



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

596 Durie Street  
Toronto, ON M6S 3H1

PREPARED FOR:

INDRE VALADKA PAZ  
LEAH MONERAWELA

INSPECTION DATE:

Wednesday, February 12, 2020

## TIP

THE  
INSPECTION  
PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.

3120 Rutherford Rd.  
Concord, ON L4K 0B2

416-725-5568  
HST# 89249 4501 RT0001

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



February 18, 2020

Dear Indre Valadka Paz and Leah Monerawela,

RE: Report No. 2609, v.3  
596 Durie Street  
Toronto, ON  
M6S 3H1

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

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

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

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

-Adam

#### BUYERS -

An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$249. (A minimum savings of \$175). A full phone report review is also available for \$97.00

Sincerely,

ADAM HANNAN  
on behalf of  
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# SUMMARY

596 Durie Street, Toronto, ON February 12, 2020

Report No. 2609, v.3

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

SUMMARY

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

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

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

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

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

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

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

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

## Roofing

### **FLAT ROOFING \ Modified bitumen**

**Condition:** • [Ponding](#)

Click on blue link above for more information. Consult with Roofing contractor to improve roof drainage towards roof drain.

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

**Location:** Exterior Addition Roof

**Task:** Improve roof drainage

**Time:** Less than one year

**Cost:** Depends on work needed

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## Exterior

### GARAGE \ Vehicle doors

**Condition:** • Damage

Garage door is non functional

**Location:** Exterior Garage

**Task:** Repair / Replace

**Time:** Prior to first use

**Cost:** \$500 - and up

## Insulation and Ventilation

### ATTIC/ROOF \ Hatch/Door

**Condition:** • [Inaccessible](#)

Built-in closet railing / Shelving restricted access to the attic. Provide access and inspect. Attics are important areas and should be inspected from time to time for : Water leakage/damage, Mold, insulation levels, presence of asbestos, animal activity, ventilation, and structural integrity.

**Implication(s):** Difficult access

**Location:** Attic

**Task:** Provide access and inspect

**Time:** As Soon As Possible

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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

## Descriptions

**Sloped roofing material:** • [Asphalt shingles](#) • [Modified bitumen membrane](#)

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

**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:** • Aging

Typical Life Expectancy for this type of roof covering is 15 years. The current roof is reported by seller to be approximately 11 years old.

**Location:** Exterior Sloped Roof

**Task:** Inspect annually

### FLAT ROOFING \ Modified bitumen

**Condition:** • Aging

Typical lifespans for modified bitumen roofs are 20-30 years. This current roof is over 20 years old. See Ponding note

**Location:** Exterior Addition Roof

**Task:** For Your Information / Inspect annually and replace when necessary

**Condition:** • [Ponding](#)

Click on blue link above for more information. Consult with Roofing contractor to improve roof drainage towards roof drain.

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

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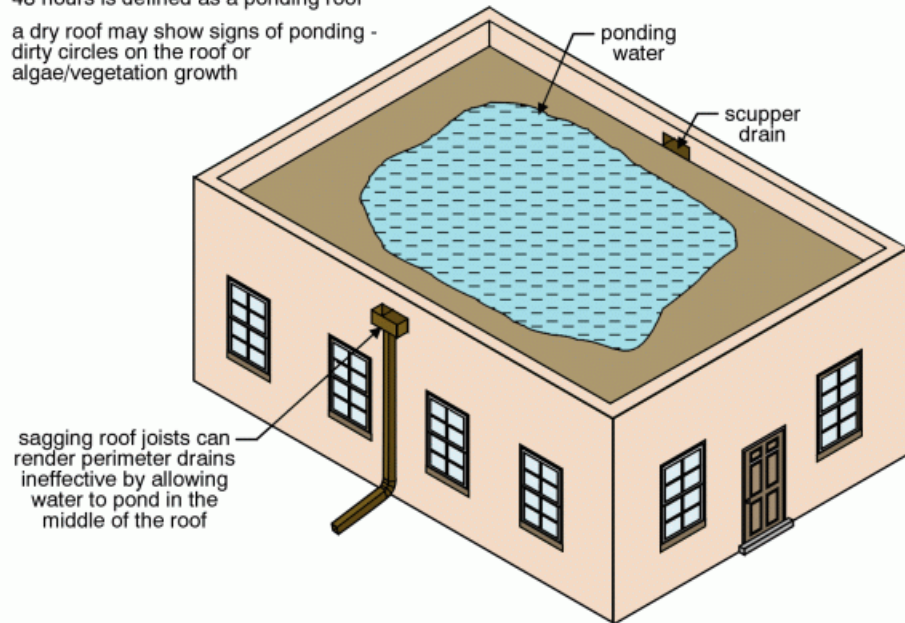
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## Ponding on flat roofs

any roof that still has water on it after 48 hours is defined as a ponding roof

a dry roof may show signs of ponding - dirty circles on the roof or algae/vegetation growth



1. Ponding



2. Ponding

### FLAT ROOF FLASHINGS \ Installation

**Condition:** • [Missing, too short](#)

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

**Location:** Rear Exterior Roof

**Task:** Provide flashing where sloped roof meets flat roof

**Time:** Less than 1 year

**Cost:** Minor

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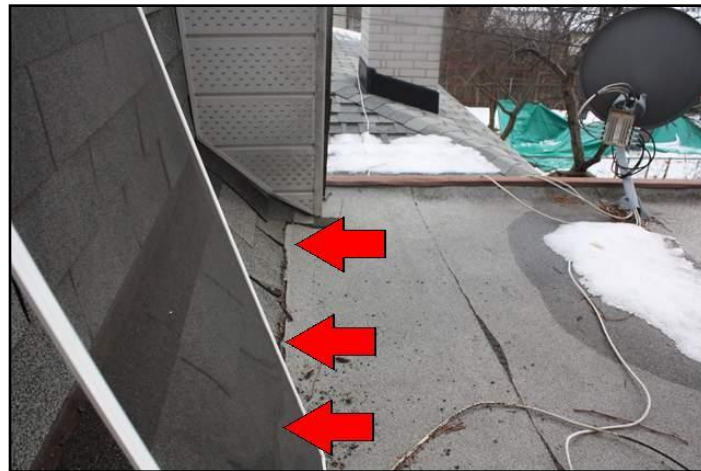
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3.



4.



5. Missing, too short

## Inspection Methods and Limitations

**Inspection performed:** • Through Window

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

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## Descriptions

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

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

Lot slope: • [Towards building](#) • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Boards](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

Condition: • [Damage](#)

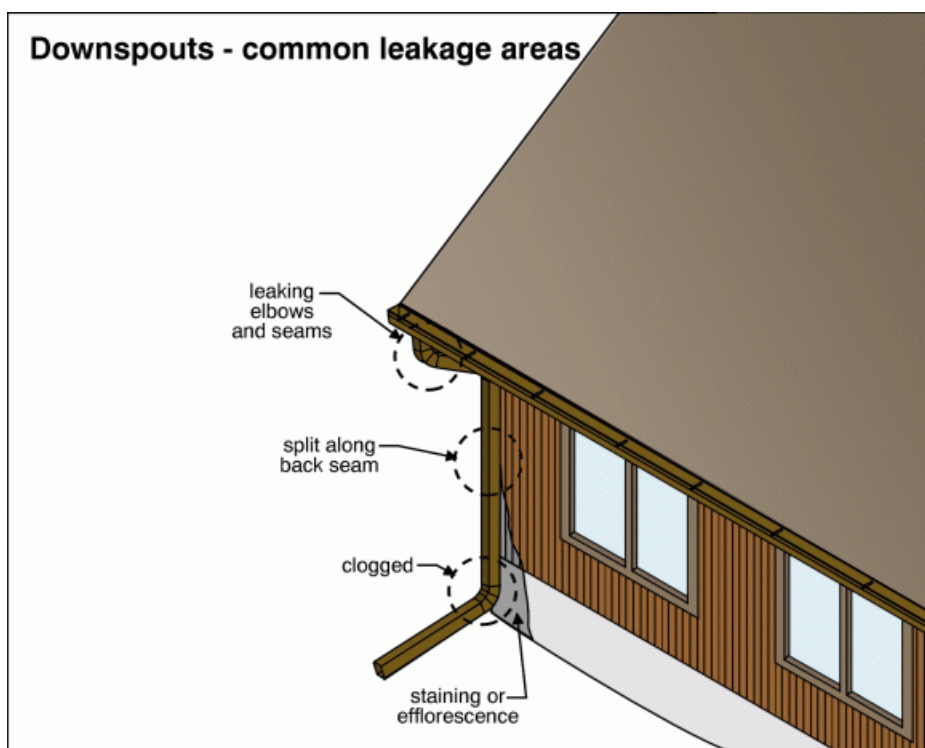
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

Task: Repair / Replace

Time: Prior to first use

Cost: Minor



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6. Damage

## ROOF DRAINAGE \ Flat roof drains

Condition: • [Clogged](#)

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

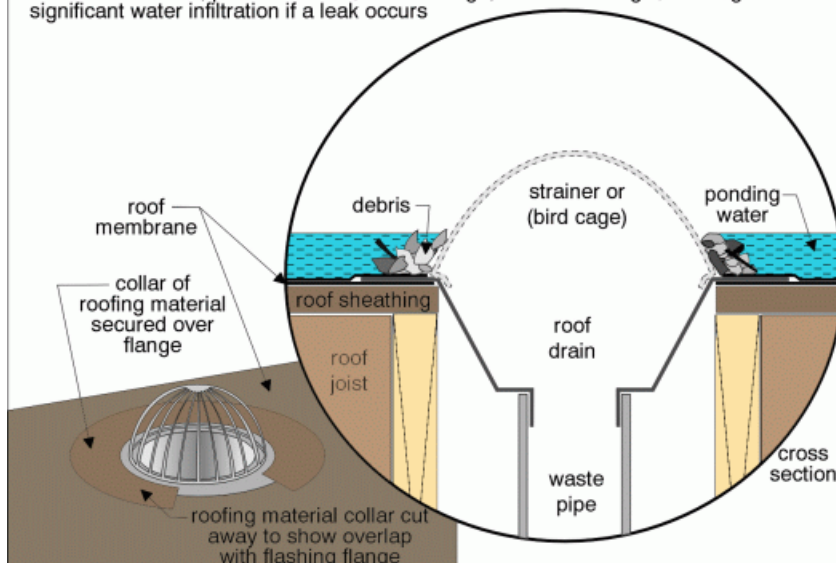
Location: Exterior Addition Roof

Task: Clean

Time: Regular maintenance

### Clogged interior flat roof drain

interior flat roof drains clogged with debris can cause water ponding, leading to: shortened roof life, possible freeze/thaw damage, additional weight/roof sag and significant water infiltration if a leak occurs



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7. Clogged

## WALLS \ Wood siding

**Condition:** • [Cracked, split or broken](#)

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

**Location:** Rear Exterior

**Task:** Repair

**Time:** Regular maintenance

**Cost:** Minor Regular maintenance item



8. Cracked, split or broken

## WALLS \ Masonry (brick, stone) and concrete

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

**Condition:** • [Mortar deterioration](#)

Provide mortar (Repointing, Tuck pointing) at various areas of the exterior brick and the stone foundation. This is very common maintenance for homes of this age.

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

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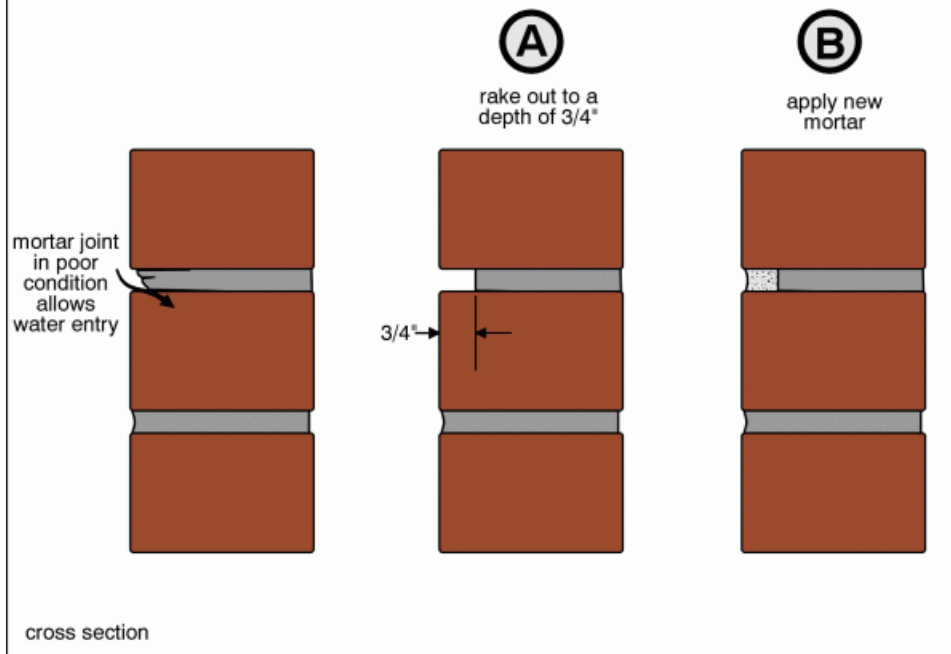
**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## Repointing



9. Example

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

**Condition:** • [Steps or landings settling or heaving](#)

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

**Location:** Front Exterior Staircase

**Task:** Adjust

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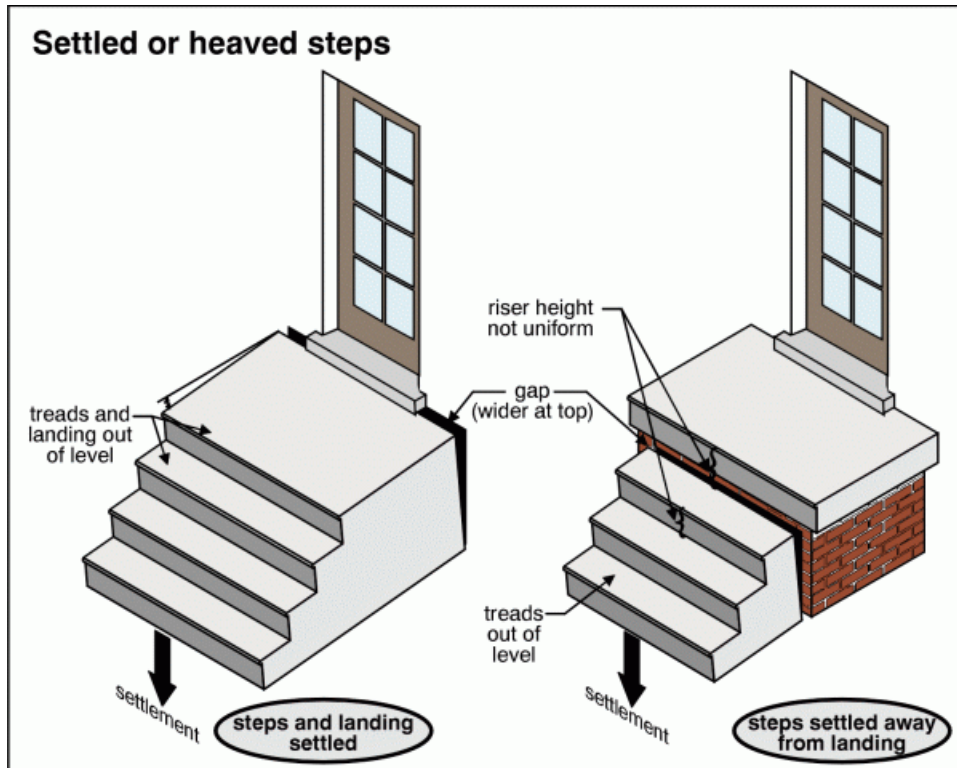
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**Time:** Less than 1 year

**Cost:** Regular maintenance item



10. Steps or landings settling or heaving

## LANDSCAPING \ General notes

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

Keep tree branches trimmed back 3 feet from roof line

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

**Location:** Various Exterior

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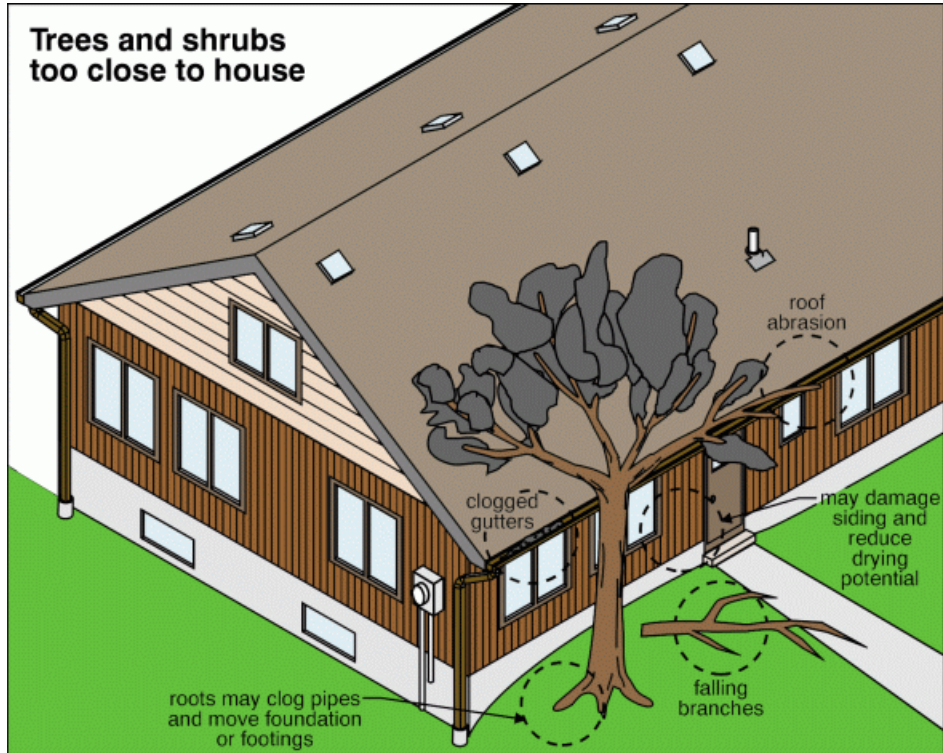
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**Task:** Improve

**Time:** Ongoing

**Cost:** Regular maintenance item



11. Trees or shrubs too close to building



12. Trees or shrubs too close to building

## LANDSCAPING \ Lot grading

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

## LANDSCAPING \ Walkway

**Condition:** • [Improper slope or drainage](#)

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Areas of the walkway have settled. Monitor drainage at walkway and improve slope away from home as necessary.

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

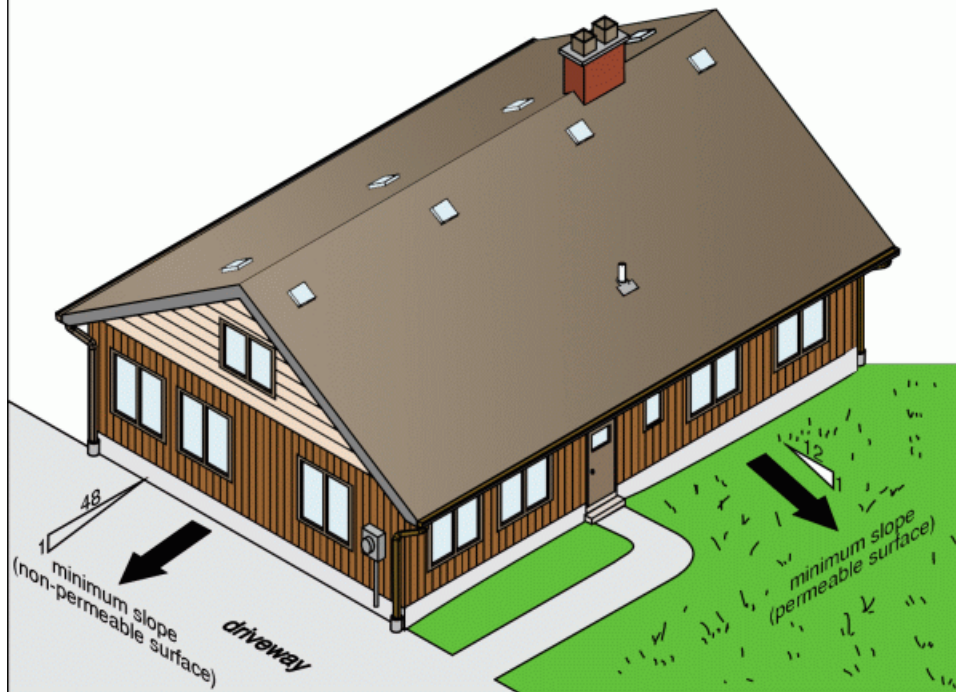
**Location:** Left Exterior

**Task:** Monitor / Correct

**Time:** As Needed

**Cost:** Depends on approach

## Recommended grading slopes



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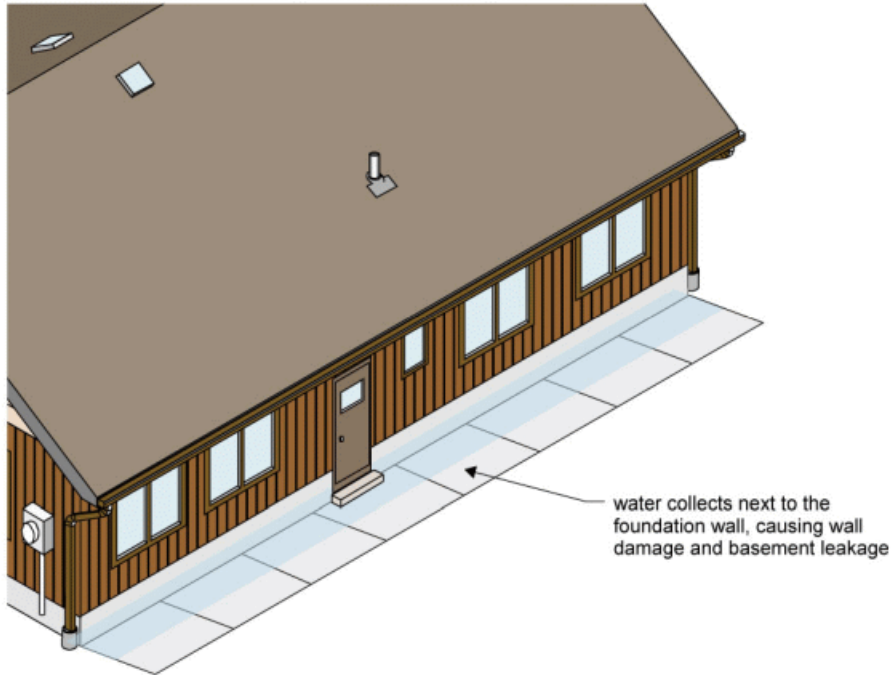
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Walk/patio sloping towards house



13. Improper slope or drainage



14. Improper slope or drainage

## GARAGE \ General notes

**Condition:** • Aging Garage

This is a typical old garage commonly found in Toronto. The concrete floor has settled and cracked. There wood cladding is very old and damaged. The roof is aging. Replacement garages are expensive, therefore most people choose to repair garage ongoing as needed.

**Location:** Garage

**Task:** Repair

**Time:** Ongoing

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15. Aging Garage



16. Aging Garage



17. Aging Garage



18. Aging Garage

## GARAGE \ Vehicle doors

**Condition:** • Damage

Garage door is non functional

**Location:** Exterior Garage

**Task:** Repair / Replace

**Time:** Prior to first use

**Cost:** \$500 - and up

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19. Damage

## Inspection Methods and Limitations

Upper floors inspected from: • Ground level

## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Stone](#) • [Brick](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:**

• [Wood frame](#)

At rear addition

• [Masonry](#)

**Roof and ceiling framing:** • Not visible

## Observations and Recommendations

### FOUNDATIONS \ General notes

**Condition:** • [Parging damaged or missing](#)

It is common to provide parging on older stone foundations. Since stone foundations tend to be porous and damp, the parging will break down over time and crack/crumble. We recommend providing new parging (using a breathable cement meant for foundation wall applications). Providing new parging will help to provide a reference point of when the walls were repaired.

**Implication(s):** Chance of damage to structure | Shortened life expectancy of material

**Location:** Basement Furnace Room

**Task:** Repair / Replace

**Time:** Less than 1 year



20. Parging damaged or missing



21. Parging damaged or missing

### WALLS \ Solid masonry walls

**Condition:** • [Prior repairs](#)

**Implication(s):** Weakened structure

**Location:** Various Exterior Wall

**Task:** Monitor

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22. Prior repairs

## Inspection Methods and Limitations

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

**Attic/roof space:** • No access

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

# ELECTRICAL

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## Descriptions

**General:** • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

**Service entrance cable and location:** • [Overhead - cable type not determined](#)

**Service size:** • [200 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:** • [200 Amps](#)

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

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

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

**Smoke alarms (detectors):** • [Present](#)

## Observations and Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**Condition:** • [Wire crossing bus connections](#)

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

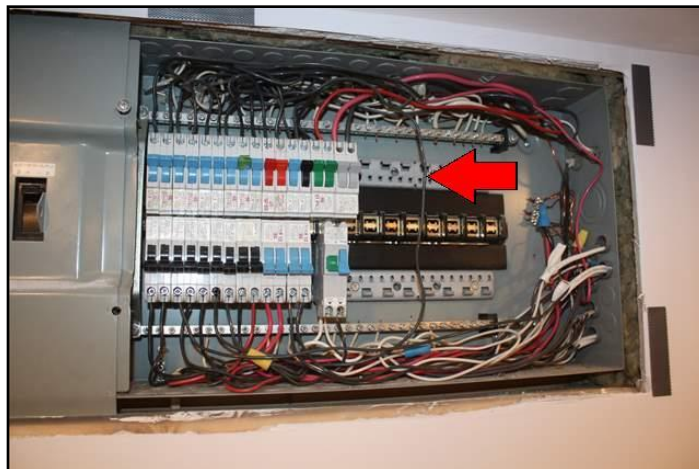
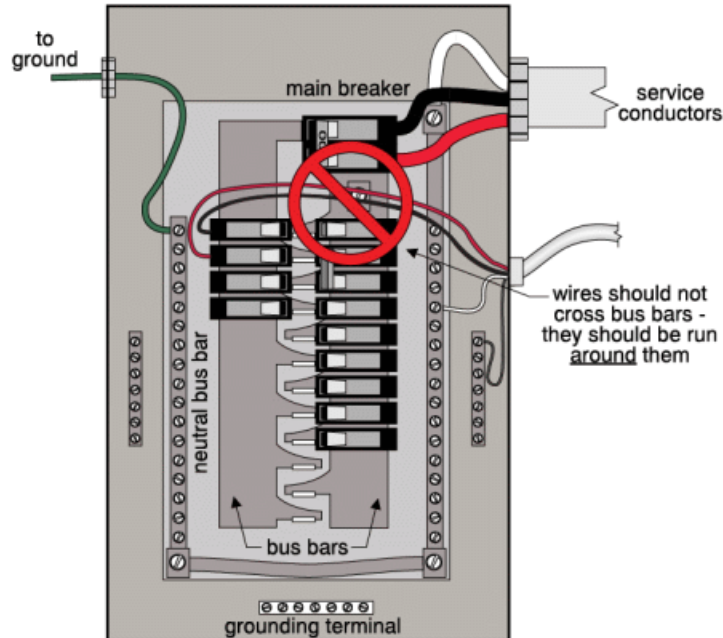
**Location:** Basement Panel

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor

## Wires shouldn't cross bus bars



23. Wire crossing bus connections

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Rear Exterior and basement bathroom

**Task:** Replace

**Time:** Prior to first use

**Cost:** Minor

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24. Test faulty on GFCI/GFI (Ground Fault...



25. Test faulty on GFCI/GFI (Ground Fault...

**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

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

**Inspection Methods and Limitations**

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

# HEATING

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## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • [60,000 BTU/hr](#)

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [5 years](#)

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

**Fireplace/stove:** • None

## Observations and Recommendations

### General

• Set up annual service plan which includes coverage for parts and labour.

**Location:** Basement Furnace Room

**Task:** Service annually

**Time:** Ongoing

**Cost:** Regular maintenance item

### RECOMMENDATIONS \ Overview

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

## Inspection Methods and Limitations

**Safety devices:** • Not tested as part of a building inspection

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

**Heat exchanger:** • Not visible

# COOLING & HEAT PUMP

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## Descriptions

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

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

**Compressor approximate age:** • 5 years

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

## Observations and Recommendations

### General

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

### RECOMMENDATIONS \ Overview

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

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • To reduce risk of damaging the compressor, air conditioning systems are not tested until they have been started up for the season.

**Inspection limited/prevented by:** • Low outdoor temperature

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

## Descriptions

**Attic/roof insulation material:** • Not determined • Not visible

**Attic/roof insulation amount/value:** • Not determined • [Not visible](#)

**Attic/roof air/vapor barrier:** • [Not visible](#)

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

## Observations and Recommendations

### ATTIC/ROOF \ Hatch/Door

**Condition:** • [Inaccessible](#)

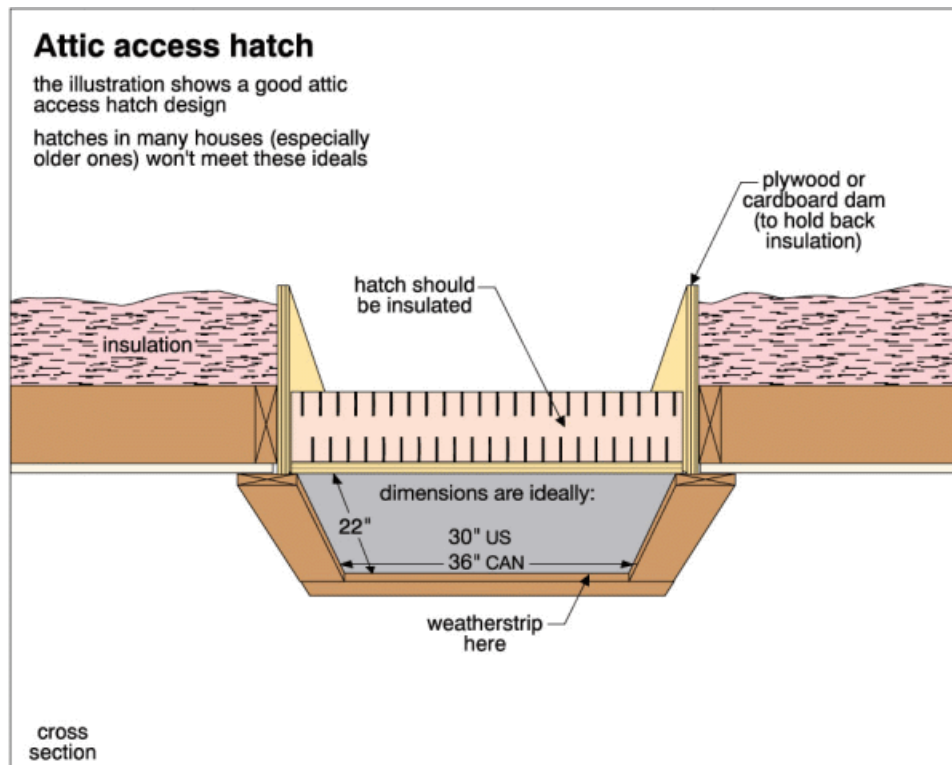
Built-in closet railing / Shelving restricted access to the attic. Provide access and inspect. Attics are important areas and should be inspected from time to time for : Water leakage/damage, Mold, insulation levels, presence of asbestos, animal activity, ventilation, and structural integrity.

**Implication(s):** Difficult access

**Location:** Attic

**Task:** Provide access and inspect

**Time:** As Soon As Possible



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26. Inaccessible

## Inspection Methods and Limitations

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

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

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

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

## 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



27. Front of the basement

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

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

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

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

**Water heater approximate age:** • 10 years

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

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

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

## Observations and Recommendations

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • Sewage backup insurance is recommended.

**Implication(s):** drainage and/or leakage problems

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Condition:** • Drain line video camera inspection recommended

This is recommended on all homes built prior to 1970

**Implication(s):** Drainage and/or leakage problems

# PLUMBING

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**Location:** Basement

**Task:** Camera inspection

**Time:** Immediate

## 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:** • [Hardwood](#) • [Laminate](#)

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

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

**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
- Work in Progress Observed

### WINDOWS \ General notes

**Condition:** • The majority of the windows in the home are less than 5 years old and in good condition. There are a few windows remaining that are over 20 years old and are in serviceable condition.

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

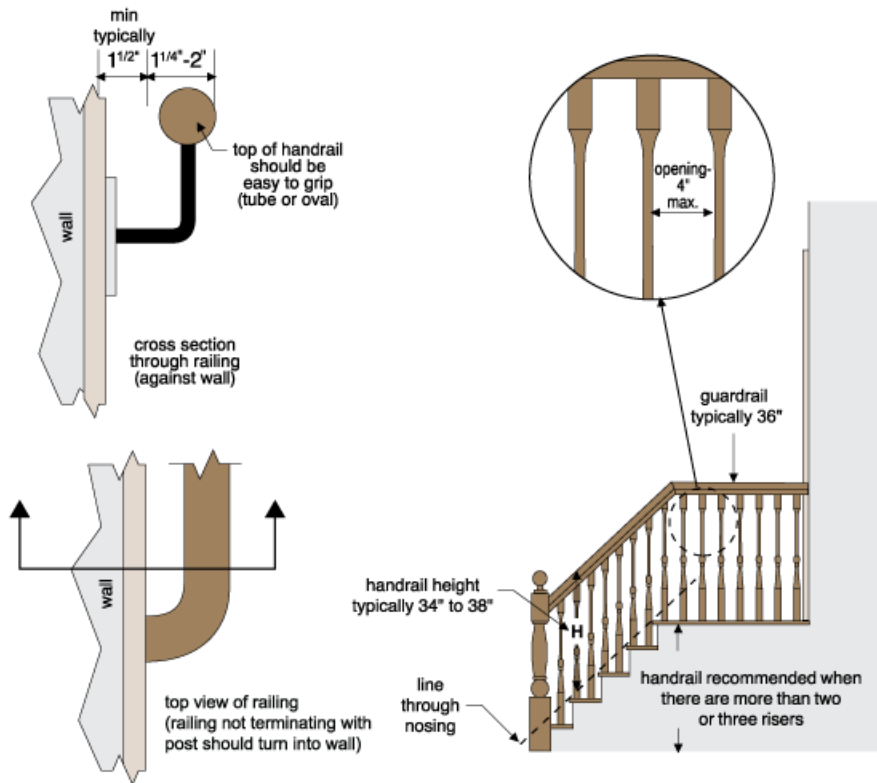
**Location:** First Floor Staircase

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor

## Handrails and guards



28. Missing

**Condition:** • [Missing](#)

Handrail should be provided on open side

**Implication(s):** Fall hazard

**Location:** Basement Staircase

**Task:** Provide Handrail

**Time:** Less than 1 year

**Cost:** Minor



29. 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)

## 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.

*Note:* If you plan to disturb/renovate material installed prior to 1985, it is recommended that it be tested prior.

### **Inspection limited/prevented by:**

- Storage/furnishings
- New finishes/paint

Very recent Renovations therefore absence of historical clues due to new finishes, paint, etc.

- Storage in closets and cabinets / cupboards

# INTERIOR

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**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum  
Carbon monoxide alarms (detectors) • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any •  
Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground  
components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

**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:** • Monitor the basement for leaks in the Spring.

**Basement leakage:** • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

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

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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



30. pictures taken during inspection



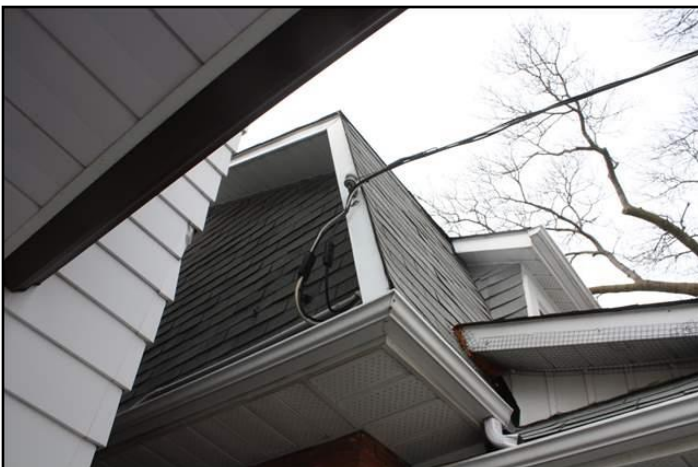
31. pictures taken during inspection



32. pictures taken during inspection



33. pictures taken during inspection



34. pictures taken during inspection



35. pictures taken during inspection

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36. pictures taken during inspection



37. 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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| LINKS   | PHOTOS  | MORE INFO | REFERENCE |            |         |         |            |          |          |

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS