



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

79 Durie Street
Toronto, ON M6S 3E7

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Monday, February 28, 2022

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



TIP

THE
INSPECTION
PROFESSIONALS

March 22, 2022

Dear Gillian Ritchie,

RE: Report No. 7024, v.2
79 Durie Street
Toronto, ON
M6S 3E7

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a 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 International Association of Certified Home Inspectors (CPI # NACHI07020704)

"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 -

A phone review of the current report is available to prospective buyers. In order to more thoroughly familiarize yourself with the property and our findings, please book a Phone Review at your convenience by calling (416) 725-5568. The fee for this service is only \$195.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

79 Durie Street, Toronto, ON February 28, 2022

Report No. 7024, v.2

www.inspectionpros.ca

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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.

We adhere to the CAHPI Standards of Practice which can be viewed here:

[CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf](#)

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 inspection is not a technical audit on every minor flaw or deficiency. A technical audit can be performed at an additional cost. 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

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) as named on the report. We take no responsibility or hold no liability until an onsite review is purchased by the buyer and an onsite review is performed by our company and our inspection agreement of limitations and liability are signed. By accepting the information in this report without our onsite review, you are waiving all rights.

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

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

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Roofing

RECOMMENDATIONS \ Overview

Condition: • Snow on roof limited/restricted inspection. Inspect roof in the Spring when the snow has melted.

Location: Exterior Roof

Heating

GAS FURNACE \ Life expectancy

Condition: • Aging

Typical lifespan for this type of furnace is 18-25 years. The current unit is 18 years old. Service annually.

Location: Basement Furnace

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,000 - and up

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

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

Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is 15 years old and could not be tested due to low exterior temperature. Service annually

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door

Condition: • [Missing](#)

No Access to attic from the interior. Attics are important areas. Provide access so the attic space can be inspected for issues with: roof framing, insulation, water damage, mold, asbestos, exhaust ducts, etc.

*There is a window over porch. Uncertain if access to attic can be obtained through window.

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.

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The suggested time frames for completing recommendations are based on the limited information available during a 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](#)



1. Asphalt shingles

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

Approximate age: • Not Determined

Typical life expectancy: • 15-20 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Roofing issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes.

RECOMMENDATIONS \ Overview

Condition: • Snow on roof limited/restricted inspection. Inspect roof in the Spring when the snow has melted.

Location: Exterior Roof



2. Snow Limitation

Inspection Methods and Limitations

General: • Most roofs are susceptible to ice damming 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

Inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • With binoculars from the ground • With a drone

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Descriptions

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

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

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

Wall surfaces and trim: • [Vinyl siding](#)

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Exterior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

WALLS \ Flashings and caulking

Condition: • Caulking around windows, doors and wall penetrations should be checked regularly for deficiencies and improved as needed.

WALLS \ Wood siding

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

Location: Various Right Side Exterior

Task: Repair or replace

Time: Less than 1 year



3. Cracked, split or broken



4. 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

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EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Inadequate sill projection](#)

Location: Rear Exterior

Task: Monitor / Improve

Time: If necessary

DOORS \ General notes

Condition: • Threshold too low

Having a minimal step makes the inside/outside transition easier.

On the other hand, it also makes it more prone to snow buildup/leakage.

While it is probably not practical to improve the current situation, it will be important to keep any weatherstripping/caulking in good condition.

Location: Rear Exterior Deck

Task: Monitor / Improve

Time: If/as necessary



5. Threshold too low

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

Condition: • Inspect when snow melts. Improve as needed.

LANDSCAPING \ Lot grading

Condition: • When the snow melts, ensure that the grading around the home is promoting drainage of water away from the home.

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Inspection Methods and Limitations

Inspection limited/prevented by:

- Poor access under steps, deck, porch
 - Inaccessible wall
- At right side from mid wall to back corner
- Snow / ice / frost

Upper floors inspected from: • Ground level

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Descriptions

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction:

• [Wood frame / Brick veneer](#)

Rear Addition

• [Masonry](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Structure issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

WALLS \ Solid masonry walls

Condition: • [Prior repairs](#)

It is common to find a multitude of wall repairs on homes of this age

Location: Various Exterior Wall

Task: For Your Information

Inspection Methods and Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components.

Attic/roof space: • No access

Percent of foundation not visible: • 80 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

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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: • [100 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: • [125 Amps](#)

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

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

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

Smoke alarms (detectors): • Provide New

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All electrical recommendations are safety issues. POTENTIAL worst-case implications are fire and shock hazards. Treat them as high priority items, and consider the time frame as Immediate, unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ System grounding

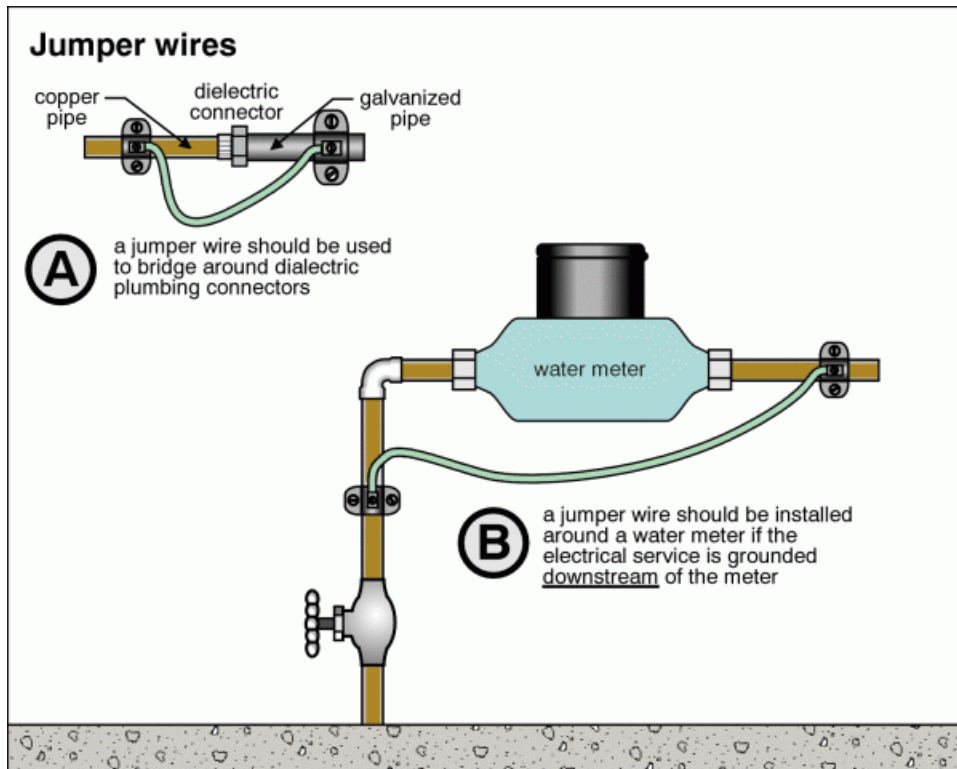
Condition: • [No jumper for meters and valves](#)

Location: Basement

Task: Provide jumper cable

Time: As soon as possible

Cost: Minor



SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Plumbing supply lines above panel

Plumbing supply piping (riser) was noted over the panel. (Likely has been this way for many decades) This is not an ideal setup as there is a small risk of the plumbing leaking/dripping onto/into the panel. This could present an unsafe condition. Consult with licensed electrician for recommendation.

Location: Basement above panel

Task: Correct

Time: As soon as practical

Cost: Depends on approach

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

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

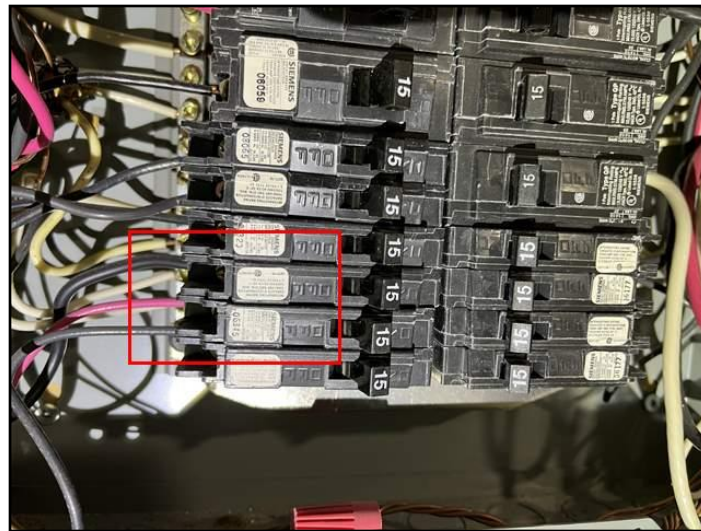
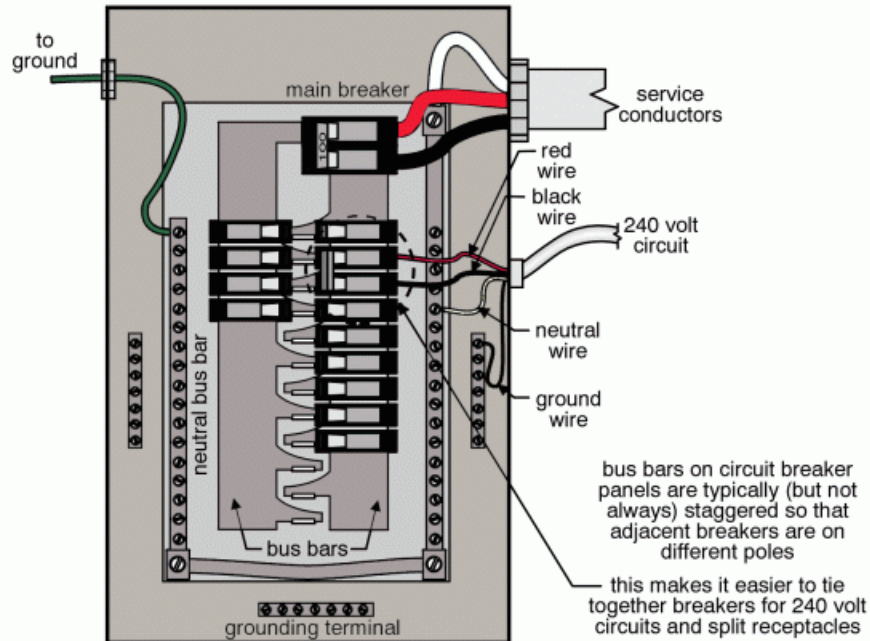
Location: Basement Panel. one circuit

Task: Correct

Time: As Soon As Possible

Cost: Less than \$100

Staggered bus bars on circuit breaker panels



6. No links for multi-wire circuits

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

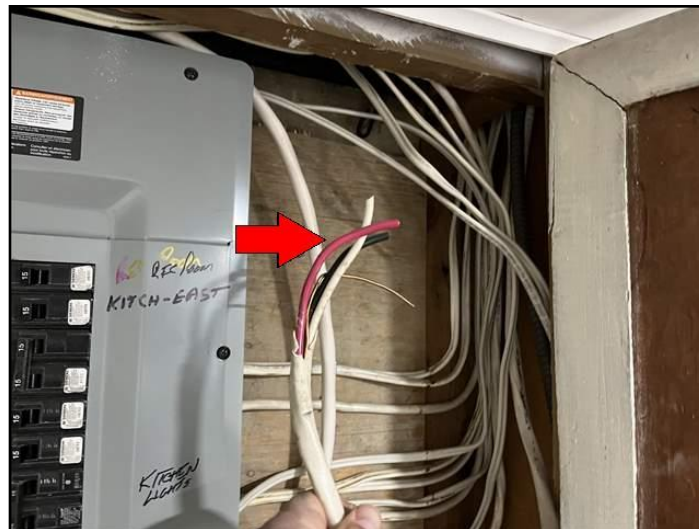
Condition: • [Abandoned wire](#)

These wires were not live at time of inspection and do not appear to be in use. Ideally wires not in use should be removed at some point or put in junction box

Location: Basement

Task: Remove or Provide junction box

Time: Less than one year



7. Abandoned wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Location: Various First Floor

Task: Correct

Time: Prior to first use

Cost: Minor

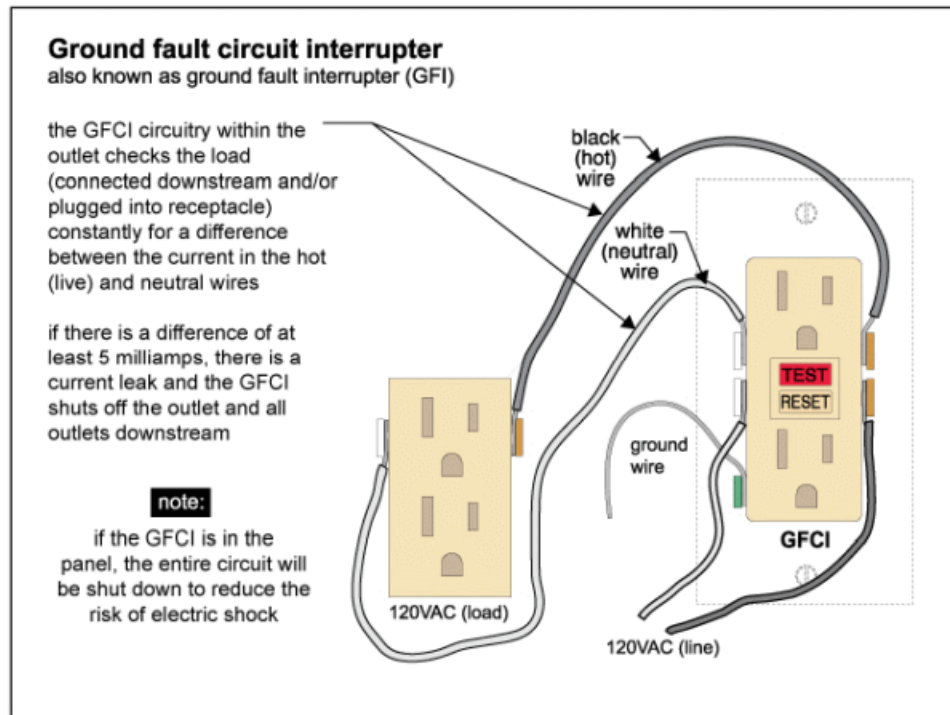
Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Location: Left Side Exterior Wall

Task: Replace

Time: Prior to first use

Cost: Minor



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

Location: Basement Bathroom

Task: Replace

Time: Prior to first use

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Seller noted smoke detectors will be installed.

Location: ceilings

Task: Provide

Time: immediate if not installed

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.

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Inspection Methods and Limitations

General: • The electrical system has been upgraded at some point. Knob and Tube wiring was the typical wiring used in homes built prior to 1950. We did not observe any knob and tube during our inspection and all the outlets we tested appeared grounded and in good working order. Sometimes remnants of knob and tube wiring is found during renovations. If found, remove during renovations.

System ground: • Quality of ground not determined

HEATING

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Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [Mid-efficiency](#)

Approximate age: • [18 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Fireplace/stove: • [Gas fireplace](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • 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

Condition: • A home inspection cannot determine if the heat exchanger is damaged because the heat exchanger is not visible without removal of furnace components. Have HVAC licensed technician inspect the furnace prior to first use and annually.

FURNACE \ Ducts, registers and grilles

Condition: • [Disconnected ducts](#)

Duct to register is not secured.

Location: Basement as viewed in furnace room at ceiling

Task: Repair

Time: Less than 1 year

Cost: Minor

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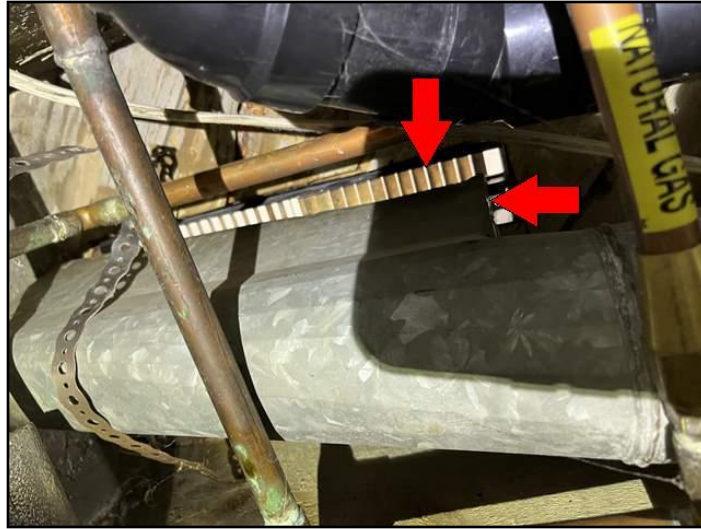
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8. Disconnected ducts

GAS FURNACE \ Life expectancy

Condition: • Aging

Typical lifespan for this type of furnace is 18-25 years. The current unit is 18 years old. Service annually.

Location: Basement Furnace

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,000 - and up

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [No drip edge on cap \(crown\)](#)

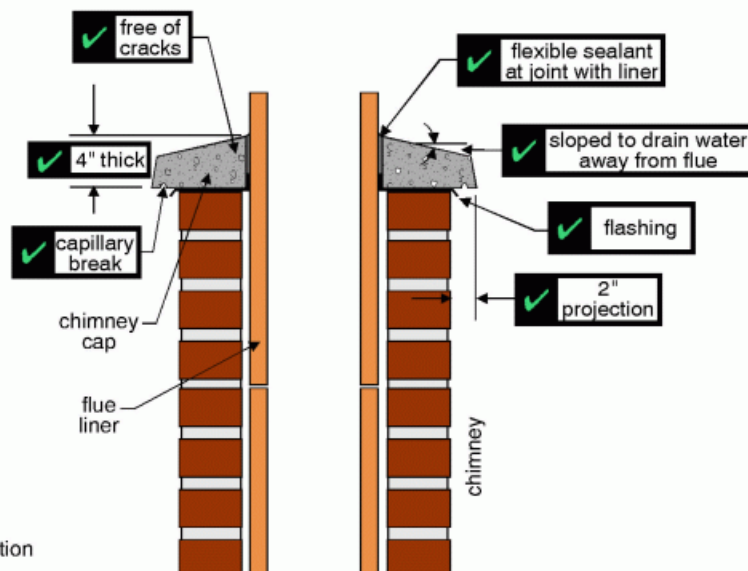
see illustration

Location: Exterior

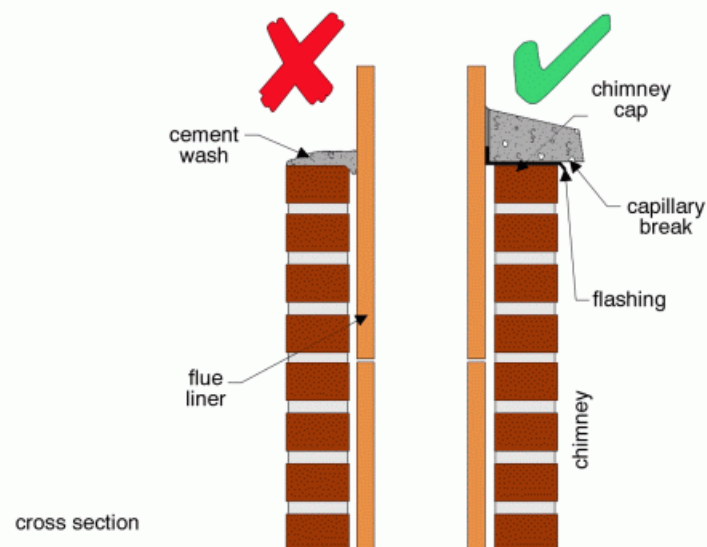
Task: Provide chimney cap

Time: Less than 2 years

What makes a good chimney cap?



Drip edge on cap





9. No drip edge on cap (crown)

FIREPLACE \ Gas fireplace or gas logs

Condition: • [Inoperative](#)

Both gas fireplace pilot flames were off and unable to ignite. Service both units if/when planning to use

Location: Basement and Main Floor

Task: Service / Repair

Time: Before using

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

Also have specialist check rear direct vent combustible clearance requirements before usage.



10. rear direct vent

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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: • [18,000 BTU/hr](#)

Compressor approximate age: • 15 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

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

AIR CONDITIONING \ Life expectancy

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

Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is 15 years old and could not be tested due to low exterior temperature. Service annually

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Inspection Methods and Limitations

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 60°F

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

Descriptions

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Roof vent](#) • Turbine vent

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

Condition: • [Missing](#)

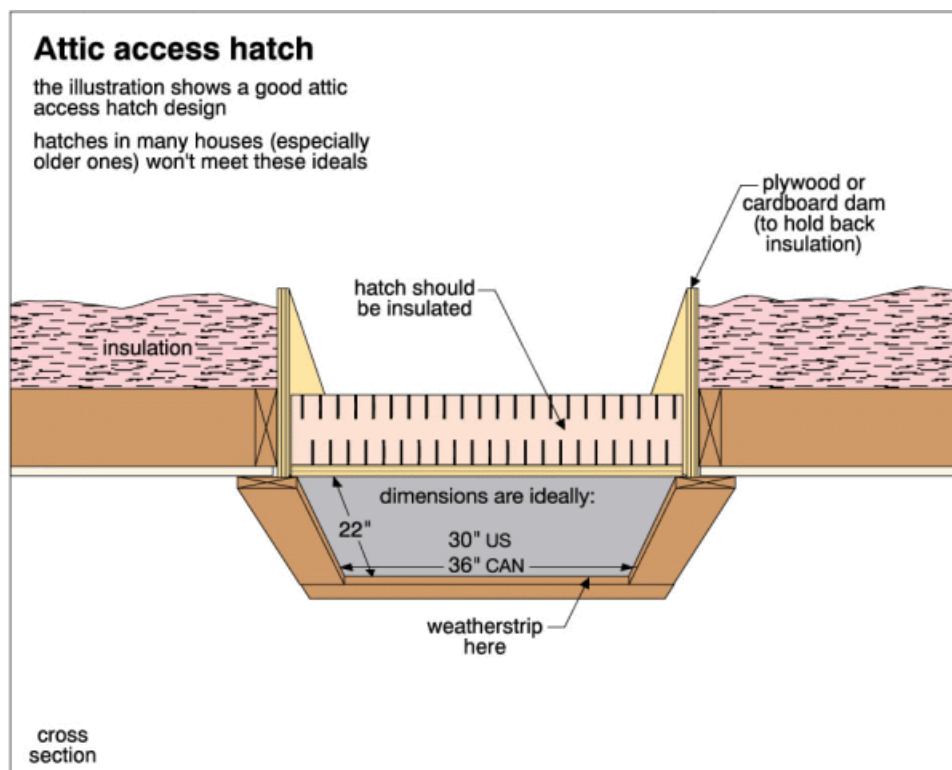
No Access to attic from the interior. Attics are important areas. Provide access so the attic space can be inspected for issues with: roof framing, insulation, water damage, mold, asbestos, exhaust ducts, etc.

*There is a window over porch. Uncertain if access to attic can be obtained through window.

Location: Attic

Task: Provide access and inspect

Time: As soon as possible



INSULATION AND VENTILATION

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11. window over porch

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Attic • Walls, which were spot checked only

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

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

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

Main water shut off valve at the:

- Basement



12. Main water shut off valve

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • [40 gallons](#) • 151 liters

Water heater approximate age: • 17 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

RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure.

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 17 years old

Location: Basement

Task: Replace

Time: Less than 1 year

Cost: Depends if rental or purchased

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes

Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

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.

GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

WASTE PLUMBING \ Traps - installation

Condition: • [Nonstandard shape or material](#)

Location: Kitchen

Task: Monitor / Improve

Time: As Needed



13. *Nonstandard shape or material*

WASTE PLUMBING \ Floor drain

Condition: • [Not found](#)

Main floor drain was found near furnace. However, at rear basement addition step-down room, floor drain was not present. Consider adding floor drain or sump pit and pump in the future.

Location: Rear Basement Addition

Task: Provide drain or sump

Time: soon

Cost: Depends on approach. Consult plumber

FIXTURES AND FAUCETS \ Shower stall

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

Location: Basement Bathroom

Task: Improve at shower fixtures

Time: Regular maintenance

Condition: • [Entrance problems](#)

The shower door open inwards. The shower door should open out and away from shower stall for safety reasons. Reverse the plastic water strip.

Location: First Floor Bathroom

Task: Correct

Time: As Soon As Possible

Condition: • Prior leakage at shower stall. Seller notes area has been sealed/repaired

Location: First Floor Bathroom

Task: For Your Information



14.

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

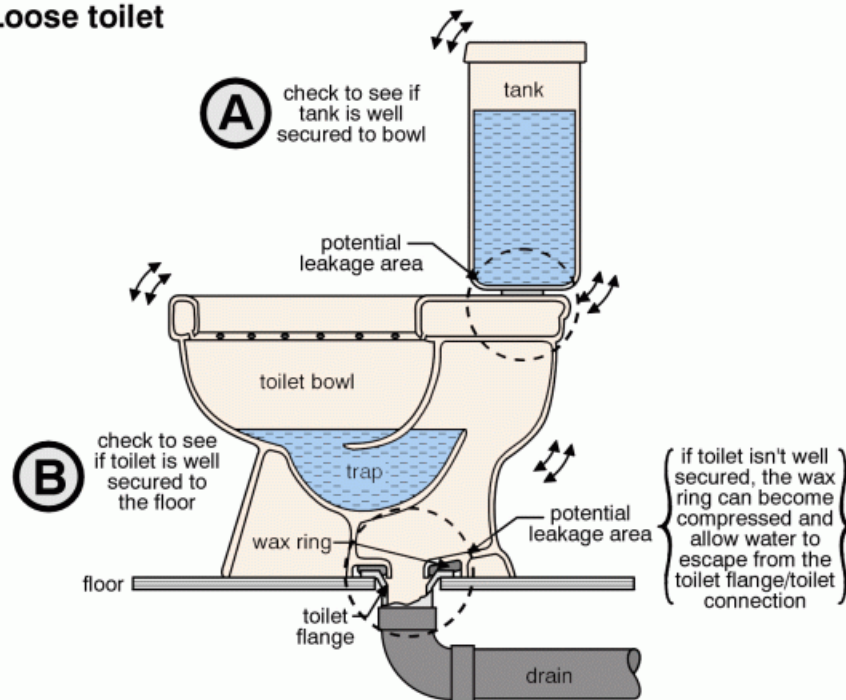
Location: First Floor Bathroom

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

Loose toilet



Inspection Methods and Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Spa • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Descriptions

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Awning](#) • [Skylight](#)

Glazing: • [Double](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Interior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

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

OPTIONAL \ Interior

Condition: • Seller disclosed that there was a small fire at rear basement bedroom and said there was no major damage. Area has been recently cleaned and painted. For more information, request information/disclosure from seller / seller agent.

WALLS \ Masonry or concrete

Condition: • [Efflorescence](#)

Efflorescence/Water Stains were noted at unfinished areas in furnace room. This is common with concrete block foundations of homes of this age. They may have been present for many years (decades). Monitor in the Spring

Location: Various

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

We inspected a representative number of windows. Approximately 5 with lost seals were noted (condensation between panes of glass)

Location: Various basement and main floor

Task: Replace

Time: Discretionary

Cost: \$200 - \$500 Each



15. one example of lost seal

WINDOWS \ Sashes

Condition: • [Won't stay open](#)

Location: First Floor Bathroom

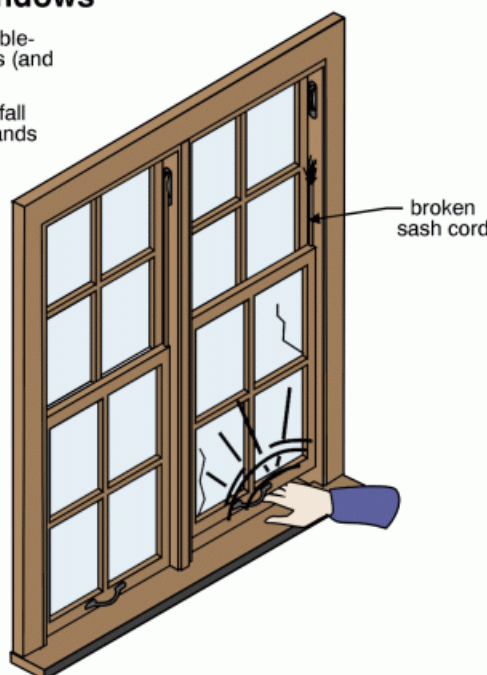
Task: Repair

Time: Less than 1 year

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



WINDOWS \ Hardware

Condition: • [Broken](#)

awning hardware is disconnected.

Location: Rear Basement

Task: Repair / Replace

Time: Less than 1 year



16. Broken hardware

STAIRS \ Handrails and guards

Condition: • [Missing](#)

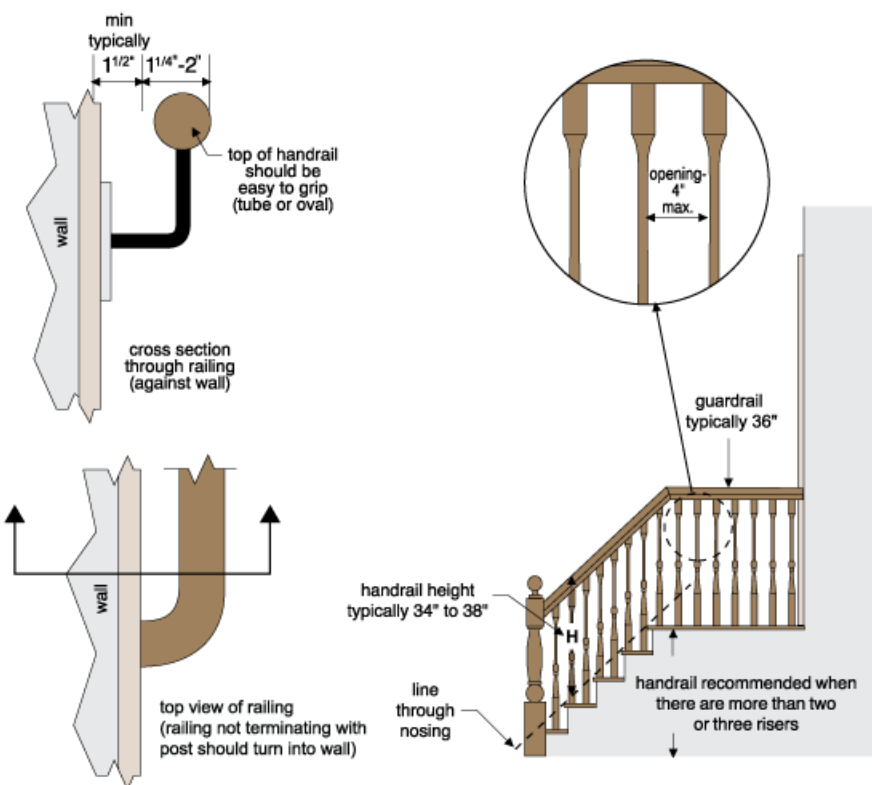
Handrail should be provided on open side at bottom stairwell. Also, on upper portion of stairwell provide handrail

Location: Basement Staircase

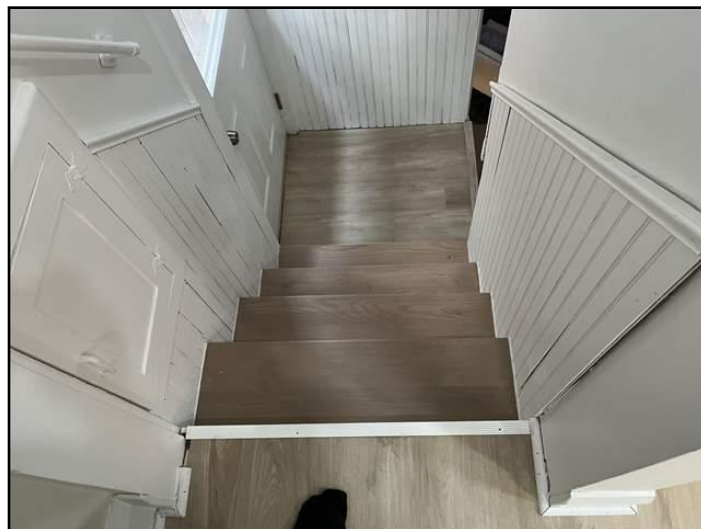
Task: Provide handrail

Time: Less than 1 year

Handrails and guards



17. Missing on open side



18. Missing at upper stairs

BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS EVER OBSERVED

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Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is 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 \$500 to \$600 per crack or \$300 per 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 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.

Condition: • During our inspection, we look for evidence of active basement leakage. No standing water was observed during our inspection. Seller noted that basement has not encountered moisture intrusion.

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 / stipple ceilings, glue, insulation around heating ducts and registers, plaster 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. If you plan to remove/disturb any building material, testing for asbestos is recommended beforehand.

Inspection limited/prevented by:

- Storage/furnishings
- New finishes/paint
- Recent painting and flooring installations
- 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

Basement leakage: • Storage in basement limited inspection • Basement leakage is common. Most basements will experience leakage at some point. We cannot predict future occurrence or extent of basement leakage • Monitor the basement for leaks in the Spring.

Environmental issues are outside the scope of a home inspection: • The evaluation of Mold is outside the scope of a home inspection. If the appearance of mold is observed during the normal procedure of the home inspection, it will be noted for further evaluation. If mold is not observed, it does not mean it is not present. It may be in an area that was not

INTERIOR

79 Durie Street, Toronto, ON February 28, 2022

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observed during the inspection.

Air Quality assessment is outside our scope of work.

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Descriptions

General: • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#) • [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.](#) • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#) • [\(Life Cycles and Costs\)](#) • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#) • [Common Building Technical Terms Explained](#)

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

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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: • R-50

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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**This is a copy of our home inspection contract and outlines the terms,
limitations and conditions of the home inspection**

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at <http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf>.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accepts no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 8 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

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Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

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If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection

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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