



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

54 Humber Trail
Toronto, ON M6S 4C1

PREPARED FOR:
JENNIFER PERCIVAL

INSPECTION DATE:
Tuesday, February 4, 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
adam@inspectionpros.ca



February 10, 2020

Dear Jennifer Percival,

RE: Report No. 2605
54 Humber Trail
Toronto, ON
M6S 4C1

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) A full verbal phone review is also available for \$97.00

Sincerely,

ADAM HANNAN
on behalf of
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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>

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Outdated](#)

We found a mix of varying ages of wiring in the home, including Knob and tube wiring, post knob and tube ungrounded wiring, and modern grounded wiring. Some of the old and new wiring is connected together in junction boxes. Knob and tube wiring was installed pre-1950 in all homes, therefore it is common to find this type of wiring in most homes built before 1950 unless the wiring has been fully upgraded. Most of the wiring in the home is behind walls and ceilings and not observed therefore we cannot provide an estimate as to the extent of knob and tube found.

The ESA authority does not consider this wiring unsafe if it is well maintained and in good condition. Despite this fact, Knob and tube wiring is 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. If you have concerns, you may find it helpful to contact David Slack. We have an arrangement with David Slack Insurers regarding homes with knob and tube wiring. Please contact David Slack for details (800) 971-1363

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Implication(s): Nuisance | Potential problem when obtaining home insurance

Location: Various

Task: Consult with your insurer for their requirements

Time: Prior to obtaining insurance

Cost: Depends on work needed, but typically \$1000-\$2000 per room.

Heating

GAS HOT WATER BOILER \ Piping

Condition: • The insulation on the boiler or heating pipes may contain asbestos. Health Canada recommends the insulation be left in place undisturbed. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work. Please see the Asbestos article in the Supplementary section of the text.

The seller had the accessible portions of the wrap removed from the piping in the boiler room. Where the piping penetrates the wall and / ceilings the wrap can still be observed at inaccessible areas. This type of insulation wrap was the prevalent type used on hot water boiler/radiator piping during this era and we observe this frequently. The photos show a sampling

Location: Basement

Task: Further Evaluation prior to disturbing / Removing

Time: Discretionary - see note

Cost: Consult with specialist when necessary.

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current units are 18 years old. Service annually and plan for replacement. Low temperature prevented proper testing in cooling mode.

Implication(s): Equipment failure | Reduced comfort

Location: Second Floor and Third Floor

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,000 each - and up

Interior

WINDOWS \ General notes

Condition: • We noted windows of varying ages. We typically recommend replacement only when inoperative or leaky windows are found. Replacement of functioning windows, however old, are discretionary.

We observed varying styles and ages: 1) single hung. single pane windows 2) double paned windows manufactured in 1989 and 1992 3) Single pane sliders, age unknown and 4) Old basement single pane sliders.

Location: Various

Task: Upgrade

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Time: Discretionary/As Needed

Cost: Major

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>

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Descriptions

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

Approximate age:

• 8 years

Reported to be 8 years old by seller

Typical life expectancy: • 20-25 years

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

General Note for all homes

SLOPED ROOFING \ Asphalt shingles

Condition: • Debris/moss

Implication(s): Shortened life expectancy of material

Location: Various Exterior Roof

Task: Clean

Time: Regular maintenance



1. Debris example

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Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

Inspection performed: • With binoculars

Age determined by: • Reported by seller

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Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

Garage: • Detached

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Discharge onto roofs](#)

Improvement recommendation - Provide downspouts from upper gutters to lower gutters to prevent premature wear to Shingles

Implication(s): Material deterioration

Location: Front Exterior Roof

Task: Improve

Time: Less than 1 year

Cost: Minor



2. Discharge onto roofs

Condition: • Dirty/debris

Location: Various Exterior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

ROOF DRAINAGE \ Downspouts

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

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

Location: Exterior

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Task: Improve

Time: Less than 1 year

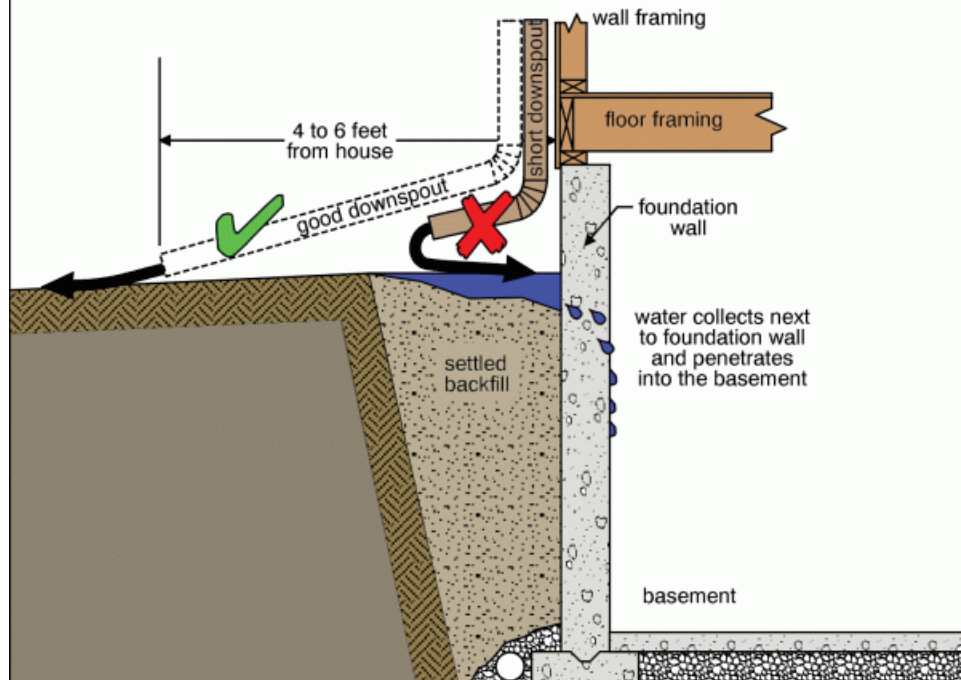
Cost: Minor

Gutter and downspout installation

secure gutters
every 2 to 3 feet



Downspout extension too short



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3. Discharge too close to building

WALLS \ Flashings and caulking

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

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

Location: Right Side Exterior Wall

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item



4. Caulking missing or ineffective



5. Caulking missing or ineffective

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. The photos show a sampling.

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

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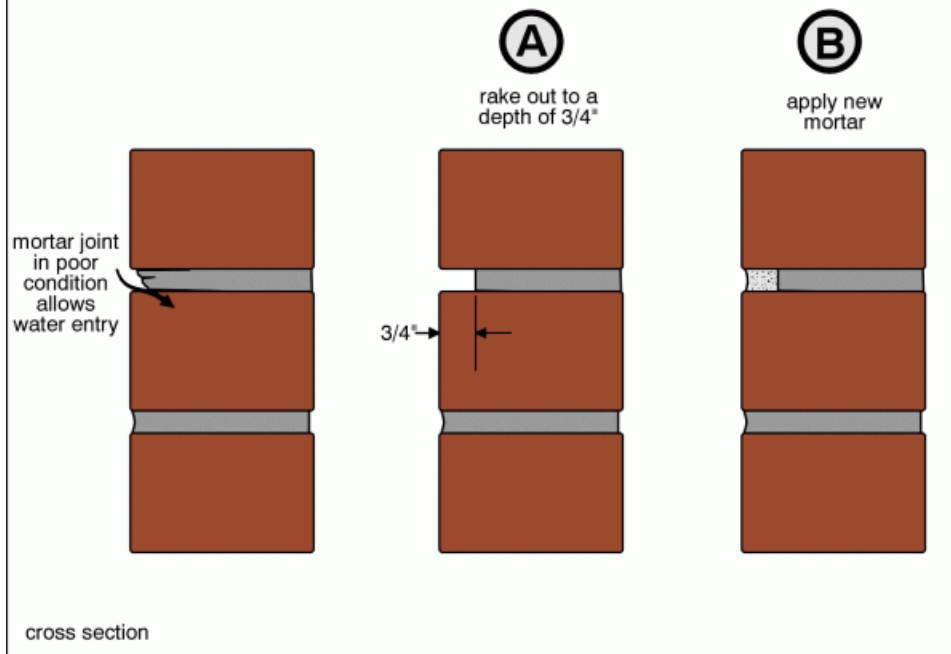
Location: Various Exterior Wall and Foundation

Task: Improve / Provide Mortar

Time: Ongoing

Cost: Regular maintenance item

Repointing



6. Example



7. Example

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8. Example



9. Example



10. Mortar deterioration example at foundation



11. Example

WALLS \ Asphalt shingles

Condition: • [Loose, missing or torn tabs](#)

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

Location: Left Side Exterior Dormer

Task: Repair

Time: Less than 1 year

Cost: Minor

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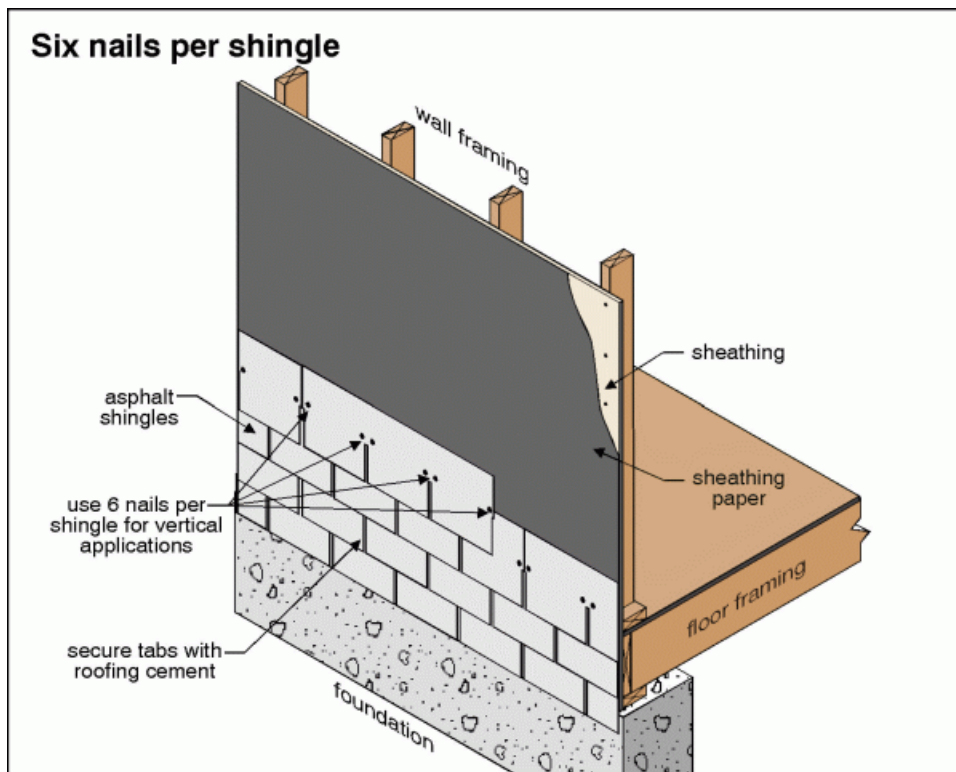
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12. Loose, missing or torn tabs

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Window sill is at or below grade.

It is common to find basement windows at grade on older homes. Modern standards now require that windows sills be above grade by 6-inches. Prudent to monitor for now and upgrade as required particularly if any moisture intrusion is noted.

Location: Various Basement Exterior

Task: Monitor / Improve

Time: As Needed

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13. Window sill is at or below grade.



14. Window sill is at or below grade.



15. Older style window well.

DOORS \ General notes

Condition: • Threshold too low

Less than 6-inch step up from exterior.

Implication(s): Increased heating and cooling costs

Location: Left Exterior

Task: Monitor / Improve

Time: If necessary

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16. Threshold too low

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Paint or stain needed](#)

Weatherproofing is typically needed every 5 years.

Implication(s): Shortened life expectancy of material

Location: Rear Exterior Deck

Task: Improve

Time: Regular maintenance



17. Paint or stain needed

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

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Front Exterior Staircase

Task: Provide Handrail

Time: Less than 1 year

Cost: Minor

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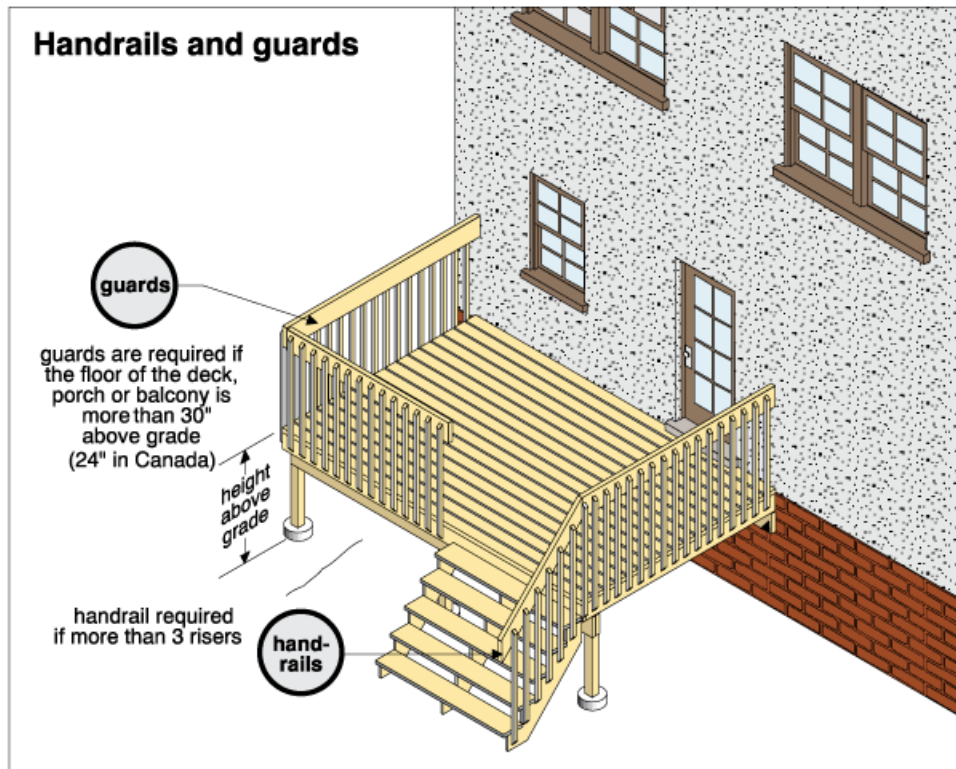
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Handrails and guards



18. Missing

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

Task: Improve

Time: Ongoing

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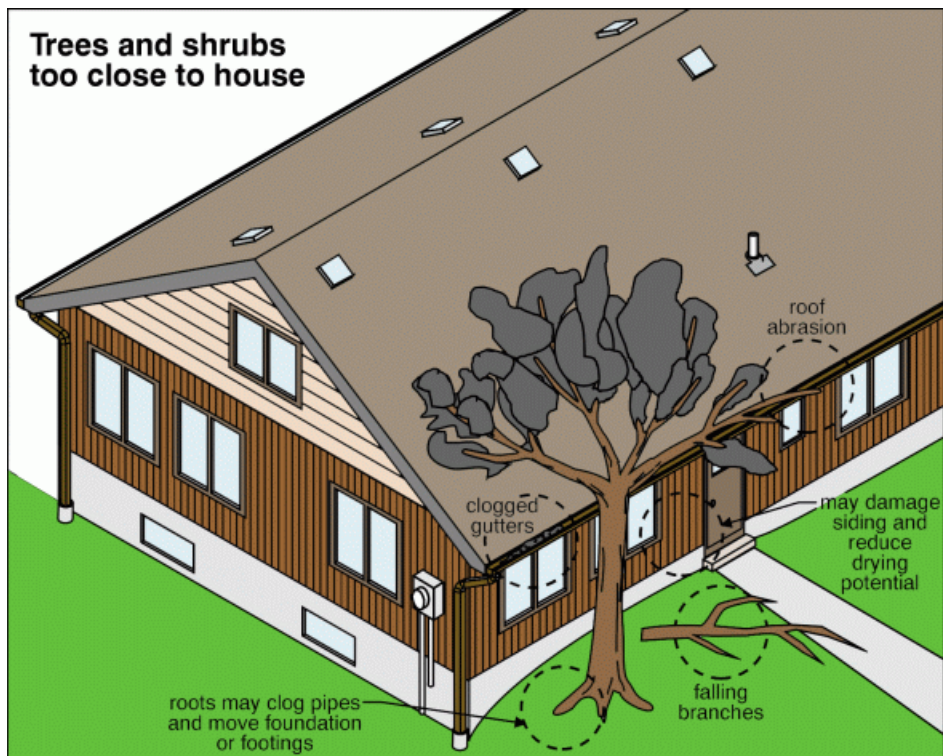
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Cost: Regular maintenance item



Condition: • Vines on building

Vines can cause problems with clogging gutters and downspouts, obstructing vents, damaging masonry, allowing rodents access to walls, roof and attic, discolouration of siding. etc.

Implication(s): Chance of damage to finishes | Chance of pests entering building

Location: Various Exterior Wall

Task: Remove

Time: Regular maintenance

Cost: Regular maintenance item



19. Vines on building

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LANDSCAPING \ Lot grading

Condition: • Low Areas.

Location: Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

Recommended grading slopes



20. Low Areas.

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

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LANDSCAPING \ Walkway

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

Area and right side of home and walkway has settled. Correct/ walkway slope to allow for better drainage away from home.

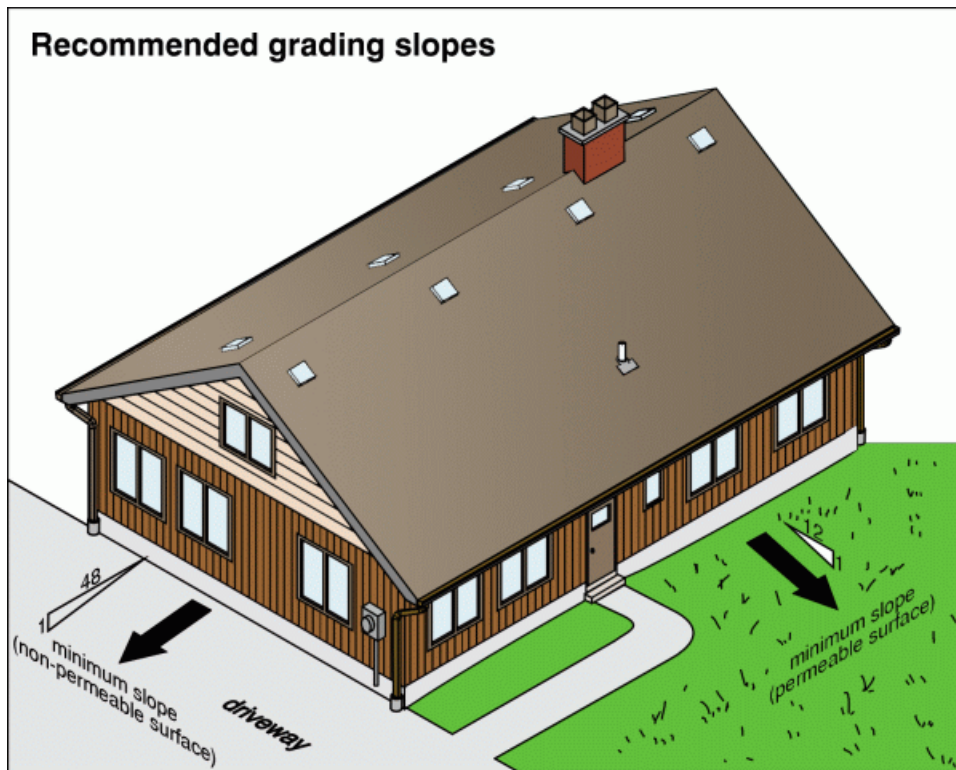
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side Exterior and Walkway

Task: Correct / Replace

Time: Less than 1 year

Cost: Labor intensive work / Regular Maintenance



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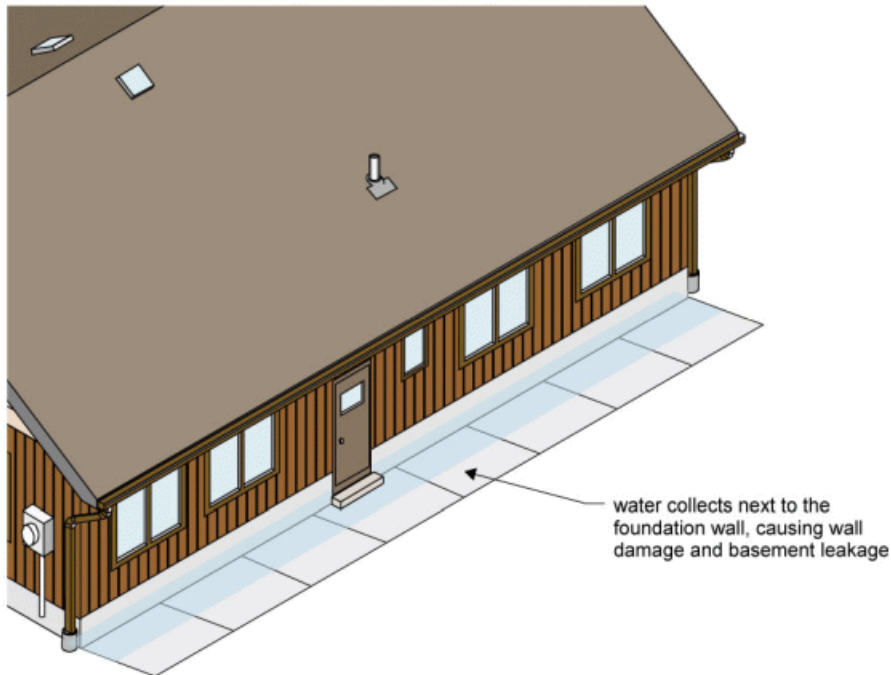
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Walk/patio sloping towards house



21. Improper slope or drainage



22. 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 is a mix of various cladding on the garage walls. The roof is aging. Replacement garages are expensive, therefore most people choose to repair garage ongoing as needed.

Location: Garage

Task: Improve

Time: Ongoing

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Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

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Descriptions

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

WALLS \ Solid masonry walls

Condition: • [Prior repairs](#)

The rear French doors have been newly installed in lieu of a previous window and door. The wall area was modified and a lintel support was provided over the door.

Implication(s): Weakened structure

Location: Rear Exterior Wall

Task: For Your Information / Monitor

Time: Ongoing



23. Prior repairs



24.

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: • 95 %

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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: • [Not visible](#)

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

Distribution panel rating: • [200 Amps](#)

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 - typical](#)

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

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

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Bonding (for Gas Piping) - missing

Location: Basement boiler room

Task: Correct

Time: Immediate

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Fuses or breakers too big](#)

20-amp breaker with 14-gauge copper wire. Replace with 15-amp breaker unless it is powering an appliance or equipment that requires a larger breaker on start up.

(ie baseboard heater) Confirm with electrician.

Implication(s): Equipment overheating | Fire hazard

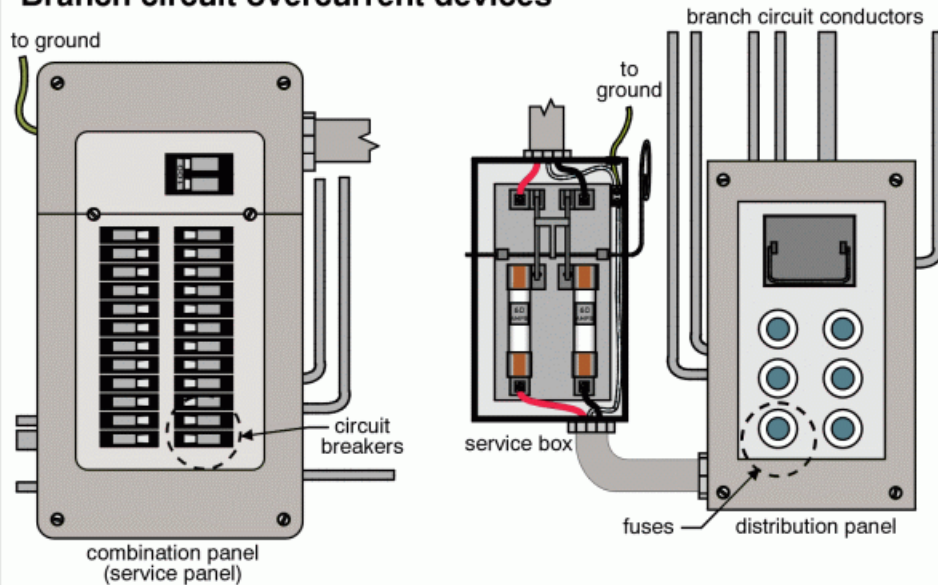
Location: Basement Panel

Task: Correct

Time: Immediate

Cost: Minor

Branch circuit overcurrent devices



overcurrent devices can be circuit breakers or fuses
check that the overcurrent devices are compatible with
the branch circuit conductors

Common household wire and fuse sizes

14 AWG copper wire



common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



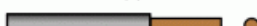
common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



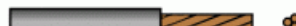
common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire

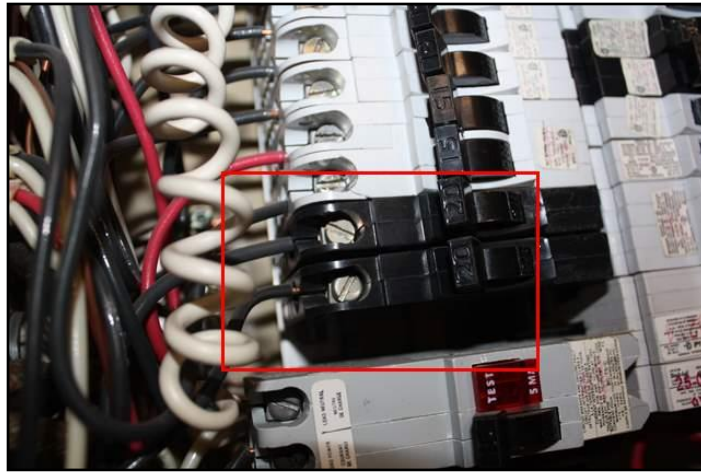


common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps



25. Fuses or breakers too big

Condition: • [Double taps](#)

Implication(s): Fire hazard

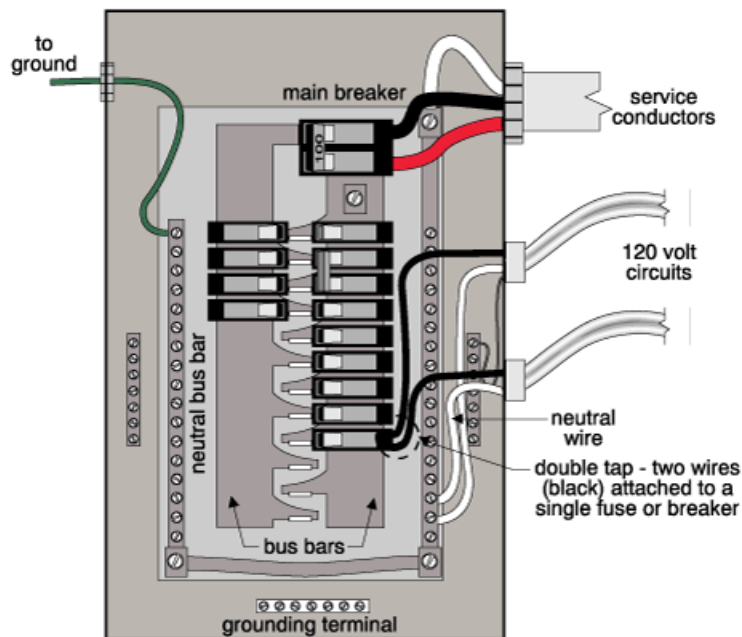
Location: Basement Panel

Task: Correct

Time: Immediate

Cost: Minor

Double tapping (double lugging)



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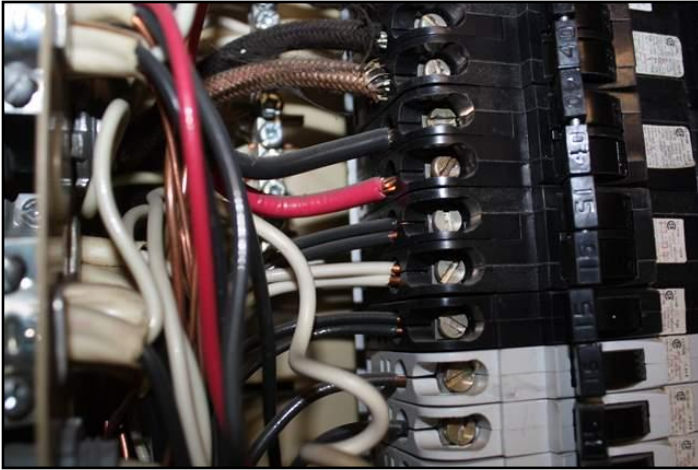
LINKS

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26. Double taps



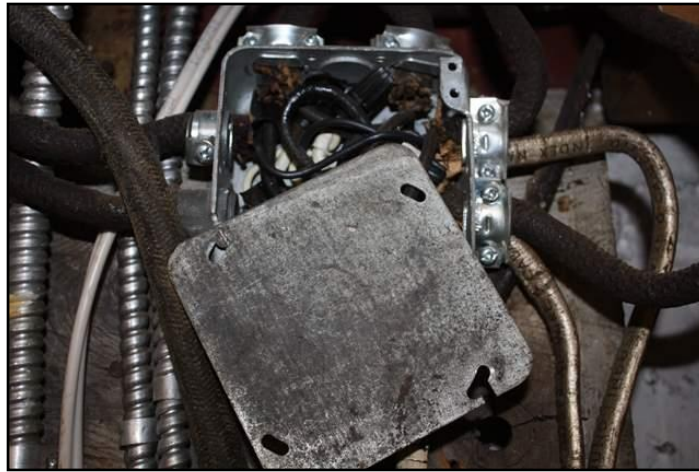
27. Double taps

DISTRIBUTION SYSTEM \ Knob-and-tube wiring**Condition:** • [Outdated](#)

We found a mix of varying ages of wiring in the home, including Knob and tube wiring, post knob and tube ungrounded wiring, and modern grounded wiring. Some of the old and new wiring is connected together in junction boxes. Knob and tube wiring was installed pre-1950 in all homes, therefore it is common to find this type of wiring in most homes built before 1950 unless the wiring has been fully upgraded. Most of the wiring in the home is behind walls and ceilings and not observed therefore we cannot provide an estimate as to the extent of knob and tube found.

The ESA authority does not consider this wiring unsafe if it is well maintained and in good condition. Despite this fact, Knob and tube wiring is 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. If you have concerns, you may find it helpful to contact David Slack. We have an arrangement with David Slack Insurers regarding homes with knob and tube wiring. Please contact David Slack for details (800) 971-1363

Implication(s): Nuisance | Potential problem when obtaining home insurance**Location:** Various**Task:** Consult with your insurer for their requirements**Time:** Prior to obtaining insurance**Cost:** Depends on work needed, but typically \$1000-\$2000 per room.



28. Example

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Improper color coding](#)

White wire used as hot wire - not marked

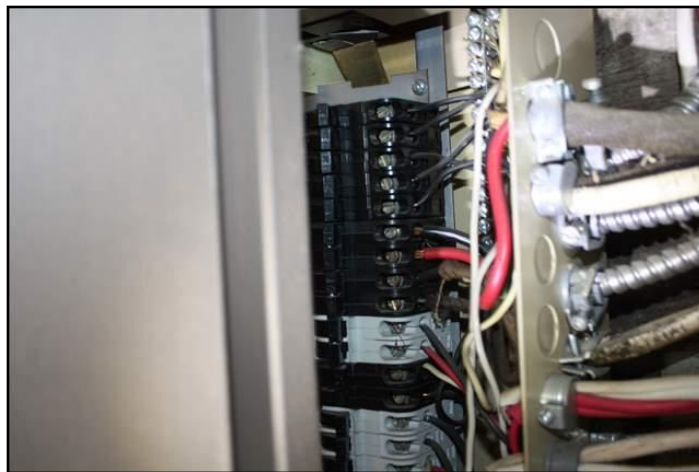
Implication(s): Electric shock | Fire hazard

Location: Basement Panel

Task: Correct

Time: As Soon As Possible

Cost: Minor



29. Improper color coding

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Also, secure outlet and provide conduit for conductor (wiring)

Implication(s): Electric shock

Location: Rear Exterior

Task: Replace

Time: Prior to first use

Cost: Minor

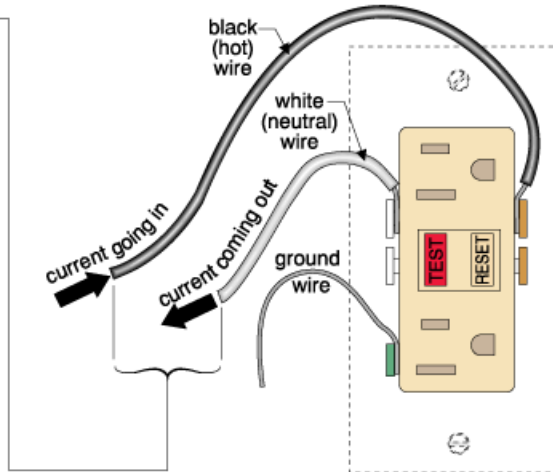
Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down



30. GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

Condition: • For outlet (receptacle) is missing

Implication(s): Electric shock

Location: Basement boiler room

Task: Cover

Time: Immediate

Cost: Minor

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31. For outlet (receptacle) is missing

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.

Condition: • Old

Implication(s): Life safety hazard

Task: Provide new at every floor

Inspection Methods and Limitations

System ground: • Quality of ground not determined

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Descriptions

System type: • [Boiler](#)**Fuel/energy source:** • [Gas](#)**Heat distribution:** • [Radiators](#)**Approximate capacity:** • [90,000 BTU/hr](#)**Efficiency:** • [Mid-efficiency](#)**Approximate age:** • [3 years](#)**Typical life expectancy:** • Boiler (cast-iron) 20 to 35 years**Auxiliary heat:** • [Electric baseboard heater](#)**Fireplace/stove:** • [Gas fireplace](#)

Observations and Recommendations

GAS HOT WATER BOILER \ Piping

Condition: • The insulation on the boiler or heating pipes may contain asbestos. Health Canada recommends the insulation be left in place undisturbed. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work. Please see the Asbestos article in the Supplementary section of the text.

The seller had the accessible portions of the wrap removed from the piping in the boiler room. Where the piping penetrates the wall and / ceilings the wrap can still be observed at inaccessible areas. This type of insulation wrap was the prevalent type used on hot water boiler/radiator piping during this era and we observe this frequently. The photos show a sampling

Location: Basement**Task:** Further Evaluation prior to disturbing / Removing**Time:** Discretionary - see note**Cost:** Consult with specialist when necessary.

32. example



33. example

HEATING

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SPACE HEATER \ Electric baseboard heater/space heater

Condition: • [Obstructed heaters](#)

If drapes are provided at windows above baseboard heaters, ensure they are kept at a safe distance. Click link for more information.

Implication(s): Fire hazard | Reduced comfort

Location: Various

Task: Improve

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: • [Ductless \(Mini split\) system](#) • [Independent system](#)

Cooling capacity: • [1 Ton](#)

Compressor approximate age: • 18 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.

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current units are 18 years old. Service annually and plan for replacement. Low temperature prevented proper testing in cooling mode.

Implication(s): Equipment failure | Reduced comfort

Location: Second Floor and Third Floor

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,000 each - and up

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

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

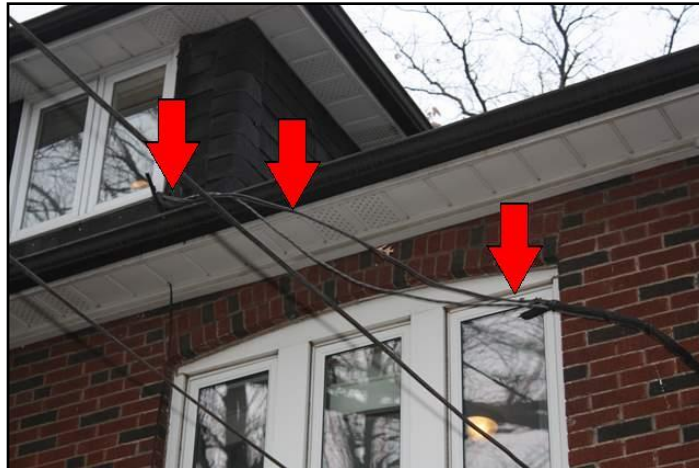
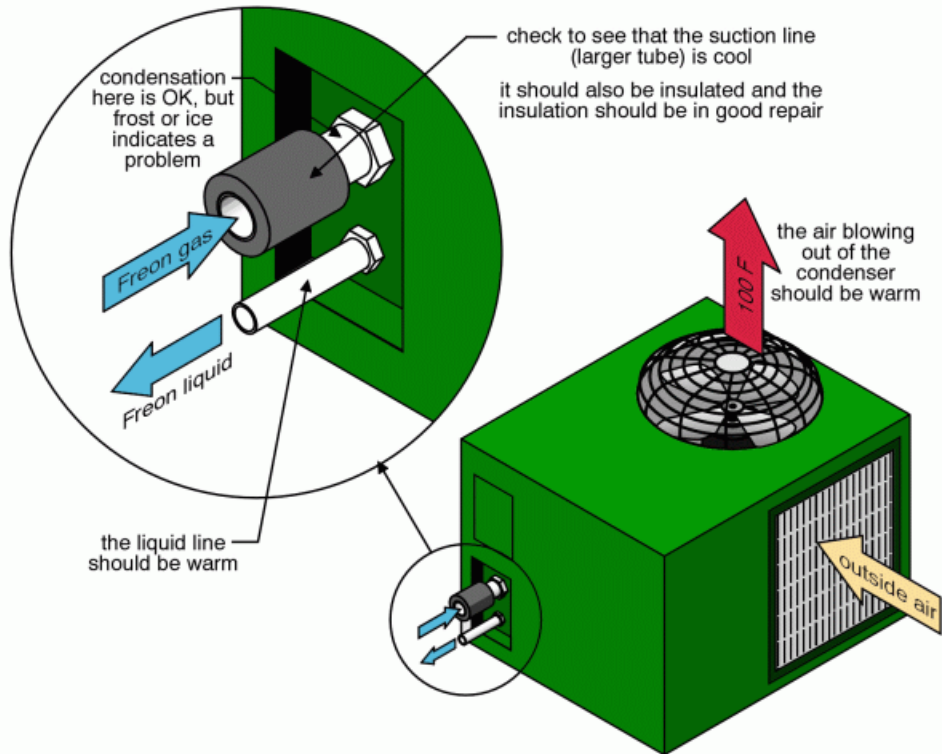
Location: Rear Exterior Third Floor

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

Inspecting the condenser unit



34. Insulation - missing

COOLING & HEAT PUMP

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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

INSULATION AND VENTILATION

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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: • [Ridge vent](#)

Inspection Methods and Limitations

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

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

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Descriptions

Service piping into building:

- [Not visible](#)

Check with City if desired

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

Main water shut off valve at the:

- Basement

Laundry room closet

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

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

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 12 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Boiler Room

Observations and Recommendations

WATER HEATER \ Life expectancy

Condition: • [Medium failure probability](#)

Implication(s): No hot water

Location: Basement

Task: Replace

Time: When necessary

Cost: Rental?

WASTE PLUMBING \ Drain piping - performance

Condition: • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400.

* Recommended on ALL homes built prior to 1970

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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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Descriptions

Major floor finishes: • [Hardwood](#)

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

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

Glazing: • [Single](#) • [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

CEILINGS \ General notes

Condition: • Stains

Appearance of minor stain noted at ceiling. Tested with moisture meter and was dry at time of inspection.

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

Location: Basement

Task: For Your Information



35. Stains

WINDOWS \ General notes

Condition: • We noted windows of varying ages. We typically recommend replacement only when inoperative or leaky windows are found. Replacement of functioning windows, however old, are discretionary.

We observed varying styles and ages: 1) single hung. single pane windows 2) double paned windows manufactured in 1989 and 1992 3) Single pane sliders, age unknown and 4) Old basement single pane sliders.

Location: Various

Task: Upgrade

Time: Discretionary/As Needed

Cost: Major

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Condition: • Difficult to operate

Various latch/lock issues.

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Repair or replace

Time: Regular maintenance

Cost: Regular maintenance item

Condition: • Painted shut

Implication(s): Nuisance | Equipment inoperative

Location: Various single hung windows

Task: Upgrade

WINDOWS \ Glass (glazing)

Condition: • [Excess condensation](#)

Skylights, especially when located in bathrooms will typically form condensation due to the steam from shower.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Third Floor

Task: For Your Information



36. Condensation streaks on wall below skylight

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Handrail should be provided on open side

Implication(s): Fall hazard

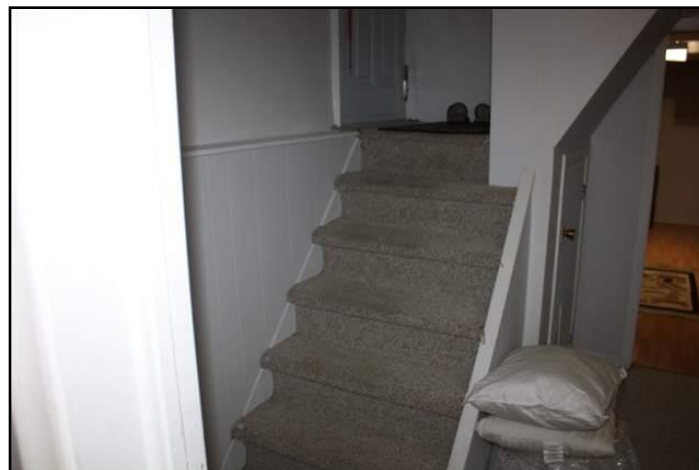
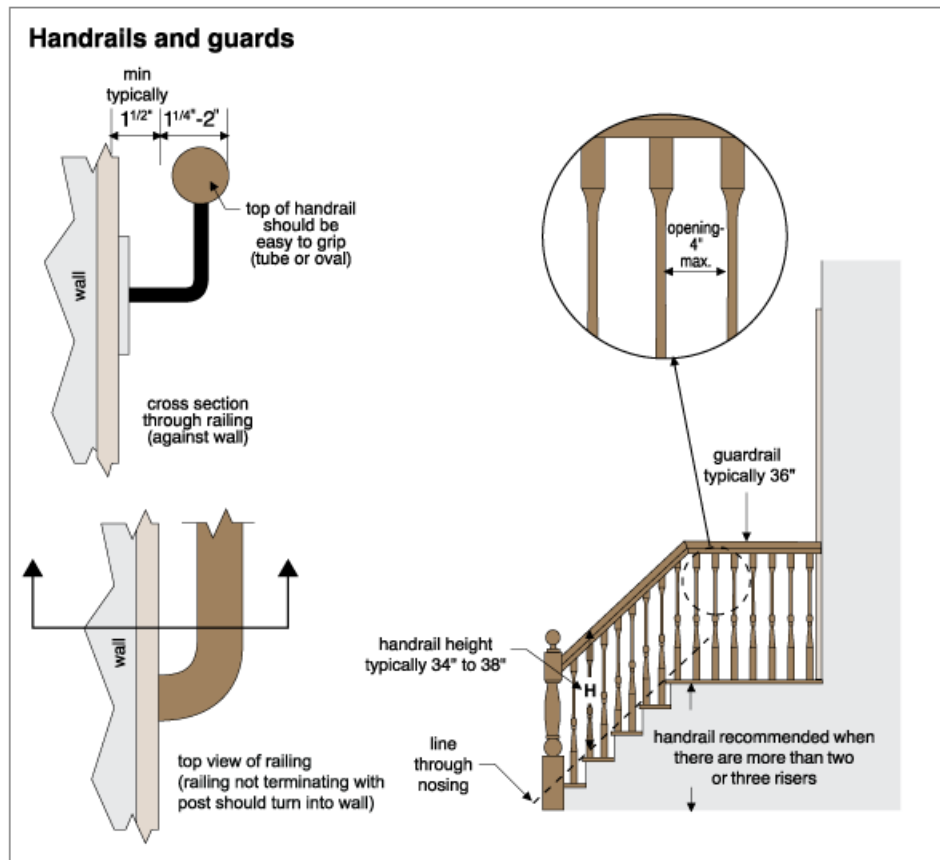
Location: Basement Staircase

Task: Provide handrail

Time: Less than 1 year

Cost: Minor

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37. Missing handrail

EXHAUST FANS \ General notes

Condition: • [Missing](#)

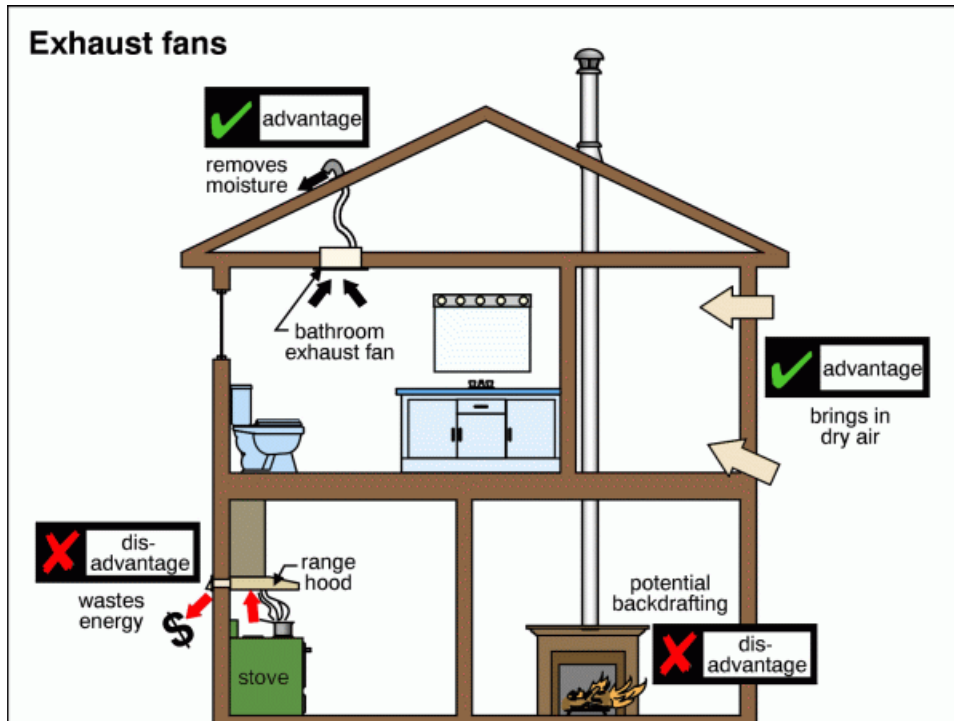
Exhaust Fans in bathrooms are recommended upgrades. (This was not standard when the house was originally built when only windows in bathrooms were required) (This helps remove moisture which could contribute to mildew/mold growth)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Bathrooms

Task: Upgrade

Time: Discretionary



EXHAUST FANS \ Kitchen range exhaust system

Condition: • No oven hood is provided to protect cabinets.

If you plan to use an oven the basement, provide an oven hood to protect cabinets.

Implication(s): Fire hazard

Location: Basement

Task: Provide oven hood

Time: before using

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: • [Dampness on floor or walls](#)

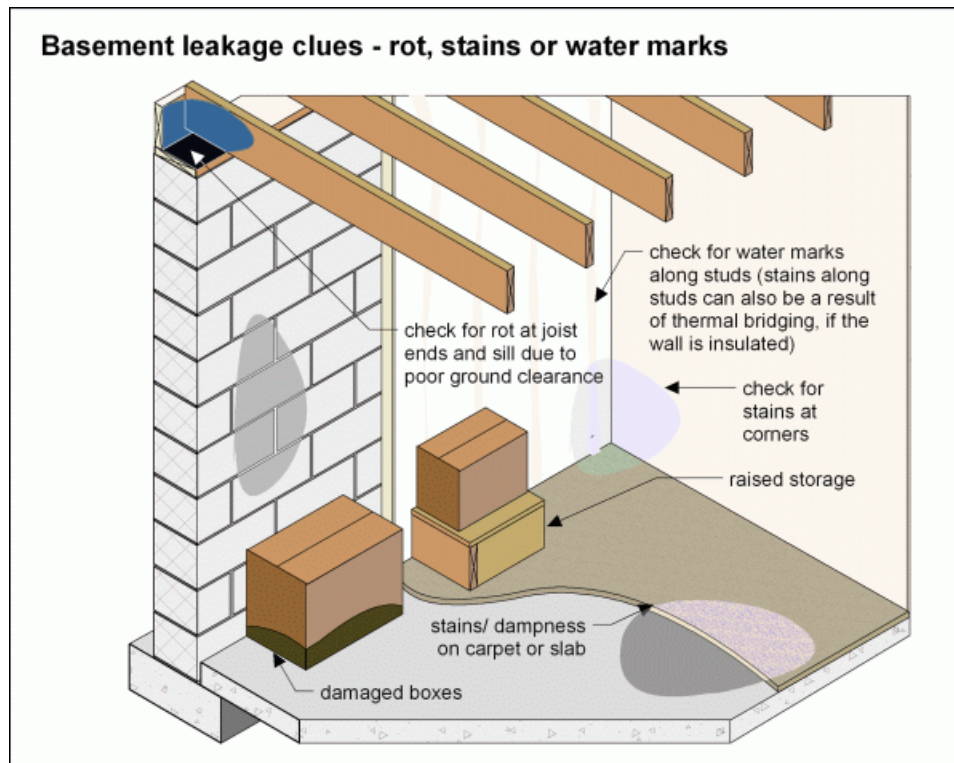
Minor dampness noted in boiler room around window and at rear basement. We did not observe any standing water in this area. Condensation is common with stone foundations.

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

Location: Various Basement

Task: Monitor / Improve

Time: ongoing / if necessary



38. Window in boiler room



39. Rear basement

Condition: • [Stains](#)

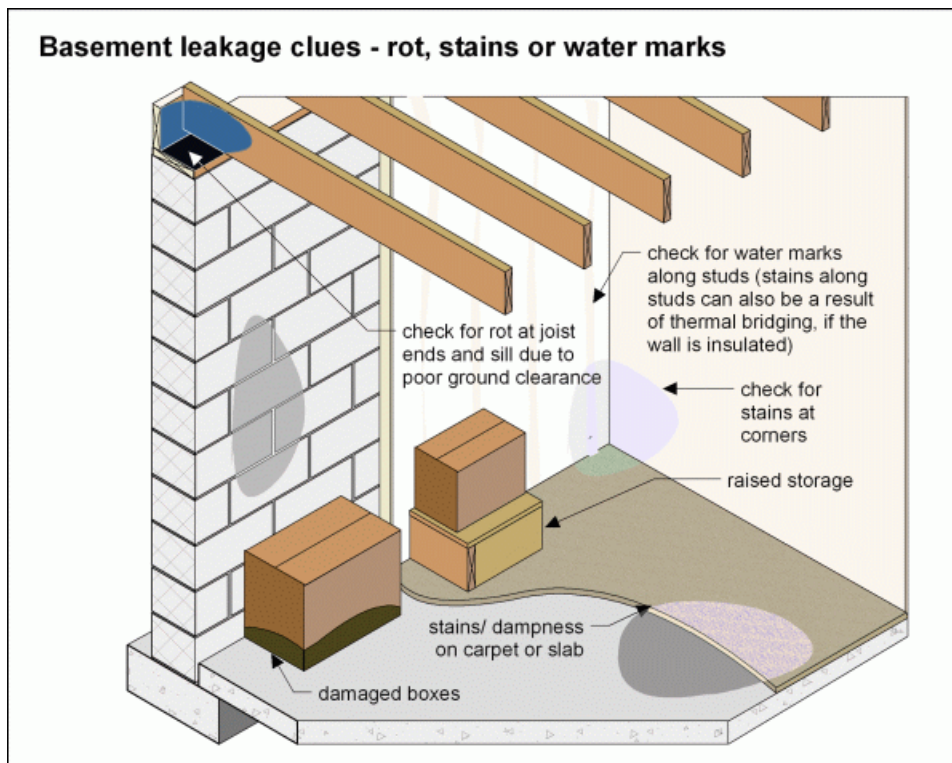
It is common to find stains/water marks and/or minor dampness in a home of this age with stone or block foundations. Seller noted that the basement has not encountered any major leakage. Condensation can be expected from time to time on older stone foundations. Prudent to monitor especially after heavy rainfalls.

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

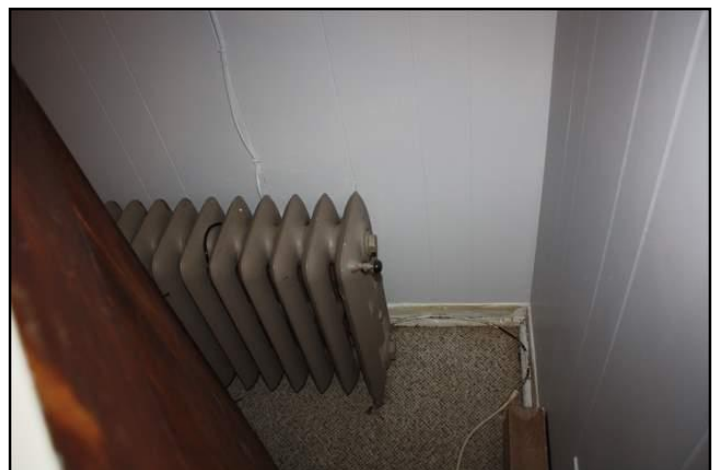
Location: Various basement boiler room and rear basement

Task: Monitor

Time: Ongoing



40. Stains



41. Stains

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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.

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 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: • 95 %

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.

LINKS

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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](#)

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General: • pictures taken during inspection

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Observations and Recommendations

LAUNDRY FACILITIES \ Faucet

Condition: • Handle damaged

Location: Basement Laundry Area

Task: Replace

Time: Prior to first use

Cost: Regular maintenance item



42. Handle damaged

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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.

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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