



# YOUR INSPECTION REPORT

*KNOW YOUR HOME*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

47 Kenneth Avenue  
Toronto, ON M6P 1J1

PREPARED FOR:  
JENNIFER PERCIVAL

INSPECTION DATE:  
Friday, September 8, 2017

## TIP

THE  
INSPECTION  
PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.  
3120 Rutherford Rd.  
Concord, ON L4K 0B2

416-725-5568  
HST# 89249 4501 RT0001

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

# TIP

**THE  
INSPECTION  
PROFESSIONALS**

September 12, 2017

Dear Jennifer Percival,

RE: Report No. 2163  
47 Kenneth Avenue  
Toronto, ON  
M6P 1J1

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

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

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

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

-Adam

#### BUYERS -

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

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

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# SUMMARY

47 Kenneth Avenue, Toronto, ON September 8, 2017

Report No. 2163

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## REFERENCE

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

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

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

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

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

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

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

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

## Roofing

### FLAT ROOFING \ Modified bitumen

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

The flat was inspected by a professional roofing company, Eileen Roofing. The homeowner noted that the current flat roof is approximately 20 years old. Eileen Roofing, observed that the roof is aging with typical wear - Granule loss and areas of the roof covering show evidence of ponding. which is caused by low areas on the roof. Overall the roof covering is nearing the end of its normal lifespan and replacement is likely needed in approximately 2 years.

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

**Location:** Flat Roof

**Task:** Replace

**Time:** Less than 2 years

**Cost:** \$7,000 - \$12,000

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## 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. The current unit is 15 years old and was functional at time of inspection.

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

**Location:** Front Exterior

**Task:** Replace

**Time:** When necessary / Unpredictable

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

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](#)

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

### FLAT ROOFING \ Modified bitumen

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The flat was inspected by a professional roofing company, Eileen Roofing. The homeowner noted that the current flat roof is approximately 20 years old. Eileen Roofing, observed that the roof is aging with typical wear - Granule loss and areas of the roof covering show evidence of ponding. which is caused by low areas on the roof. Overall the roof covering is nearing the end of its normal lifespan and replacement is likely needed in approximately 2 years.

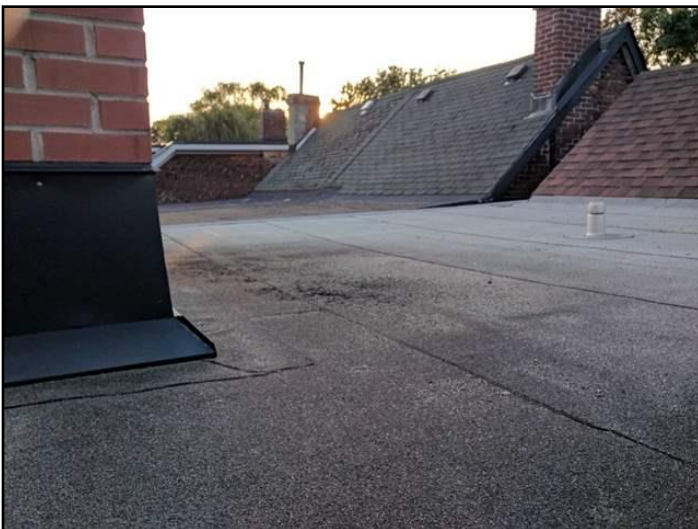
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Flat Roof

**Task:** Replace

**Time:** Less than 2 years

**Cost:** \$7,000 - \$12,000



1. Near end of life expectancy



2. Near end of life expectancy

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## Inspection Methods and Limitations

### Inspection performed:

- With binoculars
  - From roof edge
- By roofing contractor

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## Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

Condition: • [Not well secured](#)

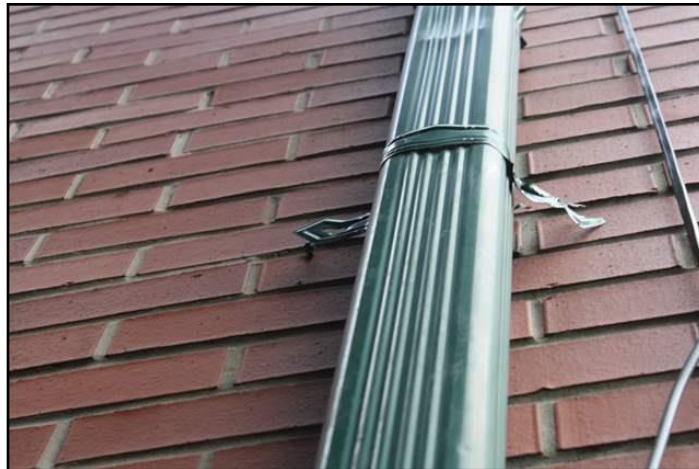
Implication(s): Leakage

Location: Right Side Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



3. Not well secured

### WALLS \ Soffits and fascia

Condition: • [Damage](#)

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

Location: Left Side Exterior

Task: Repair or replace

Time: Less than 1 year

Cost: Regular maintenance item

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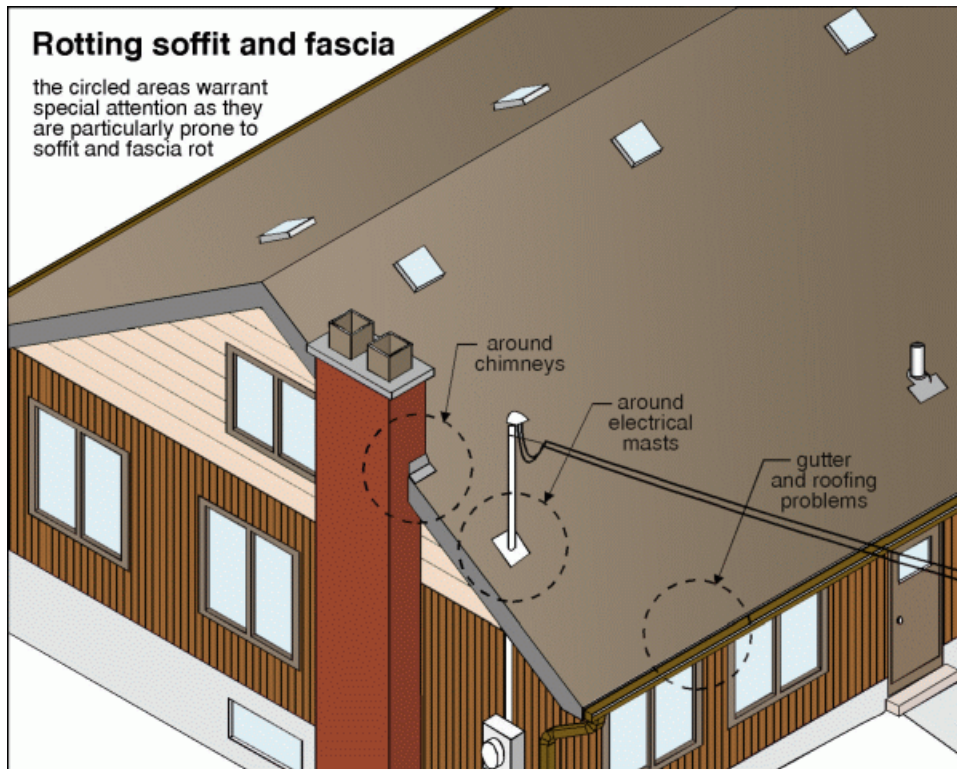
COOLING

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4. Damage

## WALLS \ Flashings and caulking

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

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

**Location:** Various Exterior

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item



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5. Example

## EXTERIOR GLASS/WINDOWS \ Exterior trim

**Condition:** • [Missing or loose pieces](#)

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

**Location:** Rear Exterior

**Task:** Correct - Provide flashing or trim

**Time:** Less than 1 year

**Cost:** Minor



6. Missing or loose pieces

**Condition:** • [Sill deteriorated](#)

Minor crack at sill noted. Patch to prevent further damage

**Implication(s):** Material deterioration

**Location:** Rear Exterior

**Task:** Patch

**Time:** Regular maintenance

**Cost:** Minor

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7. Minor sill cracks



8. Sill deteriorated

## BASEMENT ENTRANCES \ Basement stairwells

**Condition:** • [Guard and handrail problems](#)

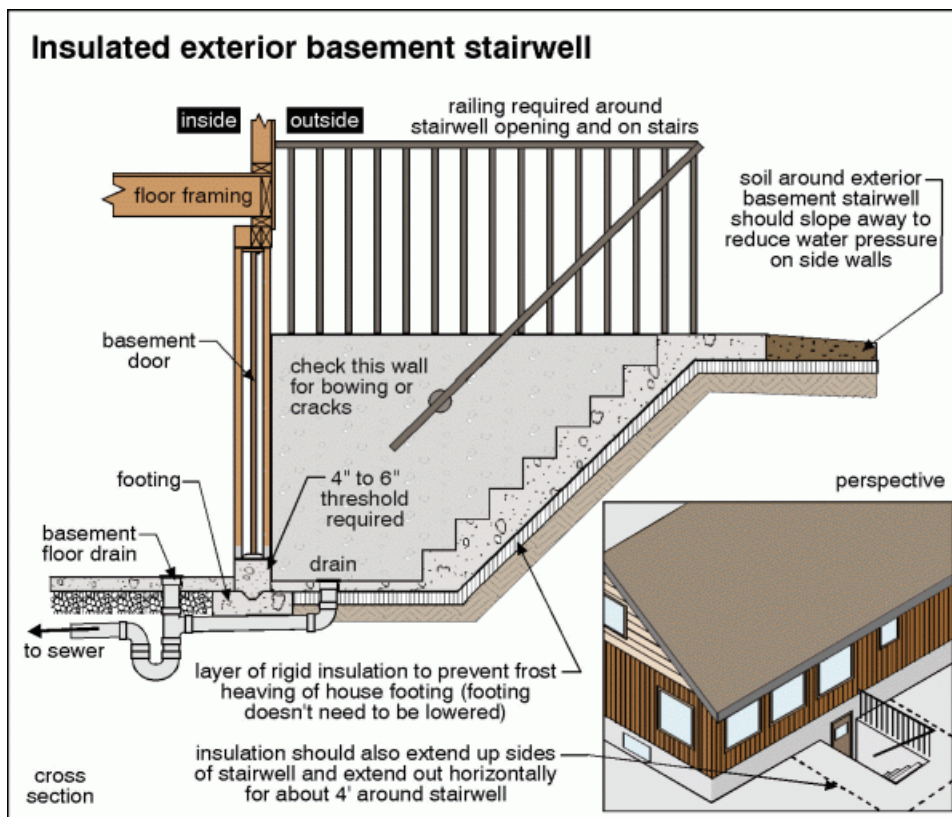
**Implication(s):** Fall hazard

**Location:** Rear Exterior

**Task:** Provide Guardrail and Handrail

**Time:** As Soon As Possible

**Cost:** Minor



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9. Guard and handrail problems

## LANDSCAPING \ Lot grading

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

## LANDSCAPING \ Fence

**Condition:** • Leaning

**Implication(s):** Chance of movement | Damage or physical injury due to falling materials

**Location:** Rear Exterior Yard

**Task:** Improve

**Time:** As Required

## Inspection Methods and Limitations

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

## Descriptions

### Configuration:

- [Basement](#)
- [Crawlspace](#)

Addition

### Foundation material:

- [Masonry block](#)

At Rear Addition

- [Stone](#)

### Floor construction:

- [Joists](#)

### Exterior wall construction:

- [Wood frame / Brick veneer](#)

Rear Addition

- [Masonry](#)

### Roof and ceiling framing:

- Not visible

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Carpet/furnishings • Storage

**Attic/roof space:** • No access

### Crawlspace:

- No access

No access under rear addition

**Percent of foundation not visible:** • 50 %



## Descriptions

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

**Service entrance cable and location:** • [Overhead copper](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box type and location:** • [Fuses - basement](#)

**Distribution panel rating:** • [100 Amps](#)

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

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

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

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

**Smoke detectors:** • Provide new

## Observations and Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**Condition:** • [Unprotected openings](#)

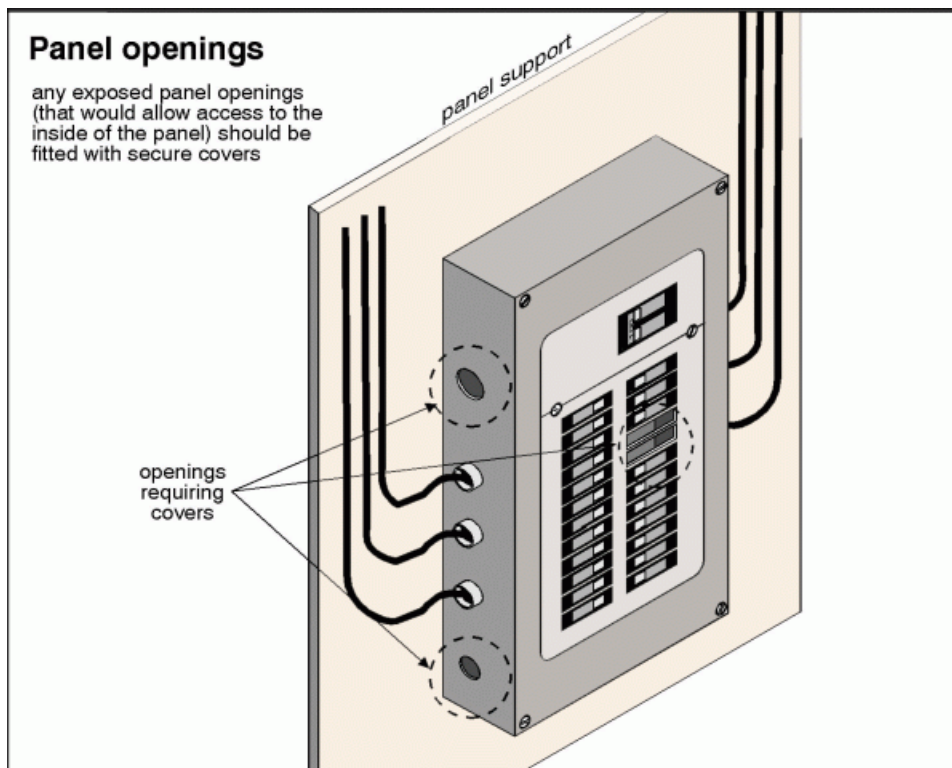
**Implication(s):** Electric shock

**Location:** Basement service box

**Task:** Correct

**Time:** Immediate

**Cost:** Less than \$100 - \$2,500







10. Unprotected openings

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

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

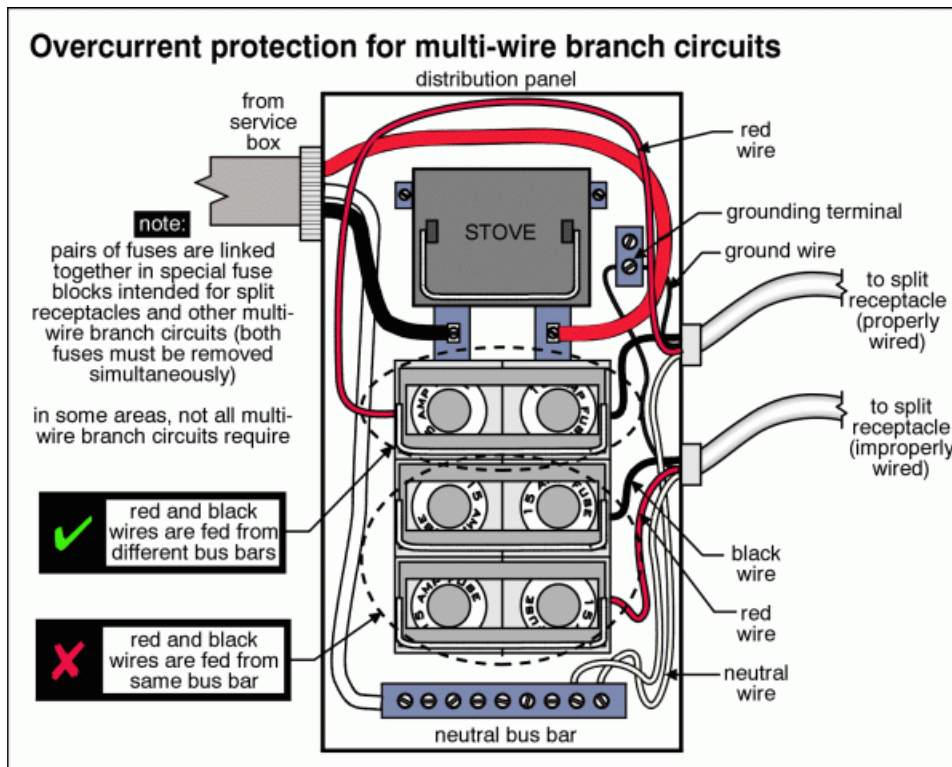
**Implication(s):** Electric shock

**Location:** Basement Panel

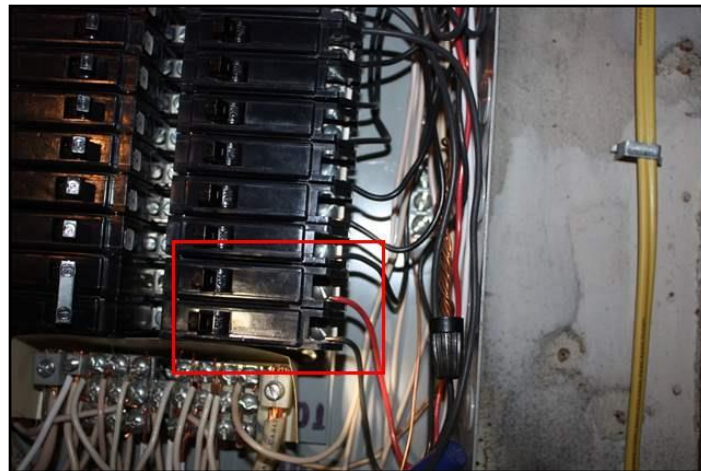
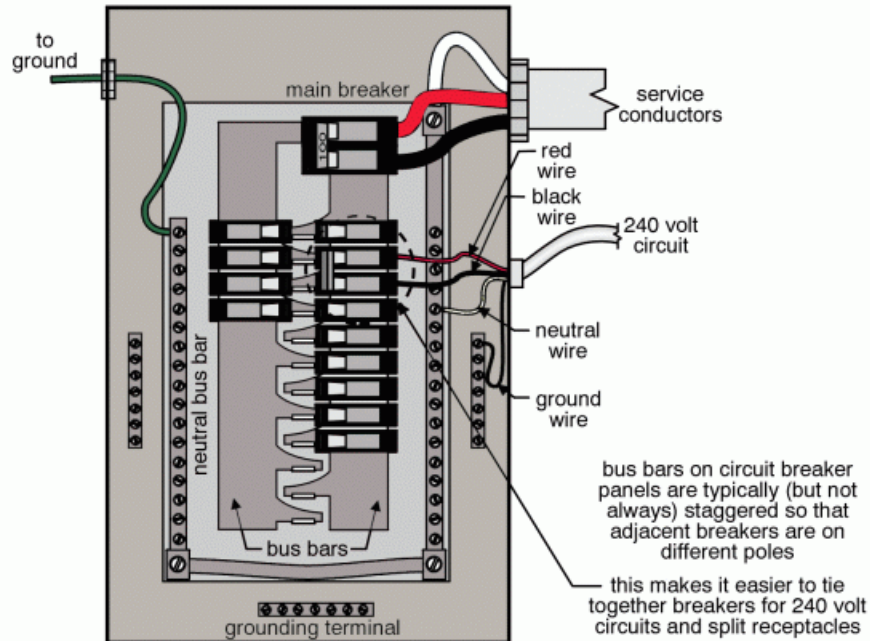
**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Less than \$100



## Staggered bus bars on circuit breaker panels



11. No links for multi-wire circuits

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Not well secured](#)

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

**Location:** Various Basement

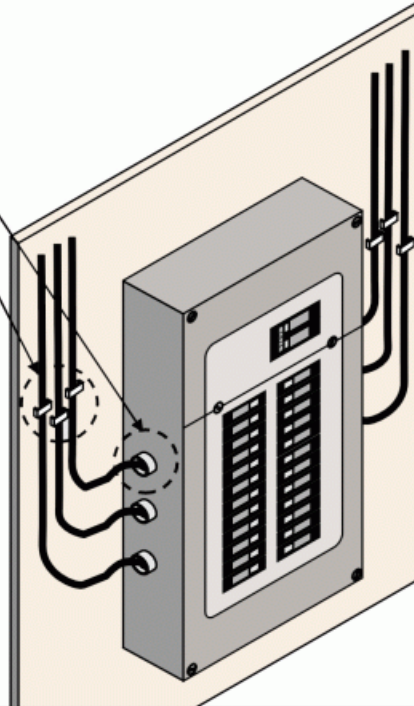
**Task:** Improve

**Time:** When/if remodelling

## Securing wires

cables should be clamped where they enter the panel

they should also be secured within 12 inches of the panel



## Cable support inside walls

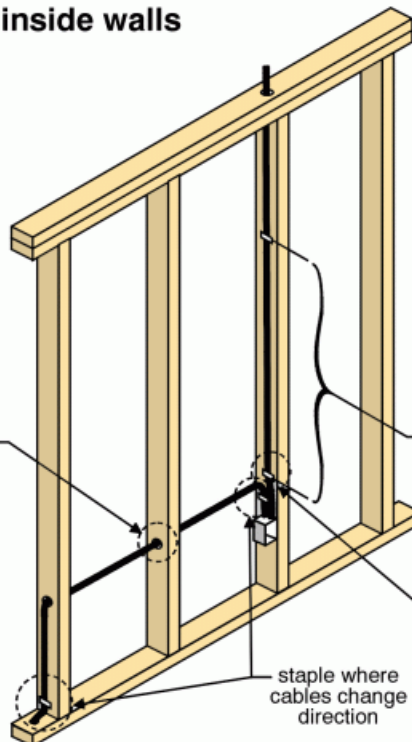
staples not required where cables run through holes in framing members

staple every 4-1/2 feet (USA)

staple every 5 feet (CANADA)

staple within 12 inches of electrical boxes

staple where cables change direction



## **DISTRIBUTION SYSTEM \ Knob-and-tube wiring**

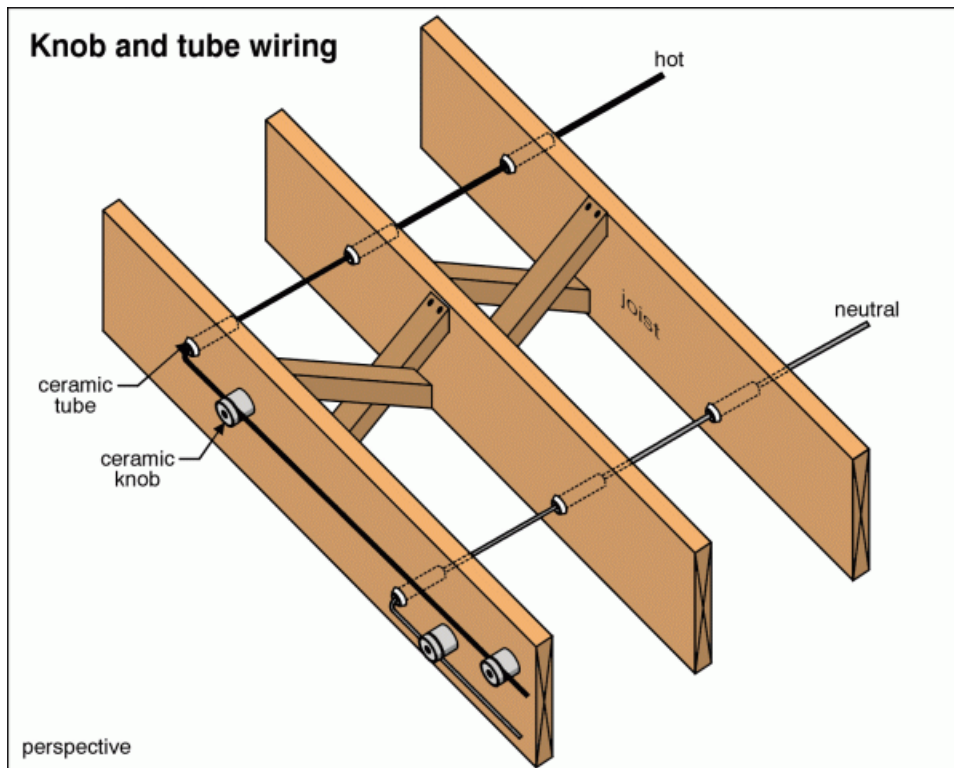
**Condition:** • [Replace when renovating](#)

Based on the age of the property Knob and Tube may be present in the walls or ceiling, although NONE WAS OBSERVED during the inspection. We checked various outlets and opened a light switch on the main level and did not observe knob and tube type wiring. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies.

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

**Task:** Replace

**Time:** if found during renovations



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

**Condition:** • [Reversed polarity](#)

**Implication(s):** Electric shock

**Location:** Exterior Wall

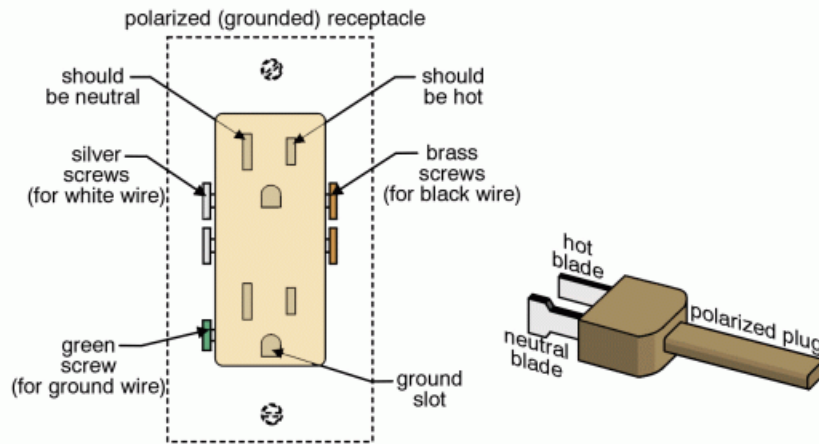
**Task:** Correct

**Time:** Prior to first use

**Cost:** Minor

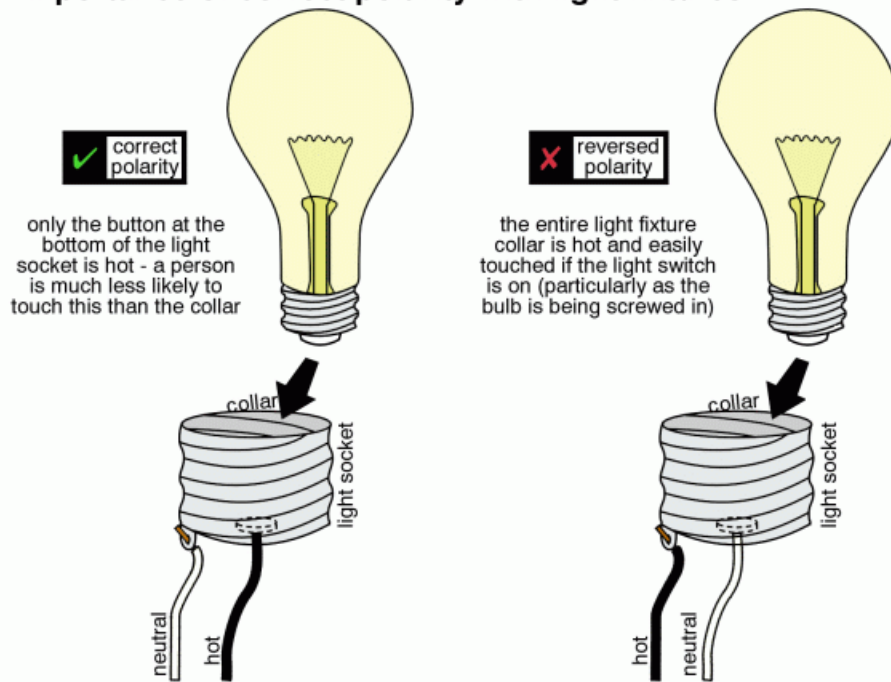


### Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

### Importance of correct polarity with light fixtures







12. *Reversed polarity*

## **DISTRIBUTION SYSTEM \ Smoke detectors**

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

## **Inspection Methods and Limitations**

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

# HEATING

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## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • 88,000 BTU/hr

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [15 years](#)

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

**Fireplace/stove:** • None

## Observations and Recommendations

### General

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

### RECOMMENDATIONS \ Overview

**Condition:** • An abandoned pipe filled with concrete was noted entering through foundation wall at the front basement. We find these commonly on older homes. These pipes could be anything - old water lines, gas piping, oil piping, electrical conduits, and less commonly, oil piping leading to underground oil tanks. Verification of these abandoned pipes are outside the scope of a home inspection. If desired, further investigation would be required to determine its former use.

**Location:** Front Basement



13.

### GAS FURNACE \ Venting system

**Condition:** • Gap where vent connector enters chimney

**Location:** Basement

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**Task:** Correct

**Time:** Prior to first use

**Cost:** Minor



14.

## Inspection Methods and Limitations

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

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

**Heat exchanger:** • Not visible

# COOLING & HEAT PUMP

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## Descriptions

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

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

**Compressor approximate age:** • 15 years

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

## Observations and Recommendations

### AIR CONDITIONING \ Life expectancy

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

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 15 years old and was functional at time of inspection.

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

**Location:** Front Exterior

**Task:** Replace

**Time:** When necessary / Unpredictable

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

## Inspection Methods and Limitations

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

# INSULATION AND VENTILATION

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## Descriptions

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

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

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

**Attic/roof ventilation:** • [Roof 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



## Descriptions

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

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

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

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

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

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

**Tank capacity:** • [150 liters](#)

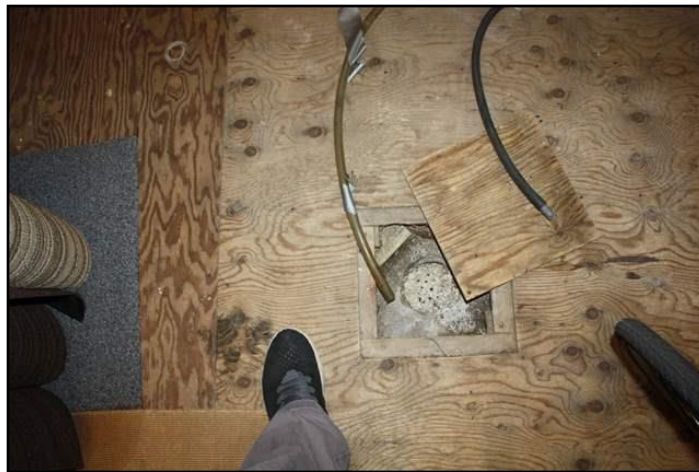
**Water heater approximate age:** • 13 years

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

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

**Floor drain location:**

• Near heating system



15. Floor Drain

## Observations and Recommendations

### **WASTE PLUMBING \ Drain piping - performance**

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

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

**Location:** Basement

**Task:** Provide

**Time:** Immediate

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

We recommend this for all homes of this age.

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

**Location:** Basement

**Task:** Camera inspection

**Time:** Immediate

## **FIXTURES AND FAUCETS \ Faucet**

**Condition:** • [Loose](#)

**Implication(s):** Equipment failure

**Location:** Basement Laundry Area

**Task:** Secure supply piping to wall

**Time:** Regular maintenance

**Cost:** Regular maintenance item



16. Loose

## 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

## Descriptions

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

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

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

**Glazing:** • [Double](#) • [Primary plus storm](#)

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

**Evidence of basement leakage:** • Efflorescence • Stains

## Observations and Recommendations

### General

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

### WALLS \ General

**Condition:** • Water stains

It is very common to observe stains and efflorescence (white mineral deposits) on walls and floors in a home of this age with stone foundations. We did not observe any standing water. The homeowner noted that the basement has been dry overall and has experienced water backing up through the floor drain in the past.

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

**Location:** Basement

**Task:** Monitor

**Time:** ongoing

### FLOORS \ General

**Condition:** • Patched

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

**Location:** Various

**Condition:** • Wear

**Implication(s):** Material deterioration

**Location:** Various

**Task:** Repair or replace

**Time:** Discretionary

### FLOORS \ Subflooring

**Condition:** • Slope Noted. Older homes tend to have saggy, sloping floors. If you choose to make repairs to level the floors, repairs can require invasive and extensive work that can cost tens of thousands of dollars.

This was particular noticeable on the second floor where the original home and addition meet.

### WINDOWS \ Glass (glazing)

**Condition:** • [Cracked](#)

**Implication(s):** Physical injury

**Location:** Front First Floor

**Task:** Replace

# INTERIOR

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**Time:** Less than 1 year

**Cost:** Consult with Contractor



17. Cracked

## DOORS \ General

**Condition:** • Sliding Doors Aging

**Location:** Sliding Doors

**Task:** Replace

**Time:** Discretionary / As Needed

## DOORS \ Doors and frames

**Condition:** • [Loose or poor fit](#)

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

**Location:** Rear Basement Door

**Task:** Adjust

**Time:** Regular maintenance

**Cost:** Minor



18. Loose or poor fit

## **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 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 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:** • 50 %

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

**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