



# YOUR INSPECTION REPORT

*KNOW YOUR HOME*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

30 Riverview Gardens  
Toronto, ON M6S 4E5

PREPARED FOR:  
JENNIFER PERCIVAL

INSPECTION DATE:  
Wednesday, August 29, 2018

## 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](http://www.inspectionpros.ca)  
[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)

# TIP

THE  
INSPECTION  
PROFESSIONALS

August 30, 2018

Dear Jennifer Percival,

RE: Report No. 2320  
30 Riverview Gardens  
Toronto, ON  
M6S 4E5

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

The Inspection Professionals (TIP) is a Full-Time Professional, Certified multi-inspector company founded by Adam Hannan. Since 2006, Adam has performed thousands of residential and commercial inspections and has become a respected expert in his field. Adam has a passion for education and has been an inspection instructor teaching at Community Colleges and Universities since 2009.

Adam is a member of the Ontario Association of Home Inspectors and International Association of Certified Home Inspectors.

"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."

-Adam

#### BUYERS -

An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$249. (A minimum savings of \$175)

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

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# SUMMARY

30 Riverview Gardens, Toronto, ON August 29, 2018

Report No. 2320

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

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This Summary outlines some of the potentially short-term significant issues from a cost standpoint. This section is provided as a COURTESY ONLY and cannot be considered a substitute for reading the entire report. Please read the complete document.

It is not possible for a home inspector to predict the future. It would be advisable to annually budget between 0.5% to 1% of the value of the home for unforeseen repairs and maintenance. This would hold true for any house that you were considering.

Things will wear out, break down, and fail without warning. This is a fact of home ownership.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$500

NOTE: FOR DIRECTIONAL PURPOSES USED THROUGHOUT THE REPORT, THE "FRONT" OF THE HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE EXTERIOR.

-----  
During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list all the minor deficiencies. But rather, the focus of this inspection was to identify MAJOR issues with MAJOR systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows.

- 1)OBSERVABLE STRUCTURAL DEFECTS
- 2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.
- 3)OBSERVABLE ELECTRICAL DEFECTS
- 4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

For Ballpark costs of various home components, please click here:

<http://www.inspectionlibrary.com/costs.htm>

## Plumbing

### **WASTE PLUMBING \ Floor drain**

**Condition:** • [Missing](#)

Unable to locate floor drain in rear addition. Since this is the lowest area of the basement, a floor drain (or sump pit and pump) should be installed.

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

**Location:** Rear Basement Addition

**Task:** Provide floor drain or sump pump

**Time:** Less than 1 year

**Cost:** Consult with Plumber or sump pump installer

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

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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](#)

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Debris/moss

**Implication(s):** Shortened life expectancy of material

**Location:** Rear Exterior Roof

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item



1. Example

## Inspection Methods and Limitations

**Inspection performed:** • Through Window - Limited View

**Inspection performed:** • With binoculars from the ground



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## Descriptions

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

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

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

Wall surfaces and trim: • [Stucco/EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

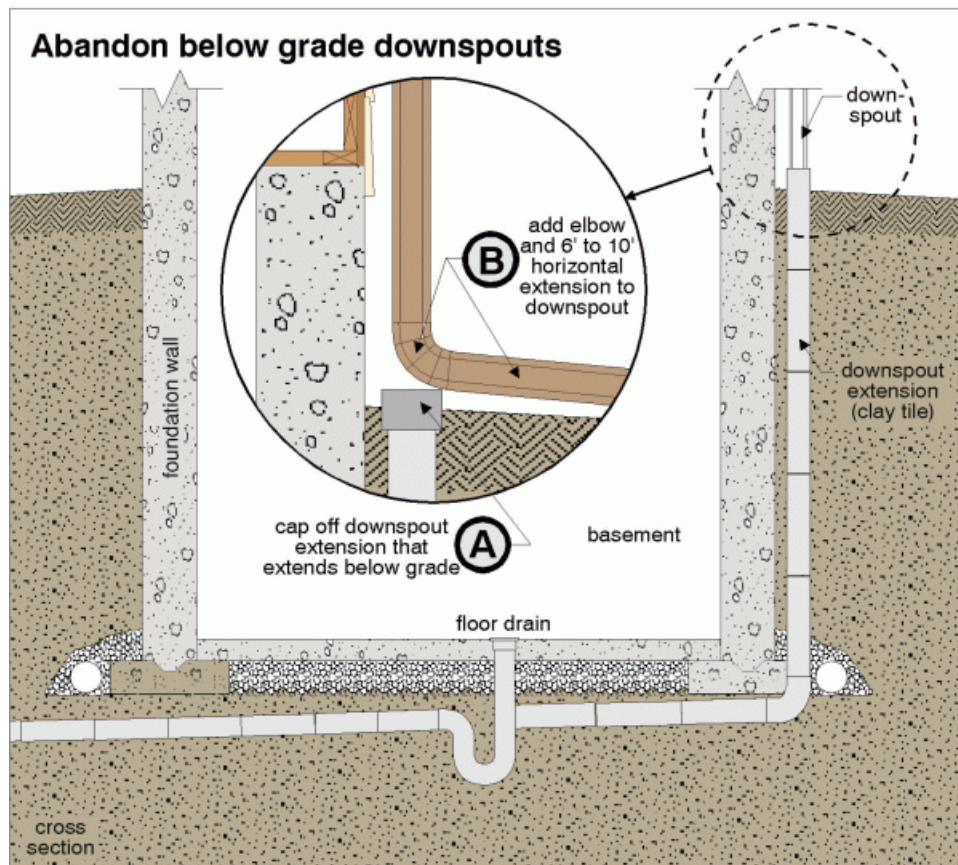
Condition: • [Discharge below grade](#)

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

Location: Various Exterior

Task: Monitor / Improve

Time: Unpredictable



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2. Discharge below grade

**Condition:** • [Discharge too close to building](#)

Improvement Recommendation

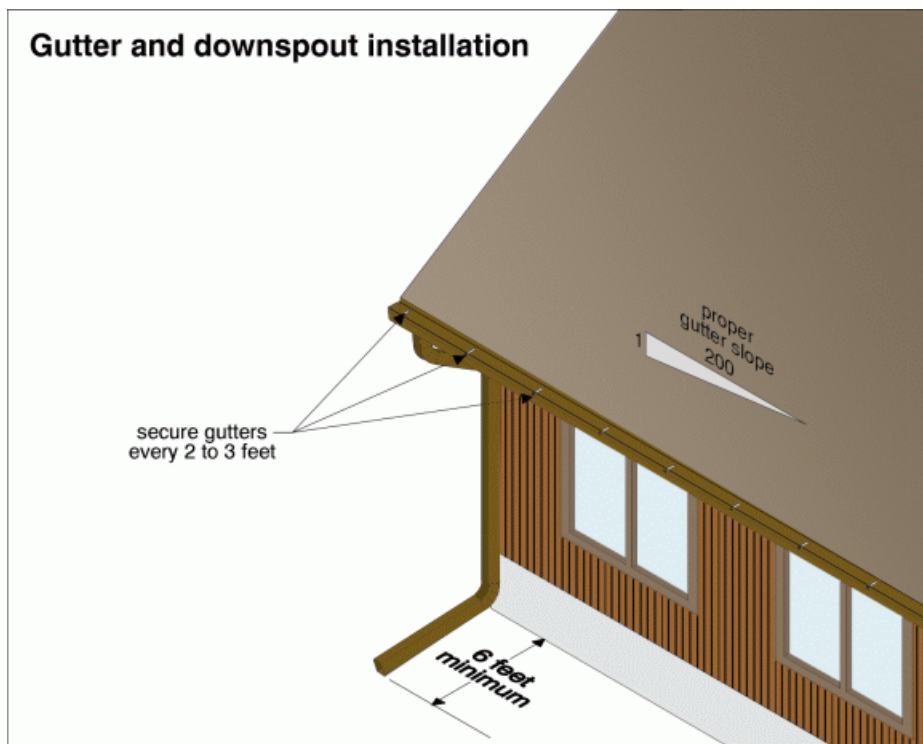
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Front Exterior

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



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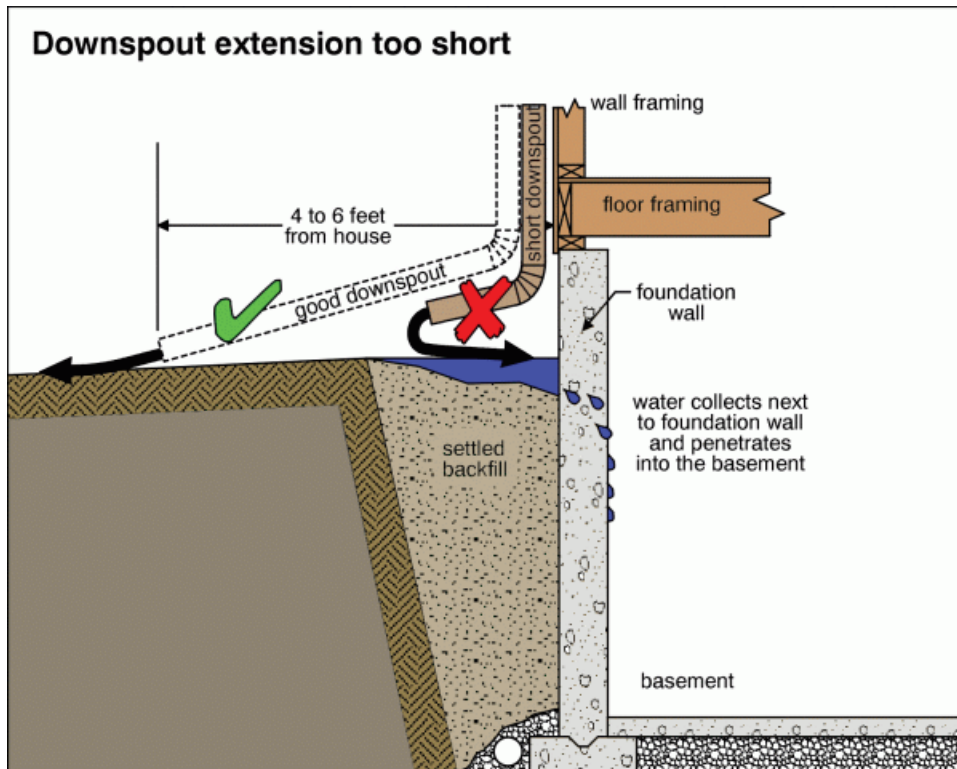
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3. Discharge too close to building

## WALLS \ Brick, stone and concrete

**Condition:** • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

**Condition:** • Mortar maintenance needed.

**Location:** Exterior Porch

**Task:** Improve

**Time:** Regular maintenance



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**Cost:** Regular maintenance item

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

**Condition:** • [Missing](#)

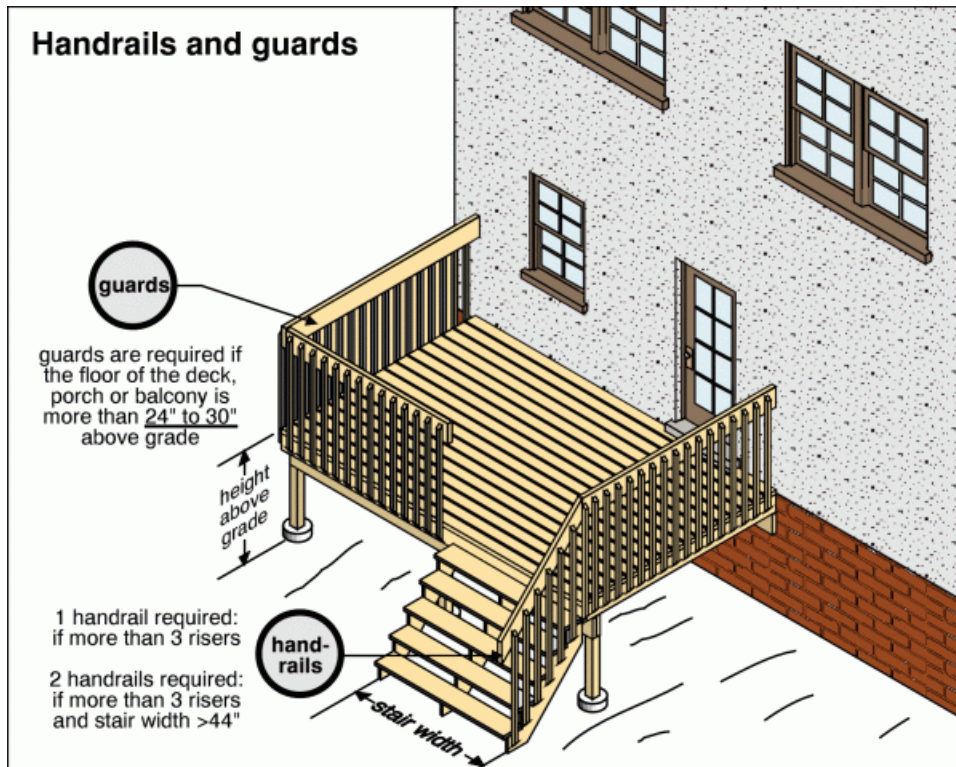
**Implication(s):** Fall hazard

**Location:** Front Exterior Porch

**Task:** Provide Guardrail

**Time:** Less than 1 year

**Cost:** Minor



4. Missing

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## LANDSCAPING \ Lot grading

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

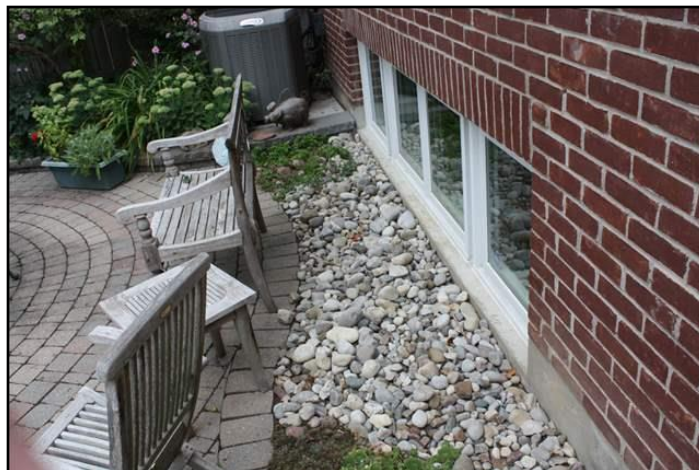
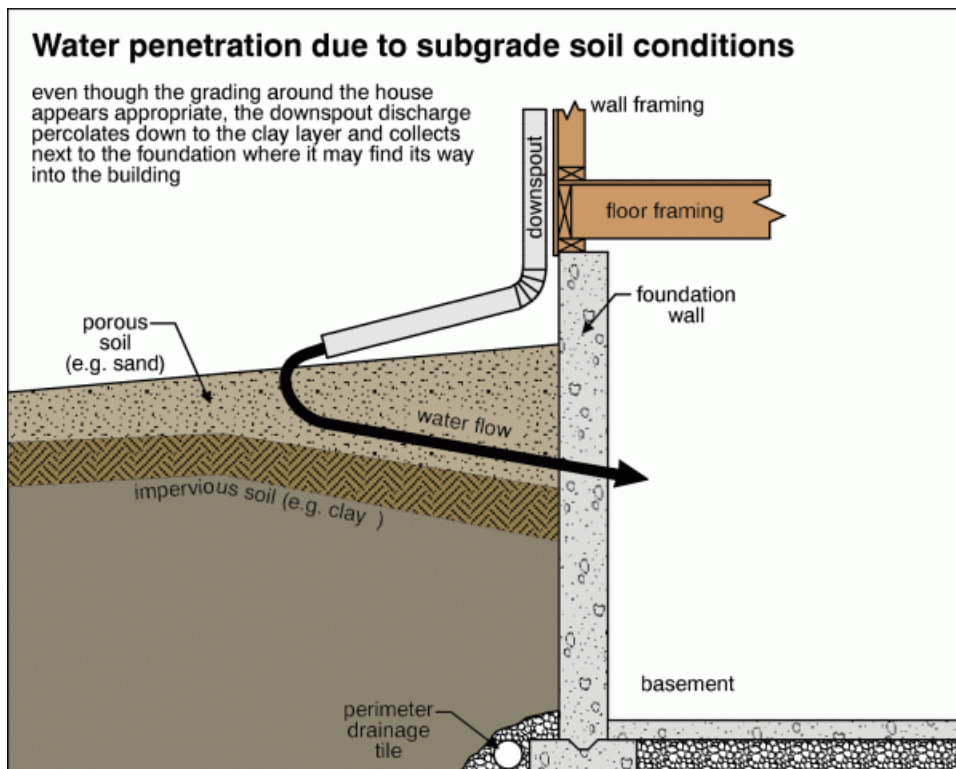
**Condition:** • [Porous material](#)

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

**Location:** Rear Exterior

**Task:** Monitor / Improve

**Time:** If necessary



5. Porous material

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## LANDSCAPING \ Patios

**Condition:** • Unsealed gap at building

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

**Location:** Rear Exterior

**Task:** Improve / Seal

**Time:** Regular maintenance

**Cost:** Regular maintenance item



6. Unsealed gap at building

## Inspection Methods and Limitations

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

# STRUCTURE

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## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:**

• Wood frame / Masonry veneer

Rear Addition

• [Masonry](#)

**Roof and ceiling framing:** • Rafters

## Observations and Recommendations

### FOUNDATIONS \ General

**Condition:** • Typical minor cracks

**Implication(s):** Chance of water entering building

**Location:** Rear Exterior Window sill

**Task:** Repair

**Time:** if necessary

**Cost:** regular maintenance



7. Typical minor cracks

**Condition:** • [Basement lowered](#)

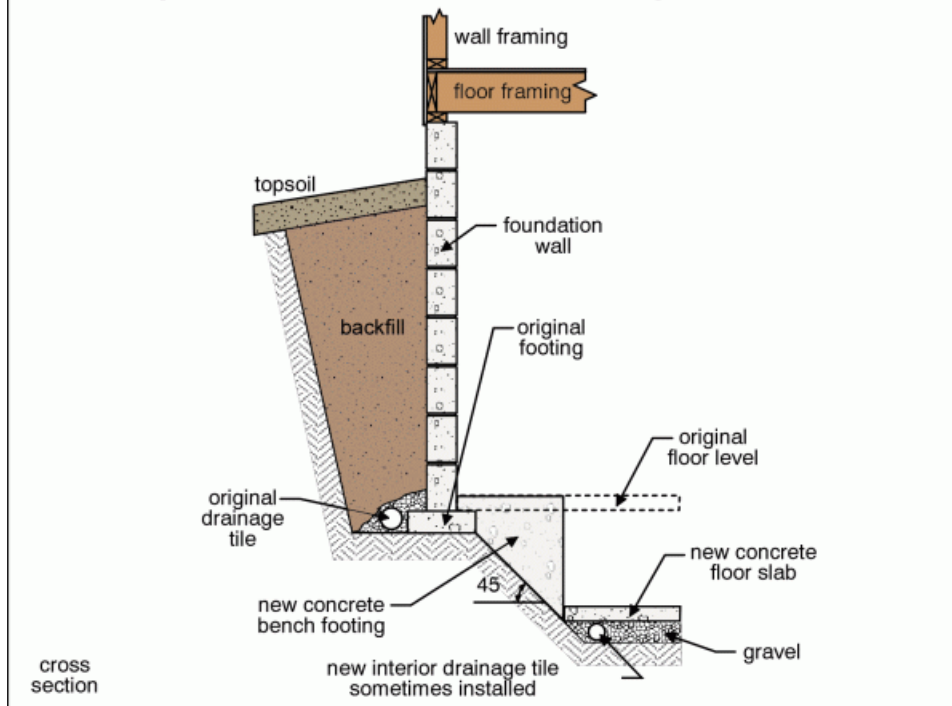
**Implication(s):** Chance of structural movement

**Location:** Rear Basement Addition

**Task:** Click link to read more information / For Your Information



## Lowering basement floors - bench footing



### WALLS \ Masonry veneer walls

**Condition:** • [Masonry or wood too close to grade](#)

Click link to read more information.

**Implication(s):** Chance of damage to structure

**Location:** Right Side Exterior Addition

**Task:** Monitor / Improve / Click link to read more information

**Time:** If necessary

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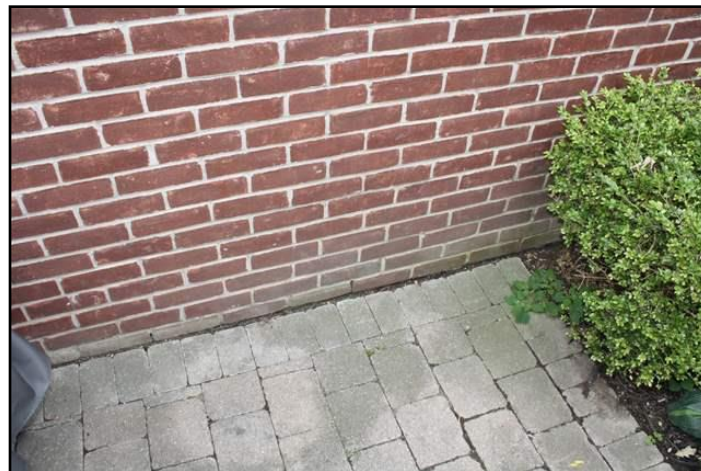
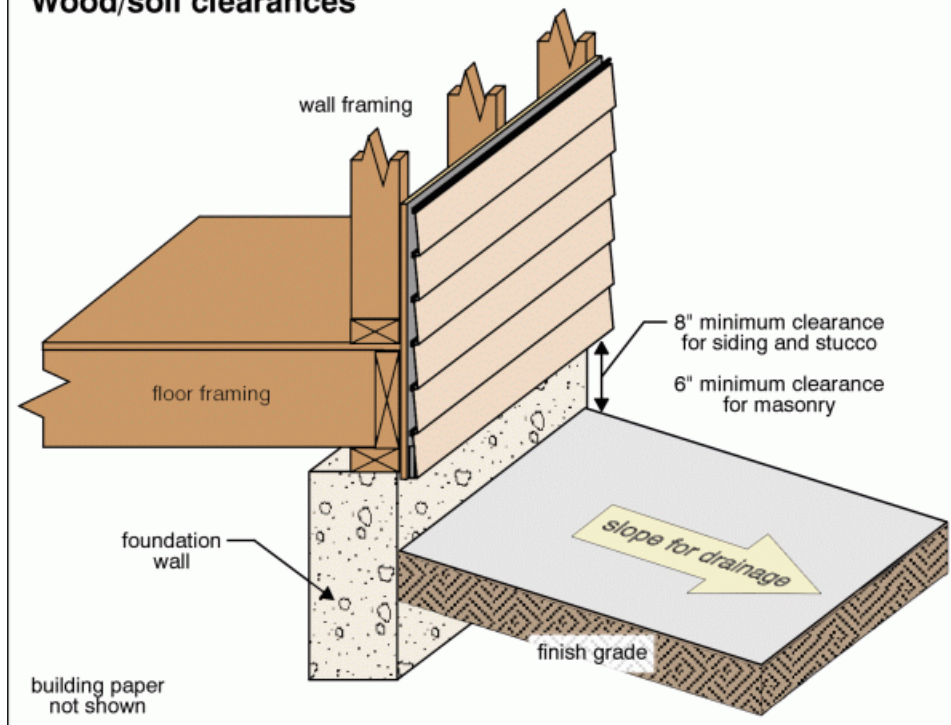
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## Wood/soil clearances



8. Masonry too close to grade

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage

**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](#)

**Distribution panel type and location:** • [Breakers - basement](#)

**Distribution panel rating:** • [125 Amps](#)

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

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

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

**Smoke detectors:** • [Present](#)

## Observations and Recommendations

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

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

**Implication(s):** Electric shock

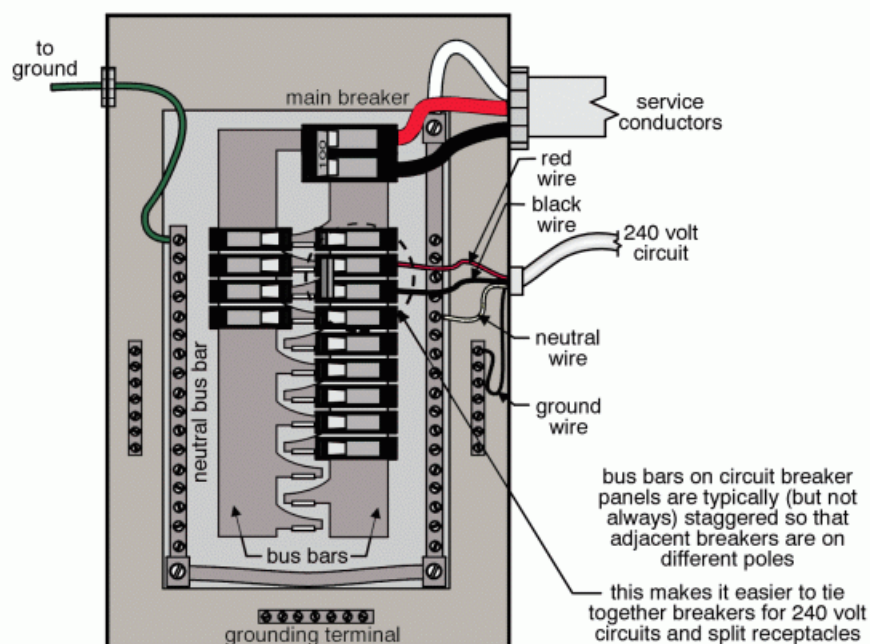
**Location:** Basement Panel

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Less than \$100

### Staggered bus bars on circuit breaker panels





9. No links for multi-wire circuits

## **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

**Condition:** • [Exposed in attics](#)

**Implication(s):** Electric shock

**Location:** Various Attic

**Task:** Further evaluation / Correct

**Time:** Less than 1 year

## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [Loose](#)

We test a representative number of outlets. We noted a few loose outlets.

**Implication(s):** Electric shock | Fire hazard

**Location:** Various

**Task:** Correct

**Time:** Prior to first use

**Cost:** Regular maintenance item

## **DISTRIBUTION SYSTEM \ Smoke detectors**

**Condition:** • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.



# ELECTRICAL

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## Inspection Methods and Limitations

**System ground:** • Quality of ground not determined

## Descriptions

**System type:** • [Boiler](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:** • [Radiators](#) • [Baseboards](#)

**Approximate capacity:** • [110,000 BTU/hr](#)

**Efficiency:** • [Conventional](#)

**Approximate age:** • [11 years](#)

**Typical life expectancy:** • Boiler (steel) 20 to 25 years

## Observations and Recommendations

### GAS HOT WATER BOILER \ Venting system

**Condition:** • Natural gas boilers with draft hoods (<300,000 BTUs, which is 95% of house boilers) need to be inspected and tested annually by law to make sure carbon monoxide is not entering the home. Please ensure that this work is included as part of your annual boiler maintenance.

**Condition:** • [Improper material](#)

**Implication(s):** Fire hazard | Hazardous combustion products entering home

**Location:** Basement Boiler

**Task:** Service

**Time:** Less than 1 year



10. Improper material

### 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

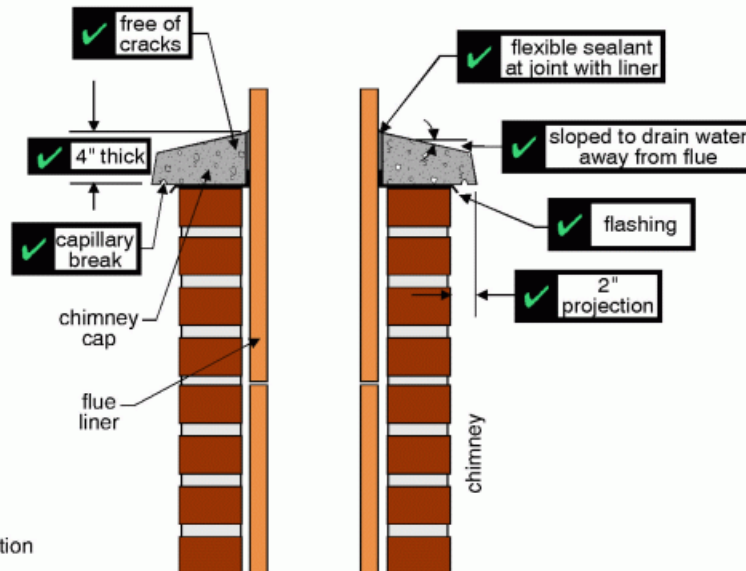
**Location:** Exterior chimney

**Task:** Improve cap

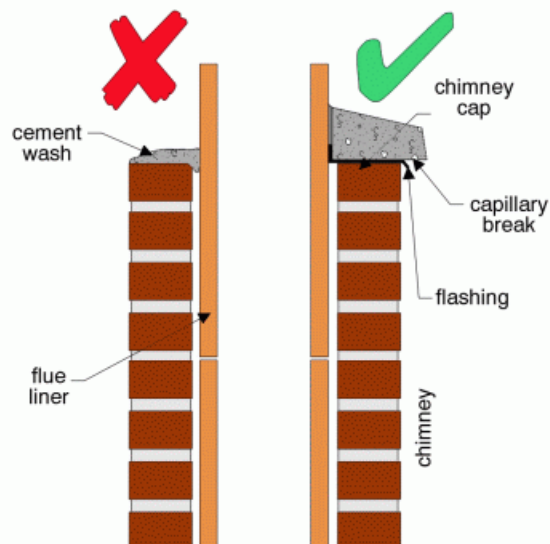
**Time:** Less than 1 year

**Cost:** \$500 - \$1,000

## What makes a good chimney cap?



## Drip edge on cap



# HEATING

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11. No drip edge on cap

## FIREPLACE \ General

**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](http://www.wettinc.ca).

**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



# COOLING & HEAT PUMP

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## Descriptions

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

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

**Compressor approximate age:** • 10 years

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

## Observations and Recommendations

### AIR CONDITIONING \ Life expectancy

**Condition:** • Aging

Typical lifespan is 10-15 years. The current unit is 10 years old. The air conditioning systems is a split type with an exterior compressor and an attic evaporator in air handler. (The house is heated by a boiler/radiators.) The cooling system is an independent system that has distribution registers in the ceiling of the second floor.

**Location:** Rear Exterior

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$3,000 - and up

### AIR CONDITIONING \ Refrigerant lines

**Condition:** • [Insulation - missing](#)

**Implication(s):** Reduced comfort | Increased cooling costs | Reduced system life expectancy

**Location:** Exterior

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Minor Regular maintenance item

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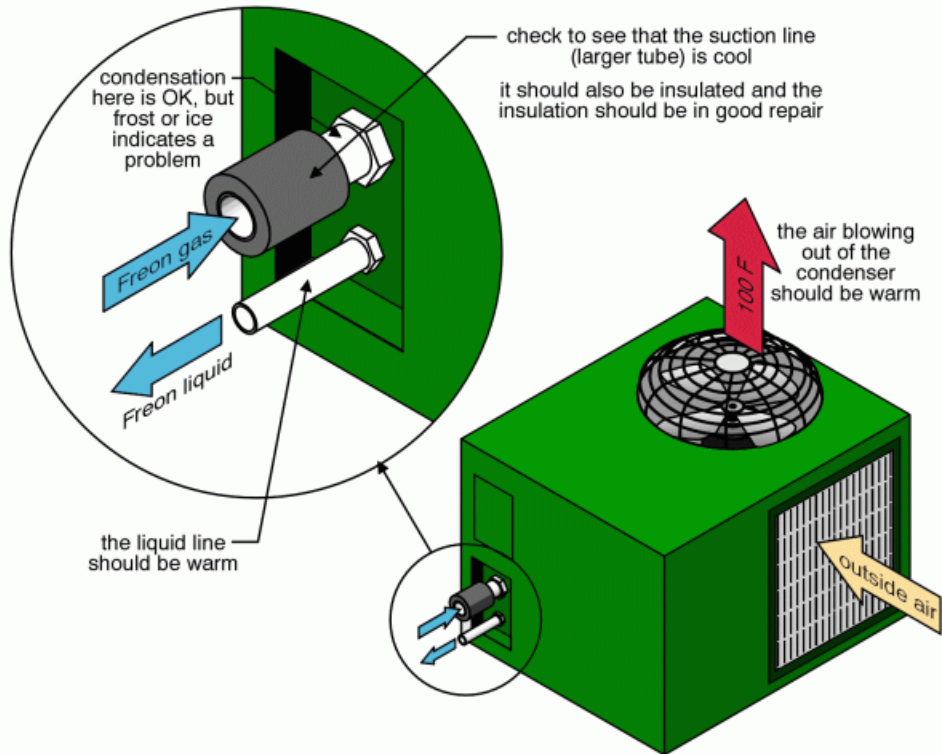
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## Inspecting the condenser unit



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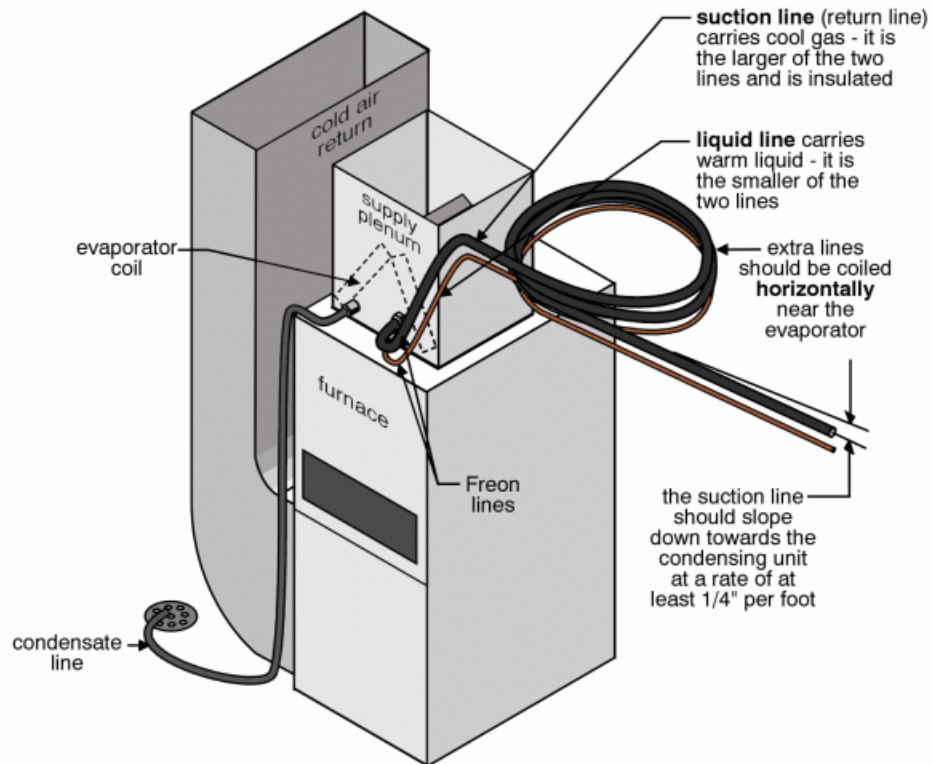
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## Refrigerant lines



12. Insulation - missing

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## Inspection Methods and Limitations

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



# INSULATION AND VENTILATION

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## Descriptions

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

Attic/roof insulation amount/value: • [R-28](#) • [R-32](#)

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

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation:

• [Soffit vent](#)



13. Soffit vent

• [Ridge vent](#)

## Observations and Recommendations

### ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Below current standards of R-50 (as of 2012)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

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14. Amount less than current standards

## ATTIC/ROOF \ Hatch/Door

**Condition:** • [Not insulated and not weatherstripped](#)

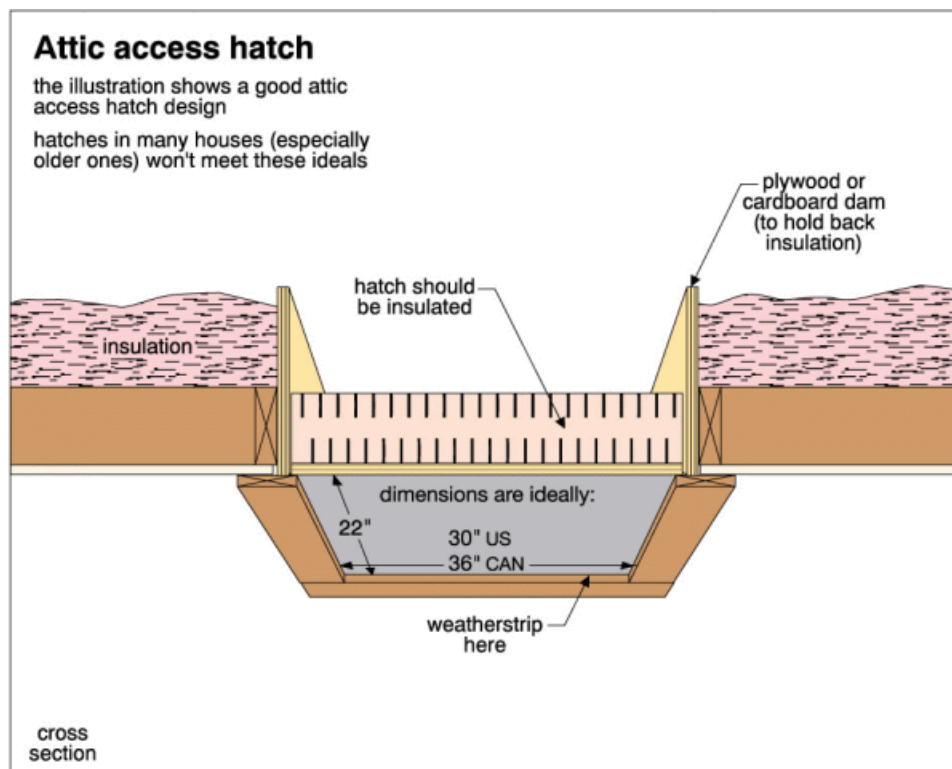
**Implication(s):** Reduced comfort | Increased heating and cooling costs | Chance of condensation damage to finishes and/or structure

**Location:** Attic

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



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## Inspection Methods and Limitations

**Inspection prevented by no access to:** • Walls, which were spot checked only

**Attic inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

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## Descriptions

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

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

**Main water shut off valve at the:** • Front of the basement

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

**Water heater type:** • [Conventional](#)

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

**Tank capacity:** • 151 liters

**Water heater approximate age:** • 9 years

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

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

**Floor drain location:** • Near laundry area

## Observations and Recommendations

### **SUPPLY PLUMBING \ Supply piping in building**

**Condition:** • IPEX piping (Kitec, PlumbBetter, IPEX AQUA, WarmRite, XPA and related brands) in use

\*\*\*Majority of the home is copper piping. IPEX Piping identified. PEX (cross-linked polyethylene) piping is currently a very popular piping material made by several manufacturers. PEX piping is used for water supply piping, delivering hot and cold water to fixtures, as well as hot water heating systems including in-floor heating and radiators. The Kitec System is PEX piping that was made by IPEX Inc. and sold under several brand names (PlumbBetter/Plomberie Ameliorée, IPEX AQUA, WarmRite, XPA, AmbioComfort). These have not been manufactured since 2007. In 2011, IPEX Inc. settled a class action lawsuit which alleged that the Kitec System "...may be subject to premature failure and otherwise may not perform in accordance with the reasonable expectations of users." IPEX denies the allegations. See the Kitec article in the Appendix of this report for more information. We have seen no failures of the Kitec System in the greater Toronto area with the exception of a couple of isolated unusual installations. One of the brand name pipes named in the class action lawsuit was identified in the home. No problems were identified during the inspection.

**Location:** Various Basement

**Task:** Monitor

**Time:** Unpredictable



15. IPEX piping (Kitec, PlumbBetter, IPEX AQUA,...)

## WASTE PLUMBING \ Drain piping - performance

**Condition:** • Homeowner noted that waste lines to street have been upgraded to plastic.

## WASTE PLUMBING \ Floor drain

**Condition:** • [Missing](#)

Unable to locate floor drain in rear addition. Since this is the lowest area of the basement, a floor drain (or sump pit and pump) should be installed.

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

**Location:** Rear Basement Addition

**Task:** Provide floor drain or sump pump

**Time:** Less than 1 year

**Cost:** Consult with Plumber or sump pump installer



16. Addition

## FIXTURES AND FAUCETS \ Toilet

**Condition:** • [Obstructed or weak flush](#)

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



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**Location:** Second Floor Bathroom

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Regular maintenance item

## Inspection Methods and Limitations

**Items excluded from a building inspection:** • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa

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## Descriptions

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

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

**Windows:** • [Fixed](#) • [Casement](#) • [Skylight](#)

**Glazing:** • [Double](#)

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

## Observations and Recommendations

### General

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

### DOORS \ Hardware

**Condition:** • [Inoperable](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Various Second Floor

**Task:** Repair / Replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item

### CARPENTRY \ Cabinets

**Condition:** • [Doors or drawers missing or loose](#)

**Implication(s):** Nuisance | Damage or physical injury due to falling materials

**Location:** Various Kitchen

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item

### STAIRS \ Treads

**Condition:** • [Worn or damaged](#)

Unable to view tread due to carpet. A couple of steps are bouncy / squeaky.

**Implication(s):** Trip or fall hazard | Weakened structure

**Location:** First Floor Staircase

**Task:** Repair

**Time:** If necessary / Unknown

**Cost:** Regular Maintenance

# INTERIOR

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[www.inspectionpros.ca](http://www.inspectionpros.ca)

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17. Worn or damaged

## STAIRS \ Guardrails

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

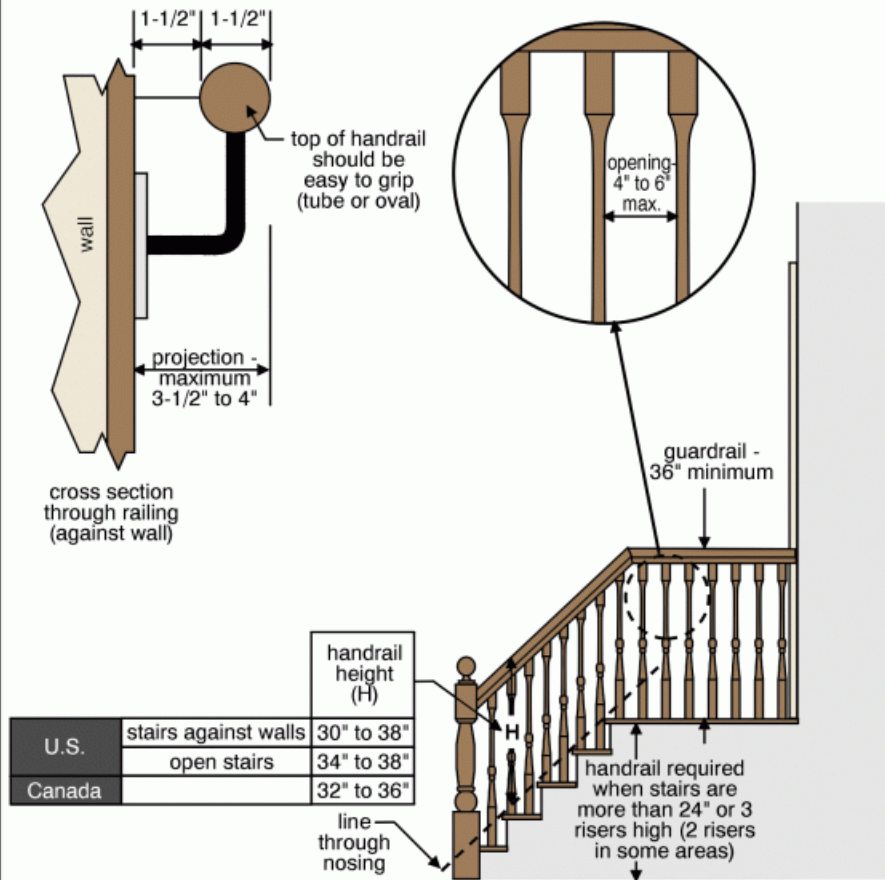
**Location:** First Floor

**Task:** Provide

**Time:** As Soon As Possible

**Cost:** Minor

## Handrails and guards



18. Missing Guardrail

## **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)

## Inspection Methods and Limitations

**General:** • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco ceilings, glue, insulation around heating ducts and registers and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing.

**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 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:**

- Cannot predict how often or how badly basement will leak
- General for all homes
- Storage in basement limited inspection



# LINKS

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## Descriptions

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

**General:** • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#)

**General:** • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix.](#) Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.

**General:** • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#)

**General:** • [\(Life Cycles and Costs\)](#)

**General:** • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#)

**General:** • [Common Building Technical Terms Explained](#)

# PHOTOS

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## Descriptions

**General:** • pictures taken during inspection

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### Descriptions

**GOOD ADVICE FOR ALL HOMEOWNERS:** • The following items apply to all homes and explain how to prevent and correct some common problems.

**Roof Leaks:** • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

**Annual Roof Maintenance:** • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

**Ice Dams on Roofs:** • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

**Maintaining the Exterior of Your Home:** • Regular maintenance includes painting and caulking of all exterior wood.

**Insulation Amounts - Current Standards:** • Attic and roof space: R-40 (R-50 if electric heat)

**Reduce Air Leaks:** • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

**Bathtub and Shower Maintenance:** • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

**Basement/Crawlspace Leakage:** • Almost every basement (and crawlspace) leaks under the right conditions. • [Click](#) for more information.

**MORE GOOD ADVICE FOR ALL HOMES:** • Here is some more information that applies to all homes.

**MORE GOOD INFORMATION:** • The following links give you access to documents that provide additional information on a range of topics.

**Life Cycles and Costs:** • [Ballpark estimates based on a typical three-bedroom home.](#)

**Priority Items for Home Buyers:** • [A list of things you should do when moving into your new home and a few regular](#) maintenance items.

**Maintenance:** • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#) This document helps you look after your home.

**When Things Go Wrong:** • [Unpleasant surprises are unfortunately part of homeownership. This document helps to](#) explain why things happen and why your home inspector may not have predicted it.

**Standards of Practice:** • [This document sets out what a professional home inspection should include, and guides the](#) activities of our inspectors.

END OF REPORT

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS