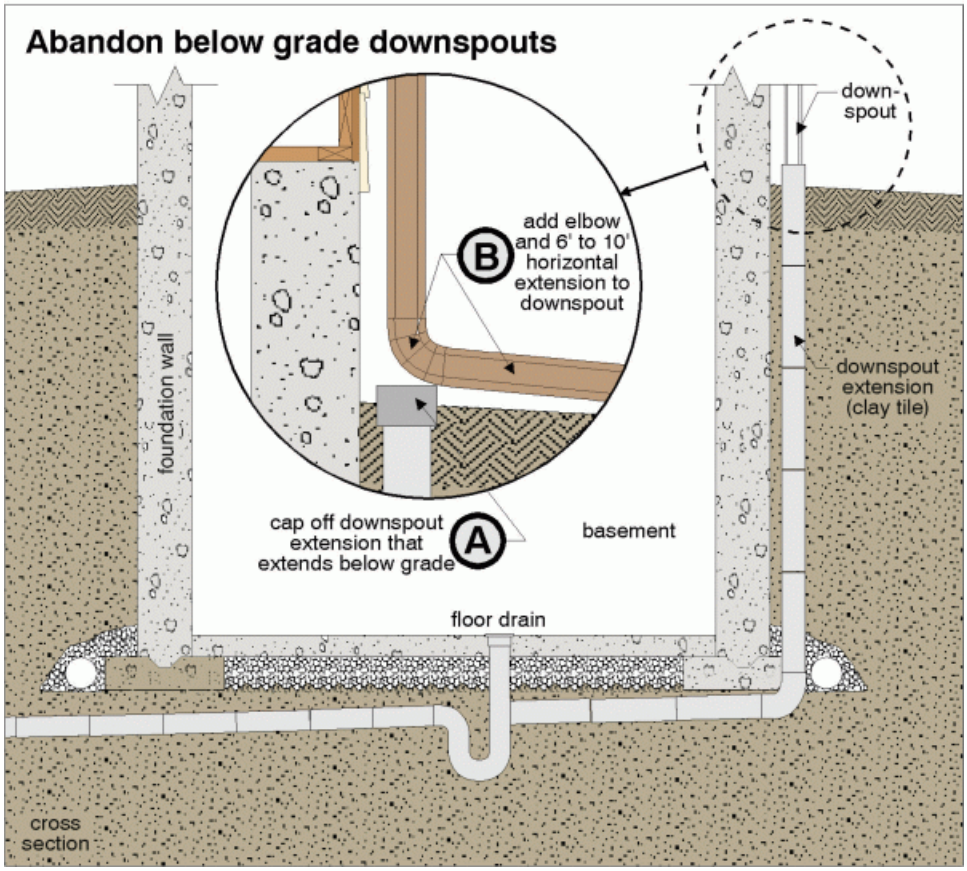
**ROOF DRAINAGE \ Downspouts**

**Condition:** • Discharge below grade

**Location**: Various Exterior

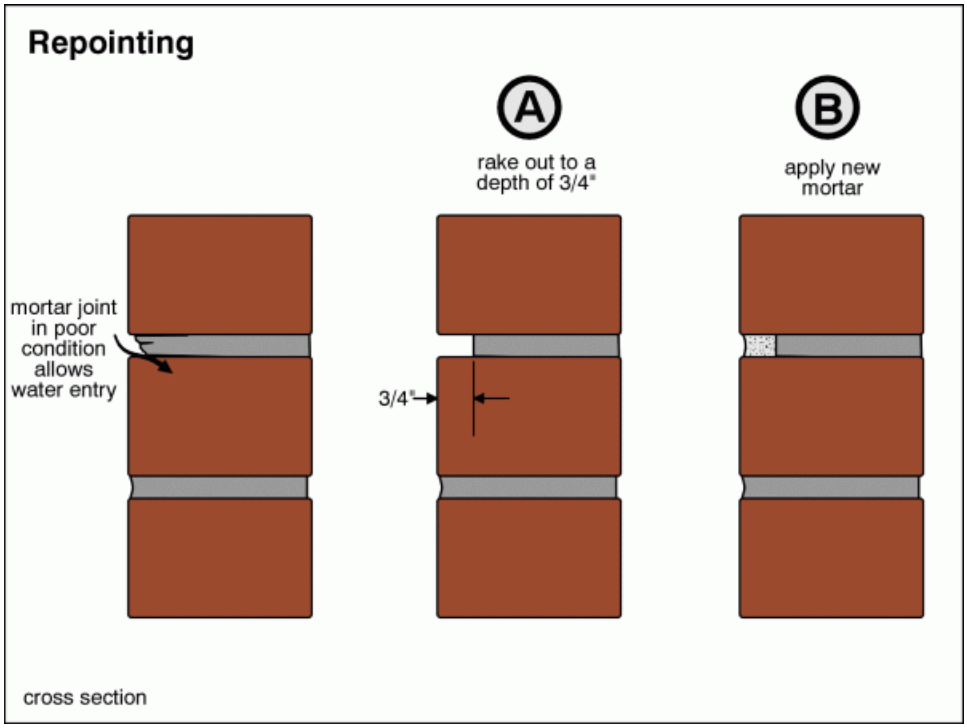
**Task**: Monitor / Improve

**Time**: As Needed



**2.** *Discharge below grade*

**WALLS \ Masonry (brick, stone) and concrete**
**Condition:** • Mortar deterioration
**Location**: Right Side Exterior Wall
**Task**: Provide mortar
**Time**: Less than one year
**Cost**: Minor



**3.** *Mortar deterioration*

**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

**WALLS \ Fiber cement siding**

**Condition:** • We noted a white painted cladding material on various areas of the exterior. This cladding may be wood, fiber cement or asbestos cement fiber. If working on the siding in the future - sanding, cutting, disturbing, etc. test the material prior to disturbing. If asbestos, take health precautions. If replacing, ensure that workers are aware of potential presence of asbestos so that the necessary health precautions are followed. Further information can be found here: https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html
**Location**: Various Exterior
**Task**: Further evaluation
**Time**: Prior to disturbing

**4.** *example*

**LANDSCAPING \ General notes**

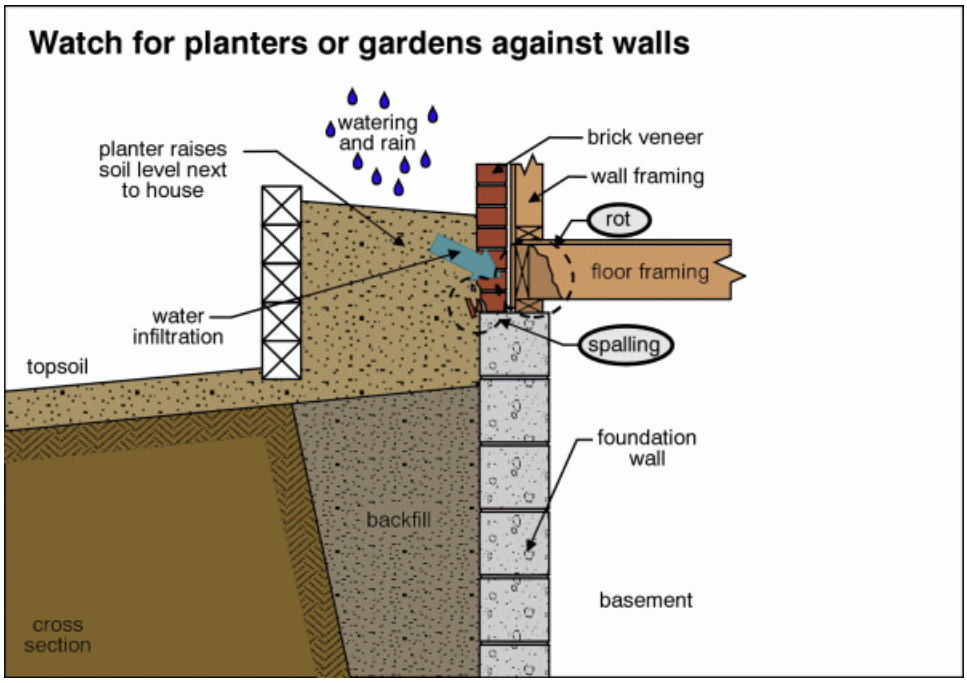
**Condition:** • Planters and gardens against walls

Planters/gardens may prevent good drainage away from the home. Improve any low areas to promote drainage away from home

**Location**: Front Exterior

**Task**: Monitor / Improve

**Time**: Regular maintenance




**5.** *Planters and gardens against walls*

**Condition:** • Tree Branch Maintenance

Keep tree branches trimmed back 3 feet from roof line.

**Location**: Various Exterior
**Task**: Improve
**Time**: Ongoing
**Cost**: Regular maintenance item

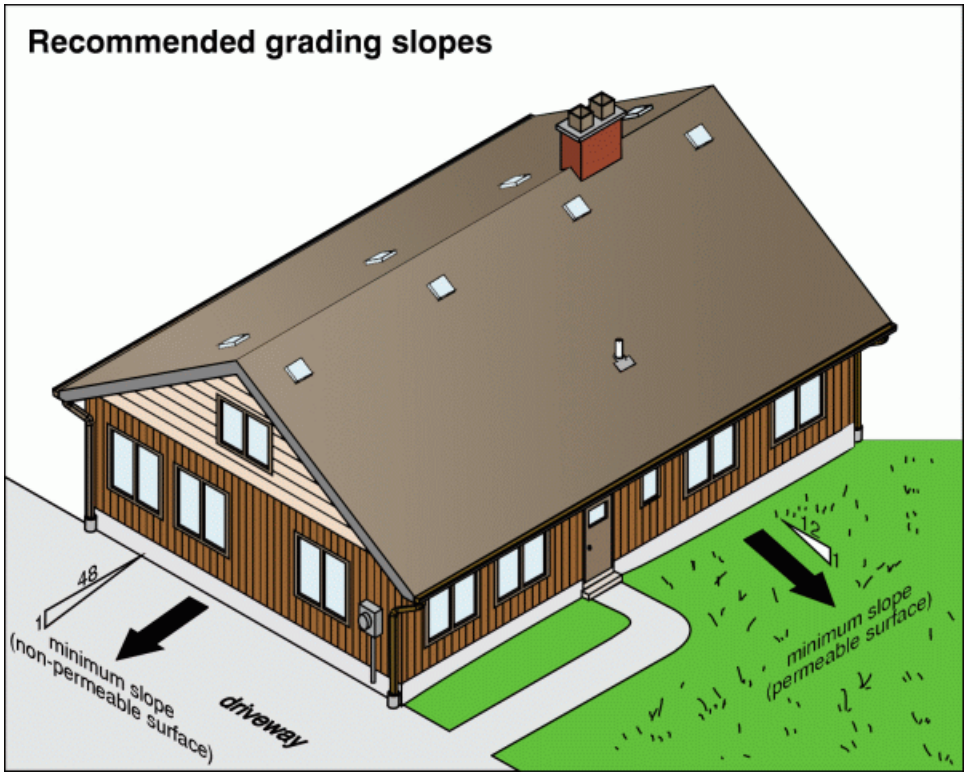
**6.** *example*

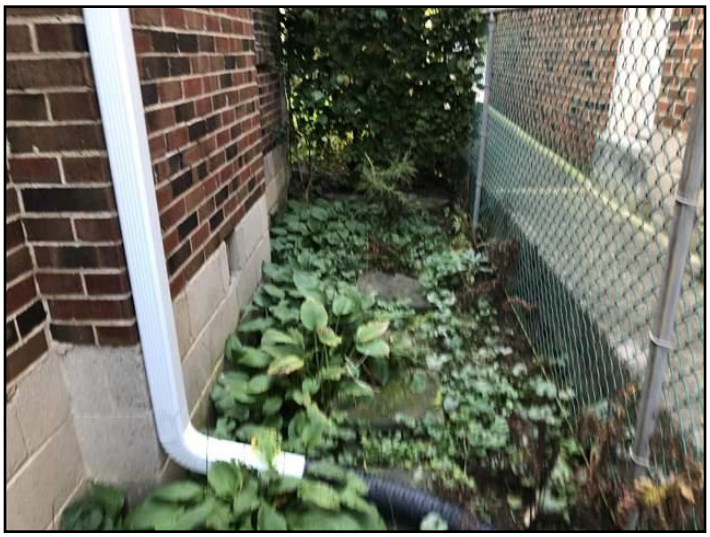
**LANDSCAPING \ Lot grading**

**Condition:** • Improper slope or drainage

A very important factor in preventing basement/crawlspace leakage is to maintain the grading that is nearest the home to promote good drainage away from the home for at least 6 feet. "Water management" is an important role for homeowners.

**Location**: Rear and Left side Exterior
**Task**: Correct
**Time**: Less than 1 year



**7.** *Improper slope or drainage*

**8.** *Improper slope or drainage*

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

**GARAGE \ Ceilings and walls**

**Condition:** • Not gastight

opening at wall and ceiling. Duct observed in garage. Duct or vents of any kind should not run through the garage as they may provide an entrance point into the house (for carbon monoxide and other possible chemicals that might be present

in the garage). If a duct is to run through the garage, ensure it is boxed in and gastight. Seal openings.
**Location**: Garage
**Task**: Correct
**Time**: Immediate

**9.** *Not gastight*

**10.** *Not gastight*

## Inspection Methods and Limitations

**Upper floors inspected from:** • Ground level

## Descriptions

**General:** • No significant structural performance issues were observed. • The solid masonry walls and foundations that are visible are in good condition overall.

**Configuration:** • Basement

**Foundation material:** • Masonry block

**Floor construction:** • Joists

**Exterior wall construction:** • Masonry

**Roof and ceiling framing:** • Rafters

## Observations and Recommendations

**RECOMMENDATIONS \ General**

**Condition:** • All Structure issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

**FOUNDATIONS \ General notes**

**Condition:** • Typical minor cracks

Almost all houses with concrete foundations have minor settlement and/or shrinkage cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

**Location**: Various Exterior Wall

**Task**: Monitor / Repair

**Time**: ongoing / if necessary

## Inspection Methods and Limitations

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

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

**Percent of foundation not visible:** • 90 %

## 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

**Auxiliary and other:** • Generator

**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed • Copper - metallic sheathed • Copper - knob and tube

**Type and number of outlets (receptacles):** • Grounded and ungrounded - upgraded

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - bathroom and exterior

**Smoke alarms (detectors):** • None noted • Provide New

## Observations and Recommendations

**RECOMMENDATIONS \ General**

**Condition:** • All electrical recommendations are safety issues. POTENTIAL worst-case implications are fire and shock hazards. Treat them as high priority items, and consider the time frame as Immediate, unless otherwise noted.

**Condition:** • Knob and Tube wiring was noted.
See detailed note in Electrical section of report.
**Location**: Various

**SERVICE DROP AND SERVICE ENTRANCE \ Service drop**

**Condition:** • Branches / vines interfering with wires
Monitor Service Drop electrical wires to ensure that wires are not being interfered/damaged by tree branches. Have specialist trim branches back from wires where needed. This is a common recommendation in Toronto with overhead wiring and mature trees.
**Location**: Front Exterior
**Task**: Further evaluation / Monitor / Improve
**Time**: Ongoing

**11.** *Branches / vines interfering with wires*

**12.** *Branches / vines interfering with wires*

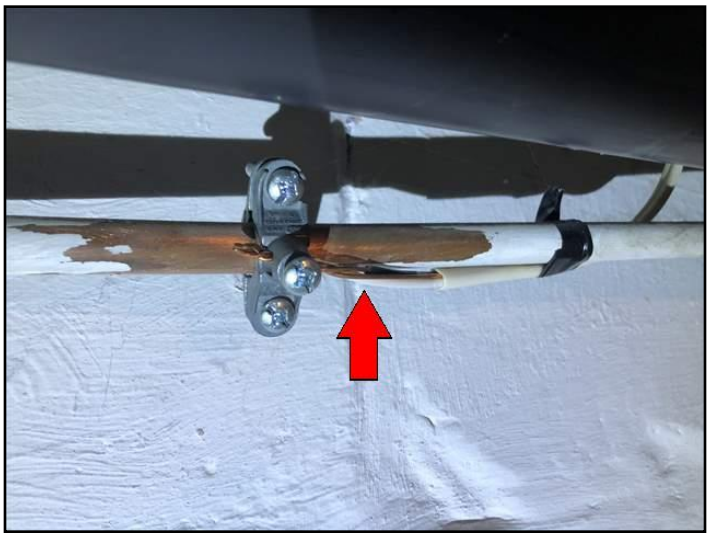
**SERVICE BOX, GROUNDING AND PANEL \ System grounding**

**Condition:** • Bonding wire may be undersized (single strand wire not typically used as bonding wire)

**Location**: Basement Furnace Room

**Task**: Further evaluation

**Time**: Less than 1 year



**13.**

**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

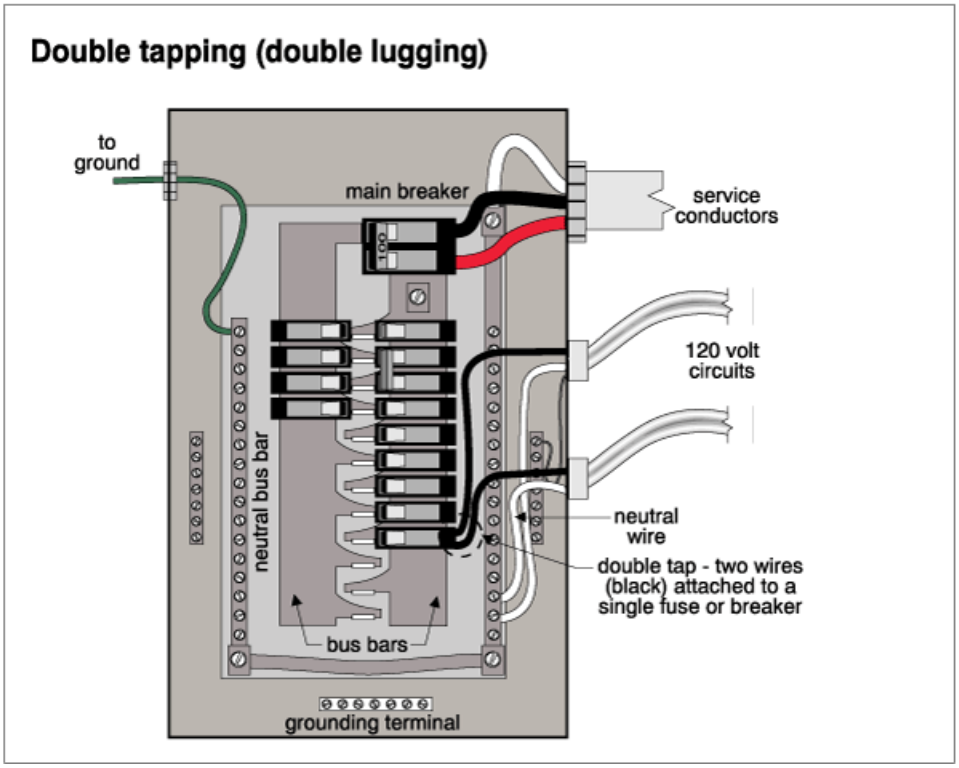
**Condition:** • Double taps

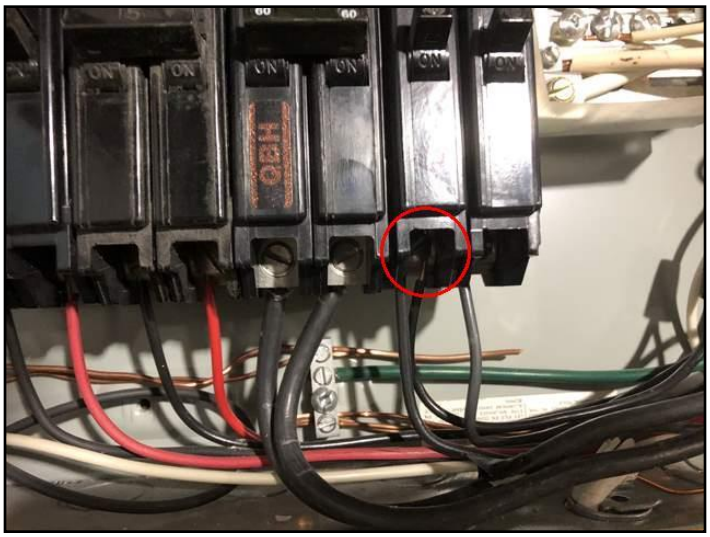
**Location**: Basement Panel

**Task**: Correct

**Time**: As Soon As Possible

**Cost**: Minor



**14.** *Double taps*

**SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)**
**Condition:** • Abandoned sub panel
**Location**: Basement sub panel below main panel
**Task**: Remove
**Time**: Less than 1 year

**15.**

**DISTRIBUTION SYSTEM \ Knob-and-tube wiring**

**Condition:** • Outdated -

There is a mix of newer and older wiring throughout the home. We noted some knob and tube wiring in various areas. Knob and tube wiring was installed pre-1950 in all homes. Most of the wiring in the home is behind walls and ceilings and not observed.

The ESA authority does not consider this wiring unsafe. However, Knob and tube wiring may be an insurance issue as many insurers require that this wiring be upgraded. Some insurers will require an audit to estimate the percentage of knob and tube wiring still present. Consult with your insurance company for their requirements and/or acceptable limits. We have an arrangement with David Slack Insurers regarding homes with knob and tube wiring. Please contact David Slack for details (800) 971-1363.

Also, please see the Appendix tab in the report for more information from the Electrical Safety Authority.

**Location**: Various

**Task**: Upgrade

**Time**: As Soon As Possible

**Cost**: $1500 per room

**16.** *example*

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • Ungrounded

We noted a few ungrounded outlets including 2-prong outlets in various areas. This is typical with homes of this era. For purposes of occupant safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For usage with electronic equipment such as computers, true grounding is recommended. Also, we recommend that you consult with your insurance company for their requirements.

**Location**: Various

**Task**: Upgrade with gfi outlets where ungrounded

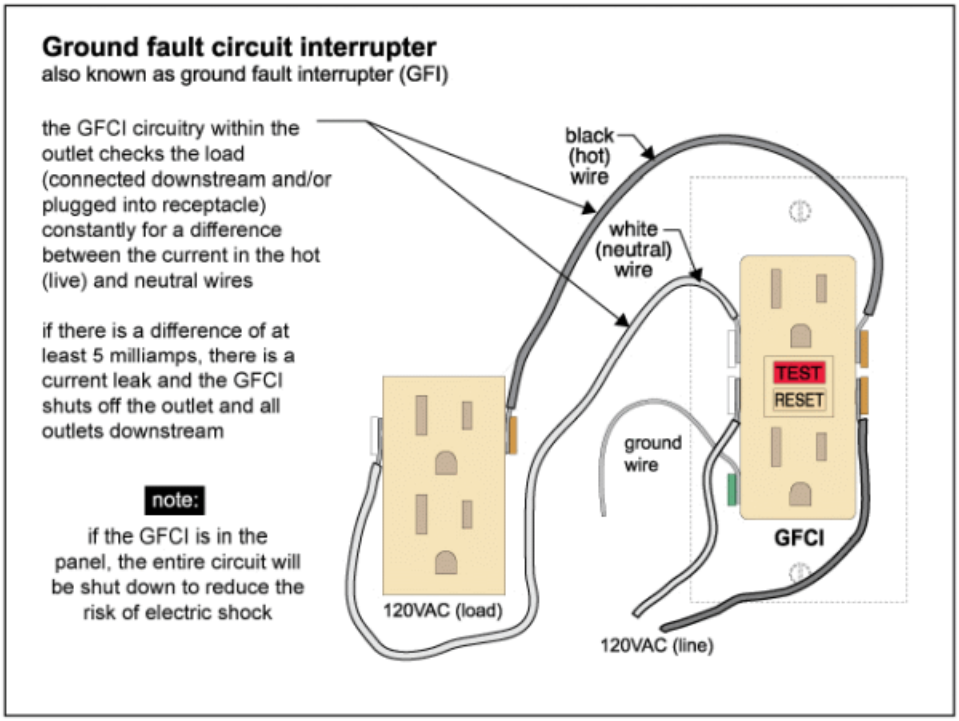
**Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

**Location**: Rear Exterior Wall and First Floor Bathroom

**Task**: Replace

**Time**: Prior to first use

**Cost**: Minor




**17.** *GFCI/GFI needed (Ground Fault Circuit...*

**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**
**Condition:** • Missing
**Location**: Throughout Ceilings
**Task**: Provide
**Time**: Immediate
**Cost**: Minor

**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

**Not included as part of a building inspection:** • Generators and related equipment - exterior propane tanks and interior generator panel - are outside the scope of a home inspection. The generator is reported to be 8 years old

**18.**

**19.**

## Descriptions

**General:** • The heating system is a premium quality system and is in good condition.

**System type:** • Furnace

**Fuel/energy source:** • Gas

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 60,000 BTU/hr

**Efficiency:** • High-efficiency

**Approximate age:** • 4 years

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

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

## Observations and Recommendations

**GAS FURNACE \ Ducts, registers and grilles**

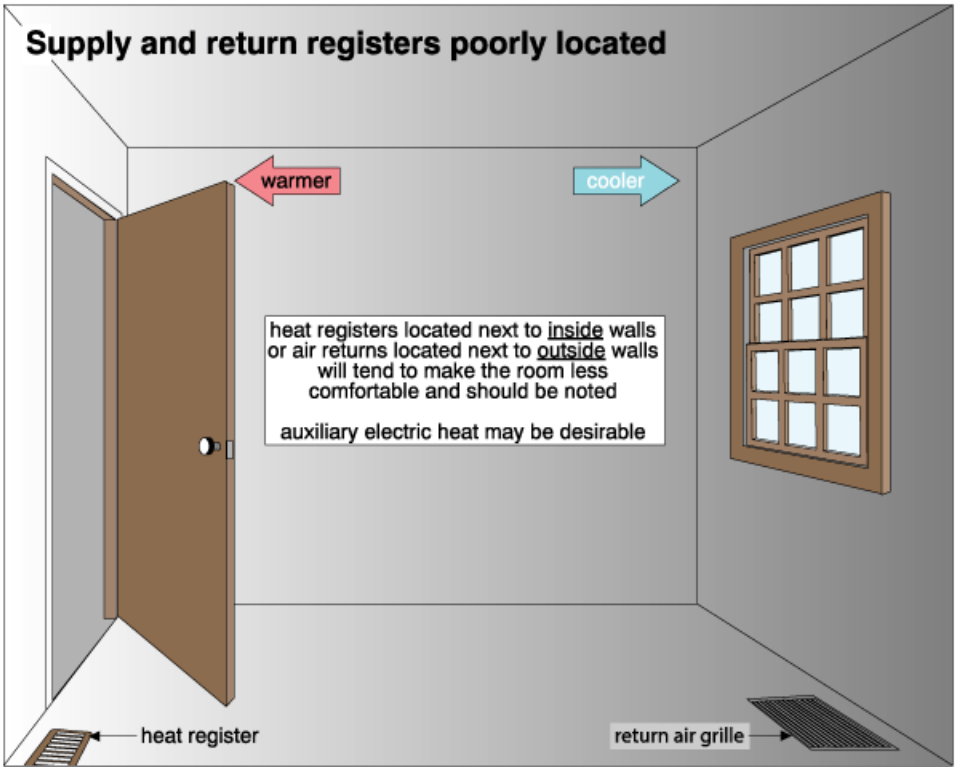
**Condition:** • Poor location

Typical of an older layout, some of the registers are at interior walls and not near the windows. Provide auxiliary heating near windows if necessary (baseboards for example)

**Location**: Various

**Task**: Provide auxiliary heating

**Time**: if neccessary



**FIREPLACE \ General notes**

**Condition:** • Not functional

Chimney has been closed at top. Do not use wood fireplaces. If you plan to use in future, consult with chimney specialist and repair/upgrade fireplace, flue and chimney to modern standards.

**Location**: Basement and first floor

**Task**: Do not use/ Service and repair if planning to use in the future

**Cost**: Major


**20.** *Not functional*

## 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

**General:** • The cooling system is a premium quality system and is in good condition.

**Air conditioning type:** • Air cooled

**Cooling capacity:** • 24,000 BTU/hr

**Compressor approximate age:** • 4 years

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

## Observations and Recommendations

**RECOMMENDATIONS \ General**

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

**RECOMMENDATIONS \ Overview**

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

## Inspection Methods and Limitations

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

## Descriptions

**Attic/roof insulation material:** • Glass fiber

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

**Attic/roof air/vapor barrier:** • Kraft paper

**Attic/roof ventilation:** • Roof vent

## Observations and Recommendations

**ATTIC/ROOF \ Insulation**

**Condition:** • Amount less than current standards

Below current standards of R-60 (as of 2016)

**Location**: Attic

**Task**: Upgrade

**Time**: Discretionary

**21.** *Amount less than current standards*

## Inspection Methods and Limitations

**Inspection limited/prevented by lack of 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

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

• Basement

**22.** *main water shut off*

**Water flow and pressure:** • Functional

**Water heater type:** • Tank

**Water heater fuel/energy source:** • Electric

**Water heater tank capacity:** • 270 litres

**Water heater approximate age:** • 21 years

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

**Waste and vent piping in building:** • Plastic • Cast iron

**Floor drain location:** • Near heating system

**Backwater valve:**

• Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.

**23.** *Present. These valves help prevent sewer...*

## Observations and Recommendations

**RECOMMENDATIONS \ General**
**Condition:** • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure.

**WATER HEATER \ Life expectancy**
**Condition:** • Past life expectancy
Typical lifespan is 10-15 years. The current unit is 21 years old
**Location**: Basement Furnace Room
**Task**: Replace
**Time**: Less than 1 year
**Cost**: Rental - Seller reported current cost at $19/month

**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.

**WASTE PLUMBING \ Sump pump**
**Condition:** • Provide backup battery powered power source for sump pumps.

## Inspection Methods and Limitations

**Items excluded from a building inspection:** • Water quality • 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.

## Descriptions

**Major floor finishes:** • Hardwood • Resilient

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

**Windows:**

• Fixed
• Single/double hung
Premium quality double glazed windows reported installed 2014-2017
• Awning

**Glazing:** • Single • Double • Primary plus storm

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

## Observations and Recommendations

**RECOMMENDATIONS \ General**

**Condition:** • All Interior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

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

**Condition:** • Basement finishes are old. Update/Remodel as desired.

**Condition:** • Some floor finishes in the home may contain some asbestos. Asbestos usage in materials was very common pre-1985 and can be found in most older homes unless fully renovated. See detailed note in Interior section of report

**CEILINGS \ General notes**

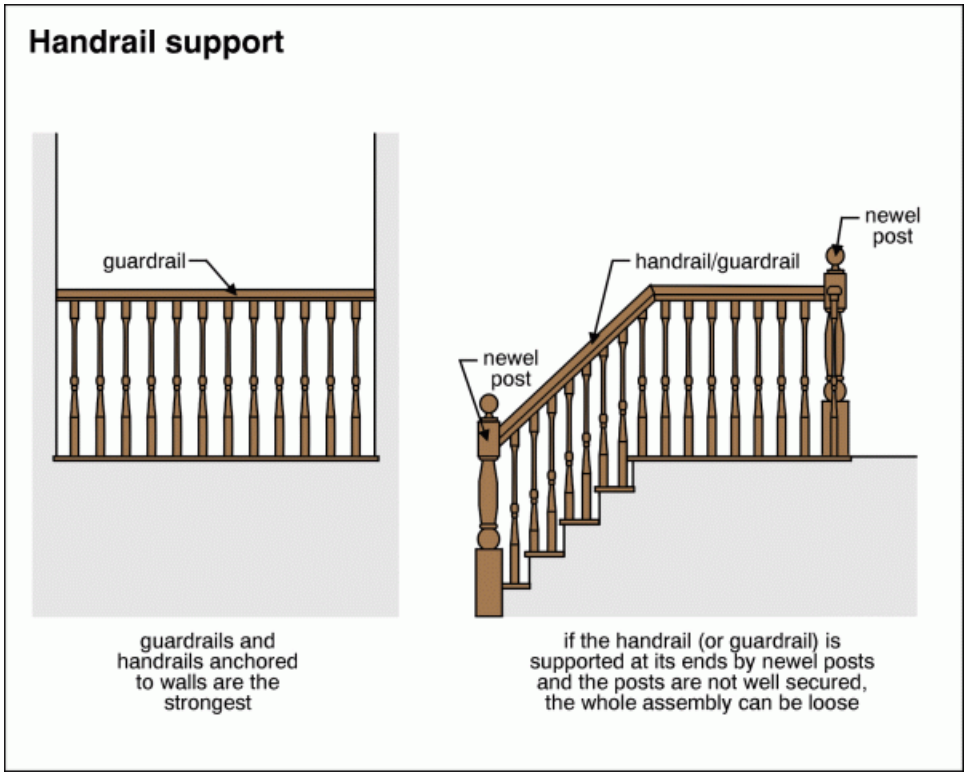
**Condition:** • Stains
Tested with moisture meter. Dry at time of inspection
**Location**: First Floor Living Room
**Task**: For Your Information / Monitor

**24.** *Stains*

**FLOORS \ Subflooring**
**Condition:** • Springy
**Location**: Rear Basement at floor along rear wall
**Task**: Repair / Replace
**Time**: Less than 1 year

**25.** *Springy*

**STAIRS \ Handrails and guards**
**Condition:** • Loose
**Location**: Basement Staircase and Second Floor Hall
**Task**: Improve
**Time**: Less than 1 year
**Cost**: Regular maintenance item




**EXHAUST FANS \ General notes**

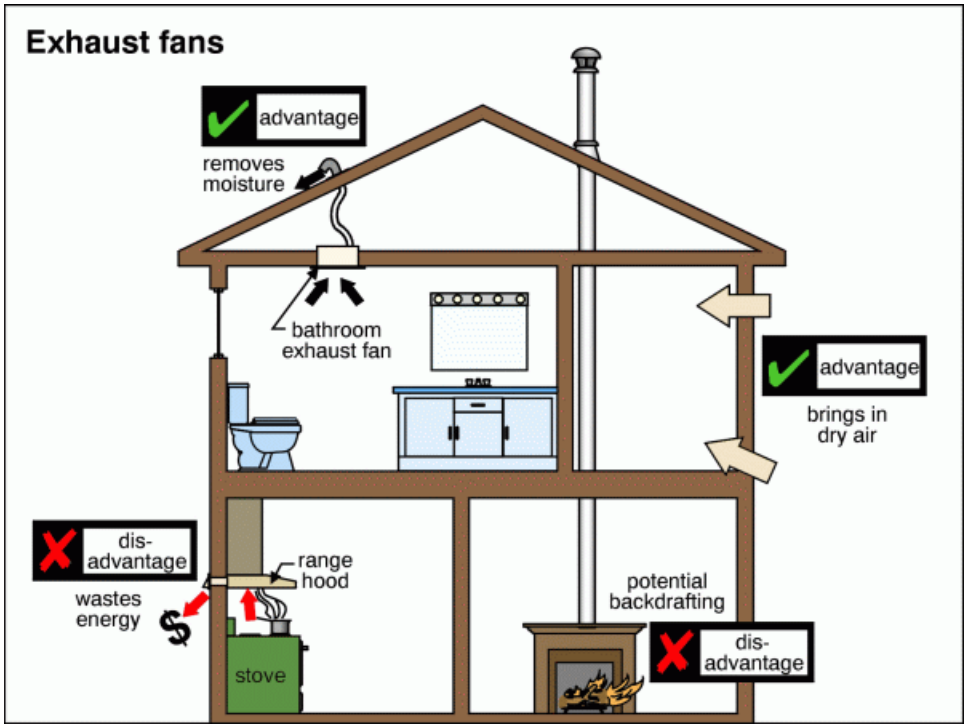
**Condition:** • Missing

Exhaust Fans in bathrooms are recommended upgrades. (This was not standard when the house was originally built when only windows in bathrooms were required) (This helps remove moisture which could contribute to mildew/mold growth)

**Location**: Bathroom

**Task**: Upgrade

**Time**: Less than 1 year




**EXHAUST FANS \ Kitchen range exhaust system**

**Condition:** • Missing

Oven hoods are important for fire prevention (pot fires) as it offers protection to the cabinet above the stove. Secondary reason is to provide exhaust to help eliminate moisture.

**Location**: Kitchen

**Task**: Provide

**Time**: As Soon As Possible

**Cost**: $1,000 - $2,000

**26.** *Missing*

**BASEMENT \ Leakage**

**Condition:** • ***FOR FUTURE REFERENCE*** Basement Leakage 4-step method.
Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $300 to $600 per crack or hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost

**BASEMENT \ Wet basement - evidence**

**Condition:** • Stains
Water stains noted in various areas. It is very common to find stains in the basement of a home of this age. Some have likely been present for many years and they are often the result of condensation or leakage. Prudent to monitor, especially through the Spring or after heavy rainfalls. No standing water was found in basement during the inspection. Typical of older foundations of stone or brick, moisture can be expected from time to time. A perfectly dry basement in a home of this age is not realistic unless an exterior or interior waterproofing system is installed.
**Location**: Various Basement
**Task**: For Your Information / Monitor
**Time**: Ongoing

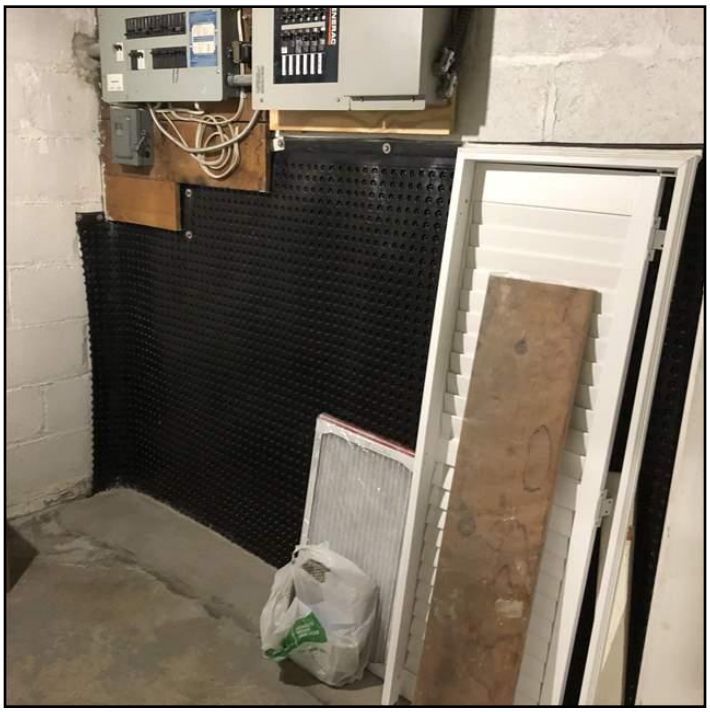
**27.** *example*

**28.** *example*

**BASEMENT \ Wet basements - corrective action noted**

**Condition:** • Drainage membrane
Drainage membrane and sump observed at basement. The drainage membrane assists with managing moisture intrusion in areas where they are installed. These are good improvement measures.

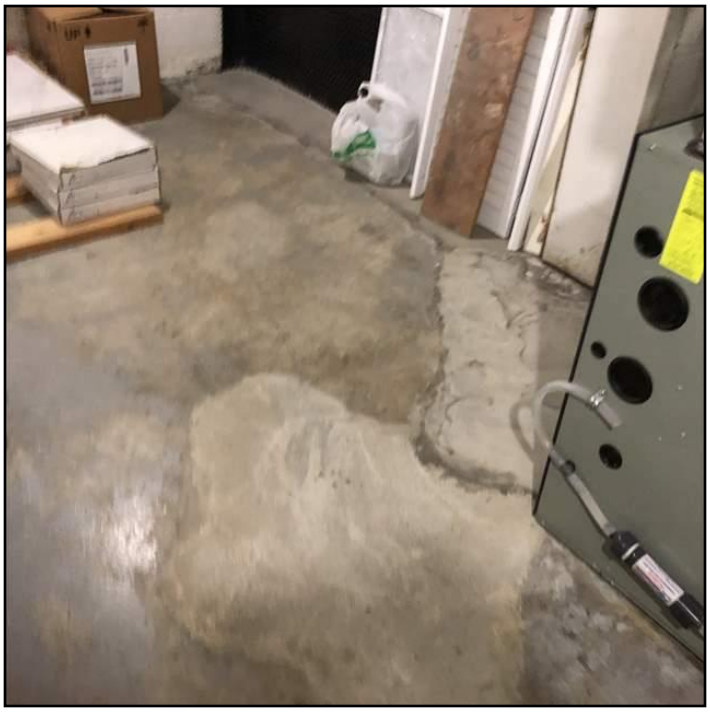
**Location**: Basement Furnace Room
**Task**: For Your Information



**29.** *Drainage membrane*

**Condition:** • Prior repairs
We noted prior repairs to various areas of the basement concrete floors. These are typically performed when repairs/replacements are performed on waste lines. Seller reported that waste line from house to street was replaced last year
**Location**: Various Basement
**Task**: For Your Information

**30.** *Prior repairs example*



**31.** *Prior repairs example*

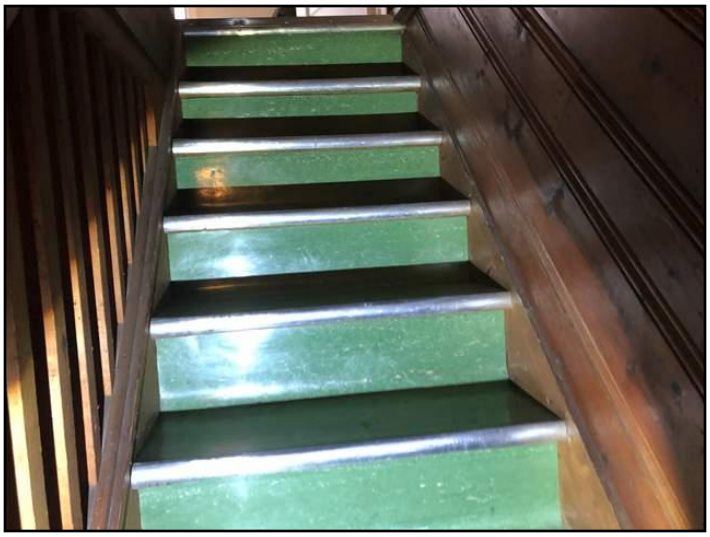
**BASEMENT \ Wet basements - vulnerability**

**Condition:** • Typical of many homes with stone, brick, or block foundations, some moisture can be expected from time to time and is not unusual. Exterior grading and water management improvements are generally effective at reducing basement moisture. A dehumidifier can also be used to keep humidity levels down.

**POTENTIALLY HAZARDOUS MATERIALS \ General notes**

**Condition:** • Possible asbestos containing materials
Old 9"x 9" resilient floor tiles or the mastic glue often contain some asbestos. This type of floor tile is commonly found in older homes. Further evaluation is recommended before removing/disturbing these tiles. According to Health Canada, there are no significant health risks if materials containing asbestos in your home are: tightly bound in products and are in good condition sealed behind walls or floorboards isolated and left undisturbed. More information can be found here: https://www.canada.ca/en/health-canada/services/publications/healthy-living/asbestos-home-infographic-2018.html AND here https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html
**Location**: Sunroom and basement staircase
**Task**: Further evaluation / Lab testing
**Time**: Prior to disturbing material
**Cost**: Outside our scope of work but usually $15 to $20 per square foot

**32.** *Possible asbestos containing materials*



**33.** *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 / 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:** • 90 %

**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.

## 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:** • R-50

**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**

Electrical Safety Authority

**FLASH** **19-16-FL**

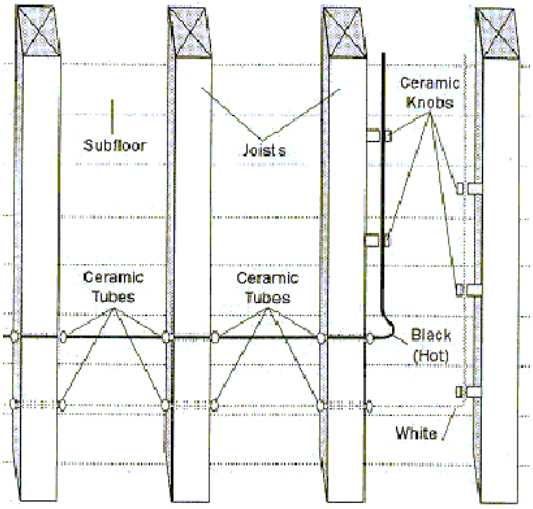
**June 2019** **Supersedes 16-16-FL**

# Knob and tube wiring in residential installations

**Issues with knob and tube wiring**
Since January 2003, the Electrical Safety Authority (ESA) has received an increasing number of questions about the safety of knob and tube wiring. In particular, purchasers or owners of older homes are finding that many insurers will not provide or renew coverage on such properties. In some cases, the insurance companies are requiring a total replacement of this wiring prior to providing insurance coverage.

Knob and tube wiring, more recently referred to as open wiring, was a wiring method used in the early 1900s to 1940s in the residential sector. Over the years wiring installation practices have changed in the residential sector and knob and tube wiring is no longer installed, however, parts continue to be available for maintenance purposes.

**Diagram F1- Typical knob and tube installation**




Existing knob and tube conductors concealed in walls, floor spaces, etc; supplying general lighting and receptacle circuits are permitted to remain in place if:
- They are protected by a 15 A fuse or circuit breaker; and
- No additional outlets have been added to the original installation, so as to overload the circuit; and
- The conductors, where visible, appear to be in good condition.

If your home has knob and tube wiring, we recommend that you follow these guidelines:
- Have a licensed electrical contractor check the “knob and tube” conductors in your existing installations for signs of deterioration and damage.
- “Knob & tube” conductors should be replaced where exposed conductors show evidence of mechanical abuse and/ or deterioration, poor connections, overheating, or alterations that result in overloading, or if changes to the wiring contravene any section of the Ontario Electrical Safety Code (OESC).

Electrical Safety Authority

## FLASH

**19-16-FL**

Homes with knob and tube wiring may not have the electrical capacity to meet today's needs. As a result, homeowners have modified their electrical system with what ESA classifies as unsafe practices:

- Improper use of extension cords – using improperly rated extension cords, or using extension cords as permanent wiring;
- Improper fuse replacement – using 20 or 30 A fuses to replace15 A;
- Improper connections - adding receptacles and outlets on existing circuits or improperly connecting to the knob and tube wiring (this work should be done by a licensed electrician);
- Removing ground pins – ground pins on power bars or electrical equipment should not be removed to accommodate the two pin receptacles used in knob and tube wiring (2 pin to 3 pin are not permitted)
- Improper replacement of two pin receptacles. If you require a three prong receptacle, only use a ground fault circuit interrupter (GFCI) receptacle.

Homeowners who are planning to modify their knob and tube wiring, or any other electrical wiring, should have the work performed by a licensed electrical contractor. A notification is required to be filed as per Rule 2-004.

**Receptacles in existing knob and tube installations**
Where grounding type receptacles (three pin) are installed in existing knob and tube installations to replace the ungrounded type (two pin) receptacles, special caution must be exercised.

**Diagram F2-Two and three pin receptacle configuration**

Two Pin (ungrounded) Three Pin (Grounded)

Rule 26-702 1) requires the installation of a bond conductor, to bond the receptacle to ground. This is permitted to be an external bonding conductor that is connected to either the system ground conductor or a metallic cold water pipe that is bonded to ground. This method may be difficult to accomplish.

As an alternative to bonding, Rule 26-702 2) of the Code also states that "grounding type receptacles without a bonding conductor shall be permitted to be installed, provided each receptacle is protected by a GFCI of the Class A type, that is an integral part of this receptacle; or supplied from a receptacle containing a GFCI of the Class A type; or supplied from a circuit protected by a GFCI of the Class A type (a GFCI breaker in the panel, or either a GFCI receptacle or a GFCI dead front mounted in an outlet box next to the panel). Where this option is used, no bonding conductor is permitted between outlets, unless that conductor is in turn connected to ground.

GFCI protection of the receptacles does not provide a ground reference to the U-ground slot of the receptacles. Some appliances require a bond be connected to the U-ground slot in order to function properly. For example, surge protective devices for computer or entertainment equipment will not function without a ground reference.

As new electrical equipment is introduced into the dwelling unit there might be a need for additional outlets to be installed. Extension cords are not to be used as a substitute for permanent wiring. The following shall be followed when installing new receptacles:

- Outdoor receptacles shall be GFCI protected,
- Bathroom and washroom receptacles shall be GFCI protected.
- Kitchen receptacles within 1 m of a sink shall be GFCI protected
- New outlets shall follow the current OESC requirements for wiring, meaning a new branch circuit shall be grounded and receptacles that utilize the three pin grounded configuration, listed in Diagram F2.

Electrical Safety Authority

## FLASH

**19-16-FL**

**Benefits of new wiring**
While knob and tube conductors in good condition that have not been inappropriately altered will not present undue hazards, it is worth noting that modern electrical installations contain safety benefits not found in older electrical systems. These include:

- Generally larger electrical capacity and more electrical circuits reducing the need to use extension cords
- Splices and joints made in approved electrical boxes
- Dedicated electrical circuits for certain types of electrical equipment or appliances
- Grounded and bonded receptacles, switches and light fixtures
- Tamper resistant receptacles in homes
- Ground fault circuit interrupters in bathrooms and outdoor locations as per the latest edition of the OESC
- Arc Fault Circuit Interrupters in bedroom receptacle circuits
- GFCIs near sinks.

Homeowners who are planning to modify their knob and tube wiring, or any other electrical wiring, should have the work performed by a licensed electrical contractor or electrician and arrange for an electrical inspection by ESA.

**Myths**

- Knob & Tube wiring is unsafe.
- All knob and tube wiring must be disconnected and replaced.
- The OESC no longer recognizes knob and tube wiring as an acceptable wiring method.

**Facts**

- Knob & Tube wiring is safe, provided it is properly maintained by competent licensed people as outlined above.
- The ESA as well as the OESC recognize and accept knob and tube wiring methods.
- The OESC contains rules that govern the installation of open type wiring methods (knob & tube). Rules 12-202 to 12-224 set out the minimum safety standards for the installation of open wiring, which may still be installed to this day.


Congratulations
**The Inspections Professionals**

Consumers and Businesses in your city have once again selected your business as the 2021 Consumer Choice Award recipient in the category of **Home Inspection for York Region**.

Congratulation on winning this award for the **third straight year**! To be worthy of this award, you have stood out amongst all other businesses in your category - something you can be very proud of. You have been recognized as a beloved member of your business community, and through no influence of your own, you can now make the claim that you have been chosen as the top-rated business in your category.

Consumers are always searching for the best businesses in their cities and the Consumer Choice Award seal of approval is well recognized and respected. It lets your current and future customers know that they are dealing with a company who cares deeply about their products, services and clients. There is no greater differentiator available to you today.

To ensure you were chosen with a fair and unbiased process, our selection process relies on data from multiple, reliable sources that produce the most up-to-date research results. You can rest assured that you were chosen on the merits and reputation of your company within your community.

As a Consumer Choice Award Winner, you are now part of an exclusive group of companies recognized as one of the best businesses in Canada!

**Congratulations and Welcome to the Winners' Circle!**

Jack McFadden
President

Jerrott Mitchell
Market Development Manager

Recognizing and Promoting Business Excellence Since 1987.

**This is a copy of our home inspection contract and outlines the terms,**

**limitations and conditions of the home inspection**

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accepts no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 8 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection

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.