



# Your Inspection Report

68 Degrassi Street  
Toronto, ON

**PREPARED FOR:**  
BEN FERGUSON

**INSPECTION DATE:**  
Friday, February 13, 2015

**PREPARED BY:**  
Brian Hardie



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report

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A thorough home inspection, clearly communicated.

# ROOFING

68 Degrassi Street, Toronto, ON February 13, 2015

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- REFERENCE

## Description

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

Flat roofing material: • [Modified bitumen](#)

## Limitations

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

Inspection performed: • With binoculars • From roof edge

## Recommendations/Observations

### RECOMMENDATIONS \ Overview

Condition: • Visible roofing appears to be in good condition

# EXTERIOR

68 Degrassi Street, Toronto, ON February 13, 2015

ROOFING

**EXTERIOR**

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## Description

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

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

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 discharging below grade](#)

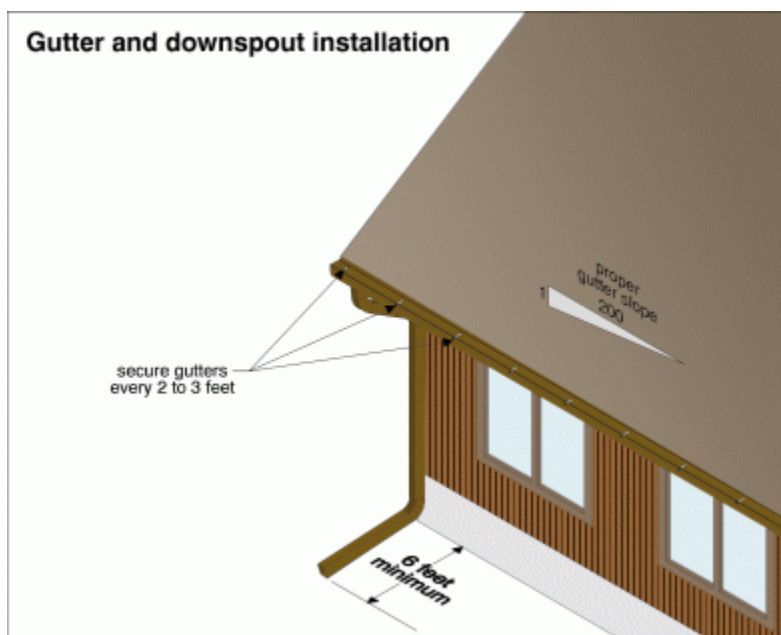
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Southwest

Task: Improve

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)

### WALLS \ Trim

Condition: • Clean 2nd floor dryer vent

Location: Southwest Second Floor

Task: Clean

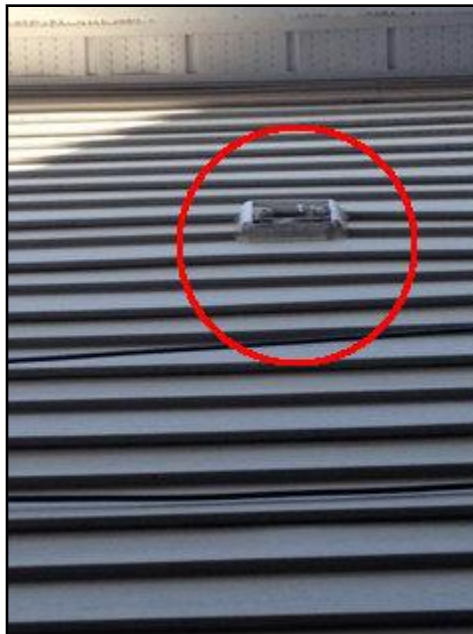
Time: Immediate/Regular Maintenance

Cost: Minor

# EXTERIOR

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*Clean vent*

## **EXTERIOR GLASS \ General**

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

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

**Location:** Various

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor



*Caulking missing, loose or deteriorated*

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## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Beams

**Condition:** • [Rot](#)

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

**Location:** West

**Task:** Further evaluation/Repair

**Time:** Less than 1 year

**Cost:** \$400 - \$600



*Rot*

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

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

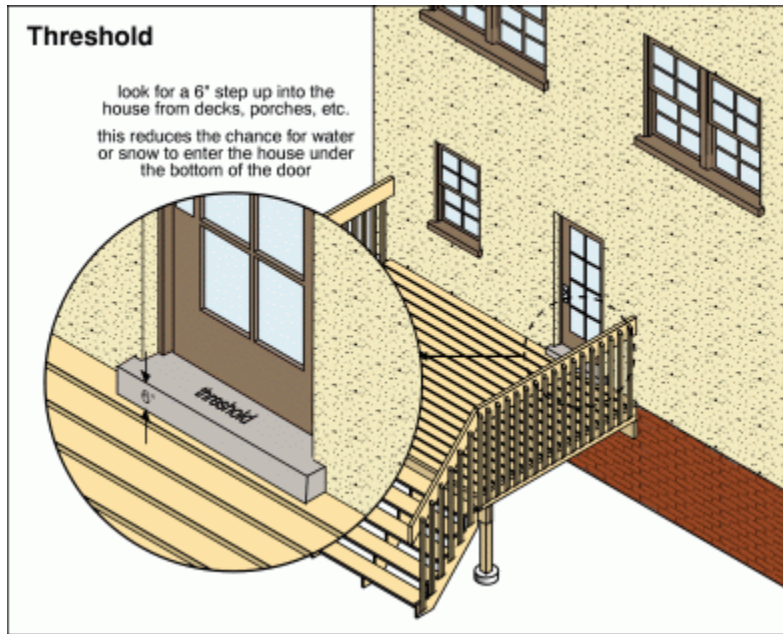
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Third Floor Balcony

**Task:** Correct

**Time:** When remodelling





No step up into building

# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**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

### RECOMMENDATIONS \ Overview

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

## 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](#) • [Copper - metallic sheathed](#)

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

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

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present

## Recommendations/Observations

### RECOMMENDATIONS \ Overview

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



## Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

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

Approximate age: • [13 years](#)

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • Stainless steel

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

## Recommendations/Observations

### CHIMNEY AND VENT \ Masonry chimney cap

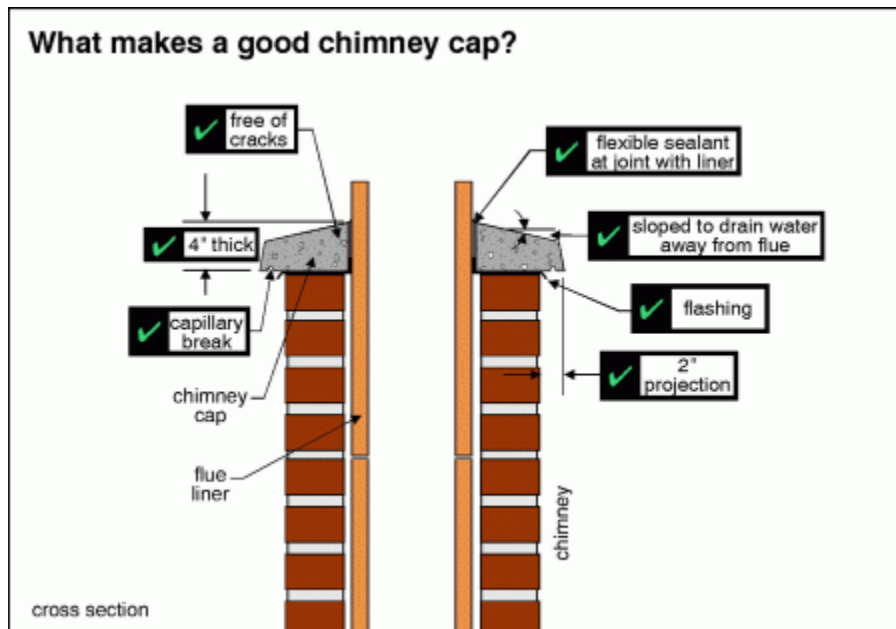
Condition: • [Missing](#)

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

Task: Provide

Time: Less than 1 year

Cost: \$400 - \$600



[Click on image to enlarge.](#)

# HEATING

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*Missing*

# COOLING & HEAT PUMP

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## Description

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

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

**Compressor approximate age:** • 18 years

## Limitations

**Inspection limited/prevented by:** • Heating system on.

## Recommendations/Observations

### **AIR CONDITIONING \ Life expectancy**

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

**Implication(s):** Equipment failure | Reduced comfort

**Task:** Replace

**Time:** When necessary

**Cost:** \$2,000 - \$3,000

# INSULATION AND VENTILATION

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## Limitations

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

## Description

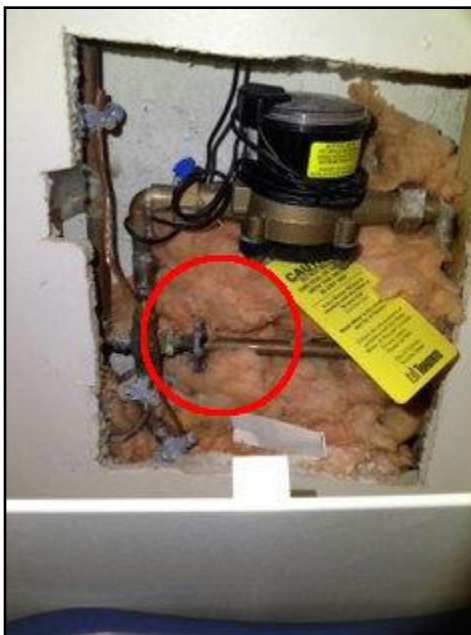
**Water supply source:** • Public

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

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 6 years

**Waste piping in building:** • [Plastic](#) • [Not visible](#)

**Floor drain location:** • Basement Bathroom

## Recommendations/Observations

### RECOMMENDATIONS \ Overview

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

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## Description

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

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

Windows: • [Single/double hung](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Party walls: • [Wood frame](#)

## Recommendations/Observations

### DOORS \ Doors and frames

Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: West First Floor

Task: Improve

Time: Discretionary

Cost: Minor



*Weatherstripping missing or ineffective*

### CARPENTRY \ Countertops

Condition: • Repair caulking

Location: Third Floor Kitchen

Task: Repair

Time: Less than 1 year

Cost: Minor



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**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

