



Your Inspection Report

48 West Avenue
Toronto, ON

PREPARED FOR:
BEN FERGUSON

INSPECTION DATE:
Thursday, March 5, 2015

PREPARED BY:
Brian Hardie



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report

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A thorough home inspection, clearly communicated.

ROOFING

Report No. 1009, v.6

48 West Avenue, Toronto, ON March 5, 2015

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Flat roofing material:

• [Modified bitumen](#)



Modified bitumen

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • By walking on roof • With binoculars

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • All visible roofing material appears to be in good condition

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Open at top](#)

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

Location: East Second Floor

Task: Repair

Time: Less than 1 year

Cost: \$100 - \$200

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HEATING

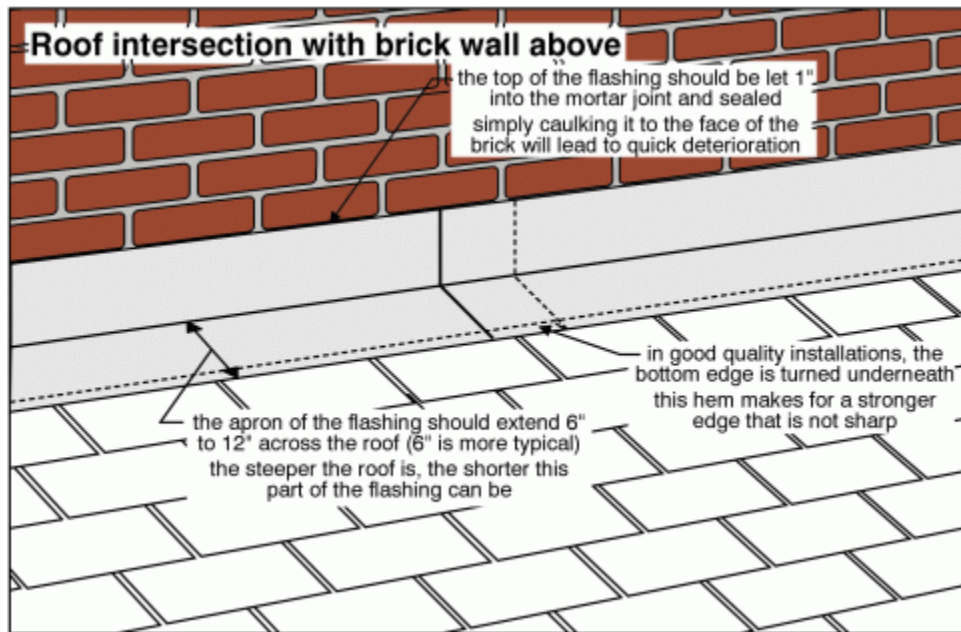
COOLING

INSULATION

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Open at top

EXTERIOR

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Description

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

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

Lot slope: • [Flat](#)

Wall surfaces - wood: • [Boards](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces: • [Vinyl siding](#)

Limitations

Inspection limited/prevented by: • Snow

Exterior inspected from: • Ground level

Recommendations/Observations

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts end too close to building](#)

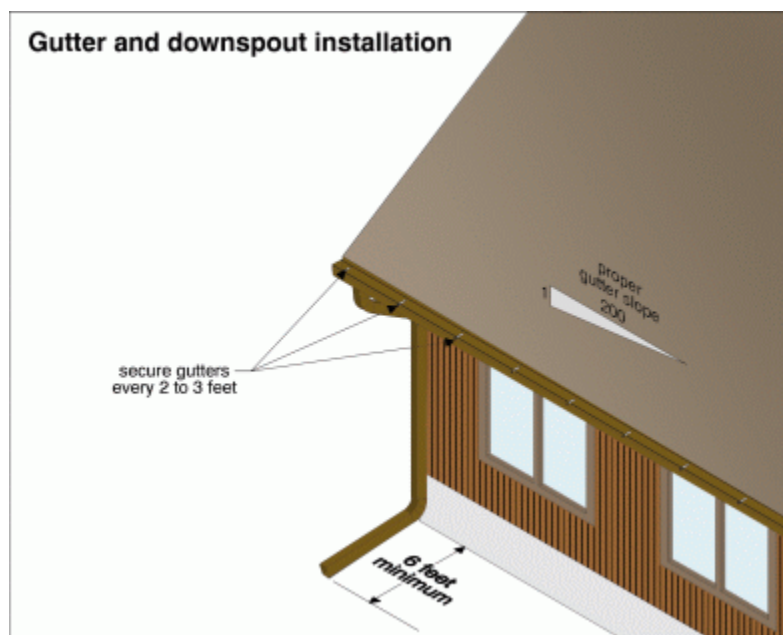
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Northeast

Task: Improve

Time: Less than 1 year

Cost: \$100 - \$200



[Click on image to enlarge.](#)

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Downspouts end too close to building

WALLS \ Trim

Condition: • [Caulking missing or deteriorated](#)

Location: North

Task: Provide

Time: Less than 1 year

Cost: Minor



Caulking missing or deteriorated



Caulking missing or deteriorated

WALLS \ Plywood, hardboard, and OSB

Condition: • Seal patch

Location: West

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Task: Repair

Time: Less than 1 year

Cost: Minor



BASEMENT ENTRANCES \ Basement stairwells

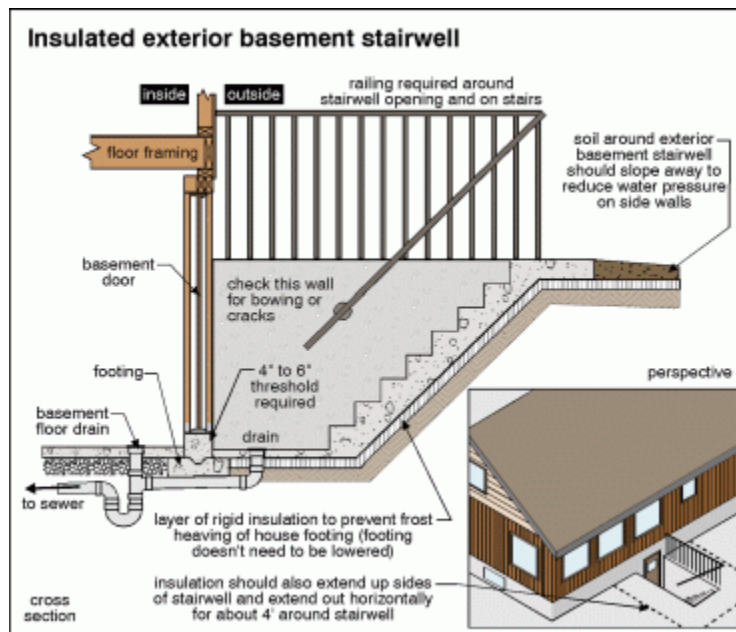
Condition: • [Guard and handrail problems](#)

Implication(s): Fall hazard

Task: Provide

Time: Immediate

Cost: Depends on approach



[Click on image to enlarge.](#)

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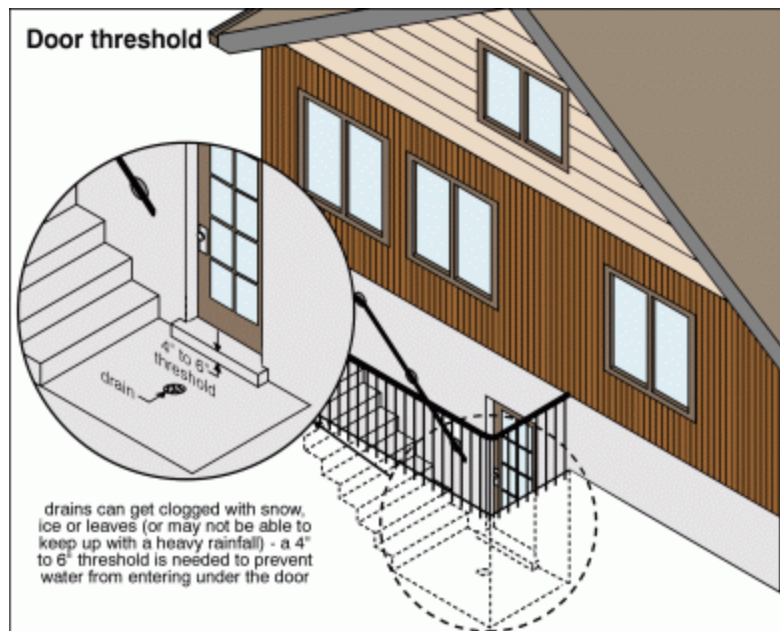
Guard and handrail problems

Condition: • [Door threshold missing, too low, not watertight](#)

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

Task: Improve

Time: If necessary



[Click on image to enlarge.](#)

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Door threshold missing, too low, not...

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

Condition: • [Insect damage](#)

Possible termite damage was found on some non-supporting joists under the front porch. This appears to be old damage. The activity does not appear to have spread to the interior, however a professional termite inspection should be conducted.

Location: South

Task: Further evaluation

Time: Immediate



Insect damage

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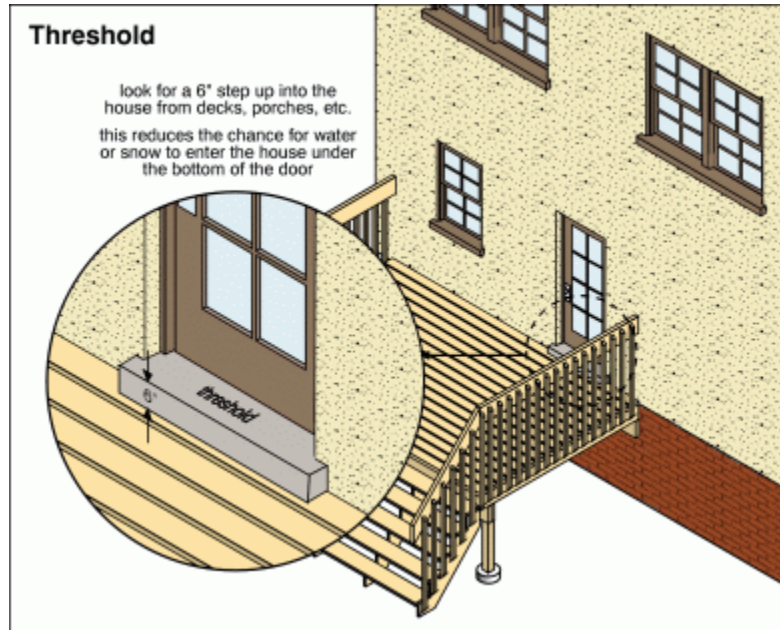
PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

Condition: • [No step up into building](#)

Location: Third Floor

Task: Improve

Time: Next rebuild of deck



[Click on image to enlarge.](#)



No step up into building

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

Condition: • Rot

Location: West Third Floor

Task: Repair

Time: Less than 1 year

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Cost: \$200 - \$300



Rot

Description

Configuration: • [Basement](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Not visible

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Recommendations/Observations

FOUNDATIONS \ Foundation

Condition: • [Bowed, bulging or leaning](#)

The appearance of minor bowing may be the result of the application of the parging (cement coating on foundation wall). There are no other indications of this being a structural issue.

Location: Northwest Basement

Task: Monitor



Possible bowing

Description

Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)



Breakers - basement

System grounding material and type: • [Copper - water pipe](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations/Observations

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Secure conduit to wall.

Location: North

Task: Improve

Time: Immediate

Cost: \$100 - \$200

ELECTRICAL

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Secure conduit

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [70,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#) • [Induced draft](#)

Approximate age: • [2 years](#)

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • PVC plastic

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Humidifiers: • [Trickle/cascade type](#)

Recommendations/Observations

GAS FURNACE \ Ducts, registers and grilles

Condition: • Possible asbestos insulation around heating ducts.

One inch insulation bands or gaskets surround two ducts - 1 in the living room and 1 at the front entrance. These bands may contain asbestos. The bands can be encapsulated with tape or sealant. Alternatively then can be removed (\$100 - \$200).



Possible asbestos insulation around heating...

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)
- [Ductless system](#)

(3rd Floor)

Cooling capacity: • 12,000 BTU/hr (3rd Floor)

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

Compressor approximate age: • Not determined (3rd floor unit)

Compressor approximate age: • 2 years

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Limitations

Inspection prevented by no access to: • Attic • Roof space • Wall space

Recommendations/Observations

WALLS \ Insulation

Condition: • [Exposed combustibile insulation](#)

The plastic board insulation is mounted to interior surfaces and the party wall, and therefore not serving a thermal protection function. The easiest solution is removal.

Implication(s): Increased fire hazard

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor



Exposed combustibile insulation

Description

Water supply source: • Public

Service piping into building: • 3/4" Copper

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• Front of the basement



Water shut-off valve

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

Water heater type: • [Induced draft](#) • Rental

Tank capacity: • 50 gallons

Water heater approximate age: • 2 years

Waste piping in building: • Waste water back-flow prevention valve installed

Waste piping in building:

• [Plastic](#)

• [Cast Iron](#)

Visible cast iron is new pipe



Cast Iron

- [Not visible](#)

Floor drain location: • Near laundry area

Recommendations/Observations

WASTE PLUMBING \ Traps - performance

Condition: • [Missing](#)

Laundry drain should tie into sink drain upstream of the trap.

Implication(s): Sewer gases entering the building

Location: Laundry Area

Task: Provide

Time: Immediate

Cost: Minor



Drain on wrong side of trap

FIXTURES AND FAUCETS \ Faucet

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

Diverter is stuck in the shower position.

Implication(s): Equipment failure

Location: Second Floor Bathroom

Task: Repair

Time: Discretionary

Cost: Minor



Shower diverter inoperative or defective

FIXTURES AND FAUCETS \ Bathtub**Condition:** • [Caulking loose, missing or deteriorated](#)**Implication(s):** Chance of water damage to contents, finishes and/or structure**Location:** First Floor Bathroom**Task:** Improve**Time:** Immediate**Cost:** Minor

Caulking loose, missing or deteriorated

Description

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

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Party walls: • [Wood frame](#)

Recommendations/Observations

STAIRS \ Handrails

Condition: • [Missing](#)

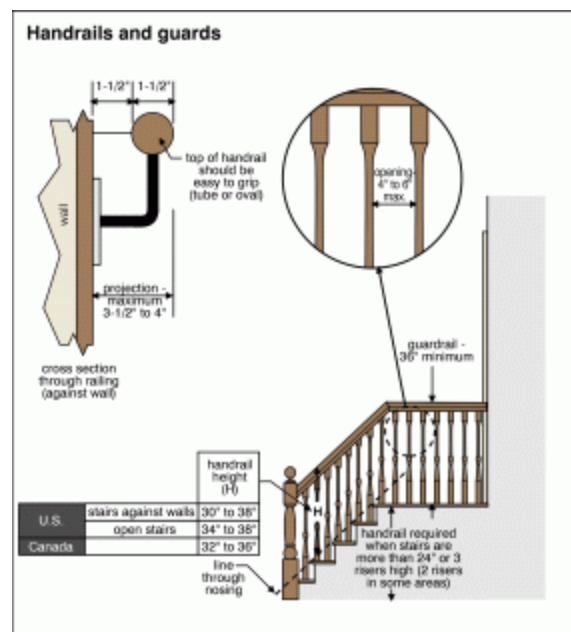
Implication(s): Fall hazard

Location: Basement & Second Floor Staircase

Task: Provide

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

BASEMENT \ Wet basement - evidence

Condition: • [Water marks](#)

Investigate roof drainage, downspout discharge and driveway grading when snow is gone. Read section 10 in the interior section of the reference guide at the end of this report for more information.

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

Location: Northwest Basement

Task: Further evaluation



Water marks

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 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