



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

493 Glenlake Avenue
Toronto, ON M6P 1G9

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Thursday, September 7, 2023

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**

September 12, 2023

Dear Gillian Ritchie,

RE: Report No. 7266, v.2
493 Glenlake Avenue
Toronto, ON
M6P 1G9

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 -

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 \$295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

493 Glenlake Avenue, Toronto, ON September 7, 2023

Report No. 7266, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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HIGHLIGHTS:

This solid masonry home on concrete block foundations is in above-average condition overall as compared to homes of similar age and style.

Both the exterior and interior appear well maintained. The home has undergone recent remodelling and several components have been professionally updated.

The electrical system features a 200-amp electrical service with copper wiring and upgraded components. The premium roof coverings are new and in good condition. The entire HVAC system has been updated to forced air and features a new furnace, A/C and new ducting. The water service pipe from street to home has been updated.

As is typical for homes of this age, there is a mix of newer and older systems and components.

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 \$1000

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

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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>

Plumbing

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: When necessary / Unpredictable

Cost: Depends if renting or purchasing

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 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

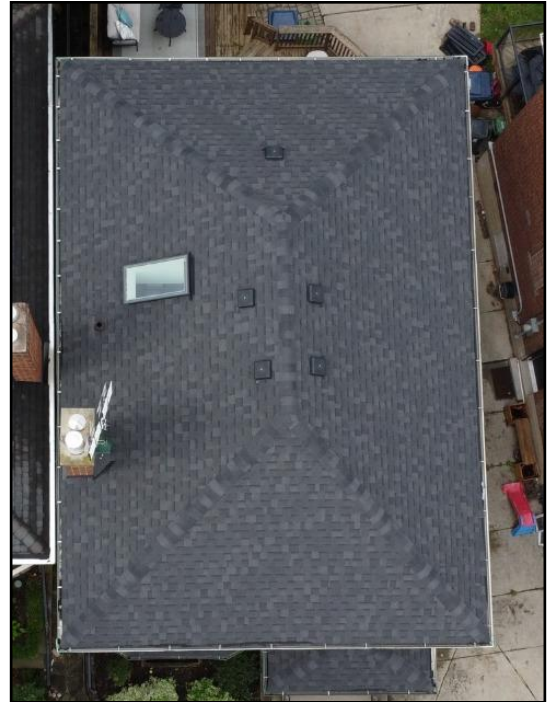
General: • Newer premium roof coverings

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles

Approximate age: • New

Typical life expectancy: • 20-25 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: • No roofing recommendations are offered as a result of this inspection.

SLOPED ROOF FLASHINGS \ Skylights

Condition: • Skylights are vulnerable areas

This is a general comment used on ALL homes that have one or more skylight.

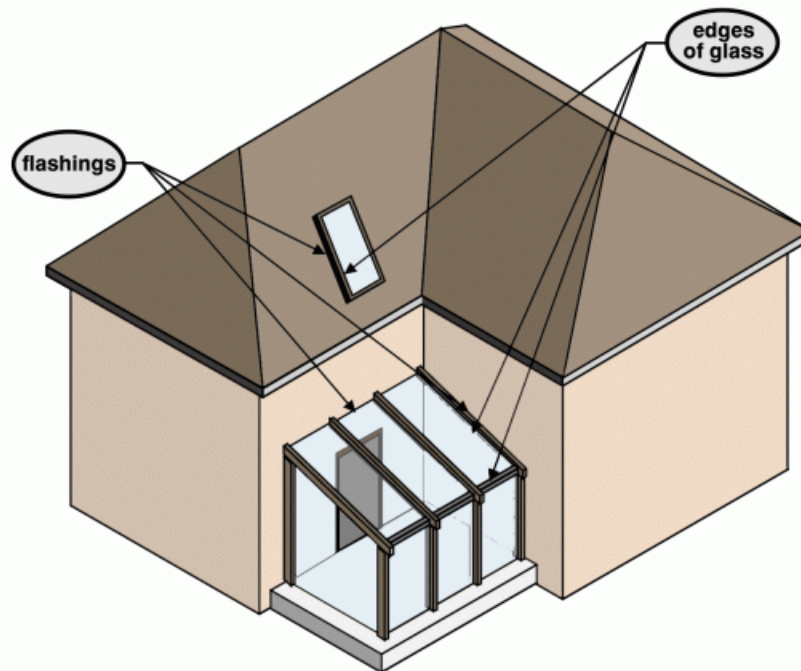
Location: Various Exterior Roof

Task: Monitor

Time: Ongoing - especially after heavy rain

Skylight and solarium leaks

skylights and solariums are very prone to leakage
leakage typically occurs through the flashings or at
the edges of the glass



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

Age determined by: • Reported by seller

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

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

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

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.

ROOF DRAINAGE \ Gutters

Condition: • [Leak](#)

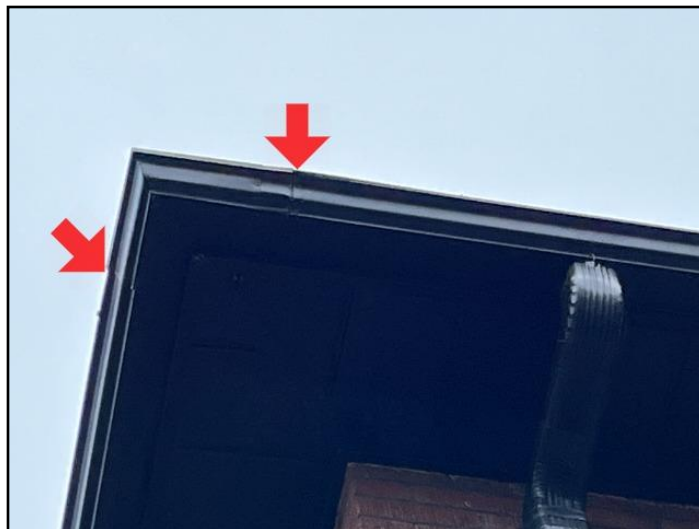
Leaking/dripping noted at various gutter joints.

Location: Various Exterior

Task: Seal

Time: Less than 1 year

Cost: Regular maintenance



3. example of gutter joint

WALLS \ Flashings and caulking

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

Location: Left and Right Side Exterior

Task: Improve / Seal

Time: Less than 1 year

Cost: Minor

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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: • Gap at Wall

Small gap leftover from old a/c refrigerant line. Seal

Location: Rear Exterior Wall

Task: Seal

Time: Less than 1 year

Cost: Regular maintenance



6. Gap at Wall

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Routine maintenance items required at porch components. Here is a sampling:

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Porch brick skirting - Spalling bricks noted in some areas. Repair

Minor cracks at steps. Patch

Guardrail fastener at wall is loose. Improve

Location: Front Exterior Porch Area

Task: Repair

Time: Regular maintenance



7. example of spalled area

LANDSCAPING \ General notes

Condition: • [Planters and gardens against walls](#)

Location: Front Exterior

Task: Monitor / Improve

Time: Ongoing

Cost: Regular maintenance item

LANDSCAPING \ Lot grading

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

GARAGE \ Floor

Condition: • [Improper slope](#)

The garage floor slopes towards the rear of the garage. The condition of the substrate was not observed as it is covered by vinyl flooring. Ideally floors should slope toward the driveway. Water was noted at rear garage floor. Discretionarily you may consider improving slope or installing a floor drain to help drain water.

Location: Garage

Task: Improve

Time: As Required

Cost: Depends on approach

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8. Improper slope

GARAGE \ Vehicle door operators (openers)

Condition: • [Extension cord for opener](#)

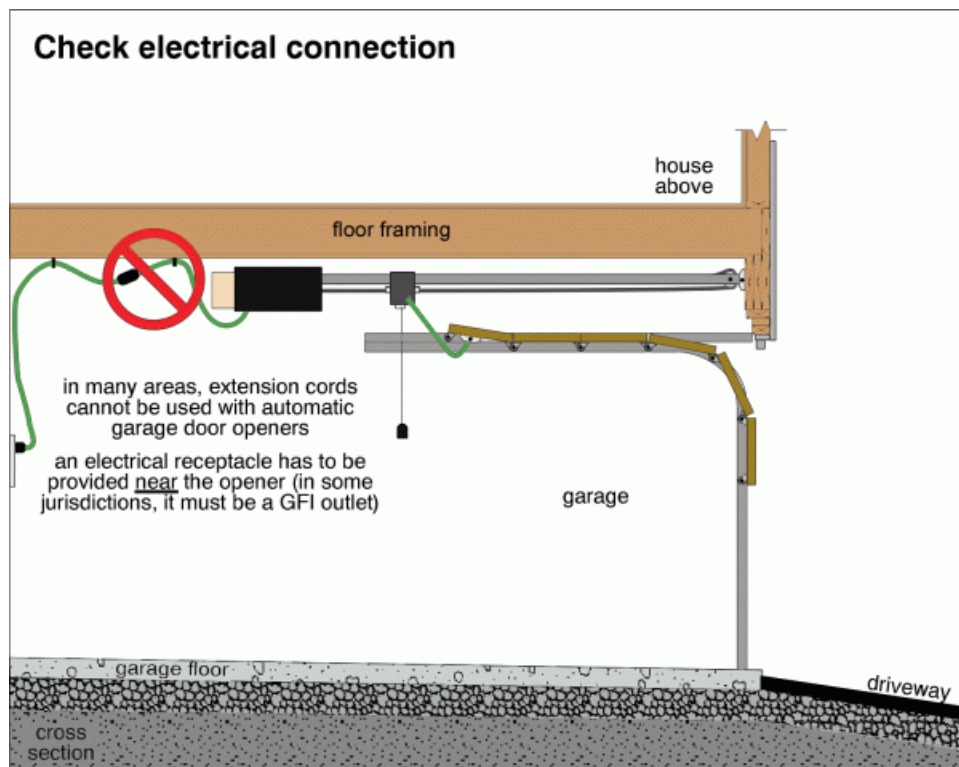
Dedicated Receptacle Required

Location: Garage

Task: Correct

Time: Less than 1 year

Cost: Minor



EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

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.

FOUNDATIONS \ General notes

Condition: • Typical Minor Cracks - Block, Brick, Stone

Almost all houses with concrete block, brick or stone foundations have minor settlement and/or cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary



9. Example of typical minor crack

WALLS \ Solid masonry walls

Condition: • [Cracked](#)

Settlement cracks noted at wall. These are very common on solid masonry walls and typically show up above/below windows and doors. Our recommendation is to repair the cracks (Tuckpoint mortar and patch bricks) to prevent water entry and/or further damage and monitor for any new activity. Crack repairs / maintenance can be expected ongoing with most buildings of this age.

STRUCTURE

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Location: Various Exterior Wall

Task: Repair and monitor

Time: Ongoing



10. Cracks or prior repairs



11. Cracks or prior repairs

Condition: • [Mortar deteriorating](#)

Repointing / Tuck-Pointing of mortar needed at a few areas of brick. This is COMMON MAINTENANCE for all homes of this age. Overall brick and mortar is in good condition. photos show a sampling

Location: Various Exterior Wall

Task: Repair / Tuckpoint

Time: Ongoing

Cost: Minor Regular maintenance item



12. example

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Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Descriptions

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

Service size: • [200 Amps \(240 Volts\)](#)

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

System grounding material and type: • [Copper - water pipe](#)

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

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

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

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

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

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 \ Distribution panel

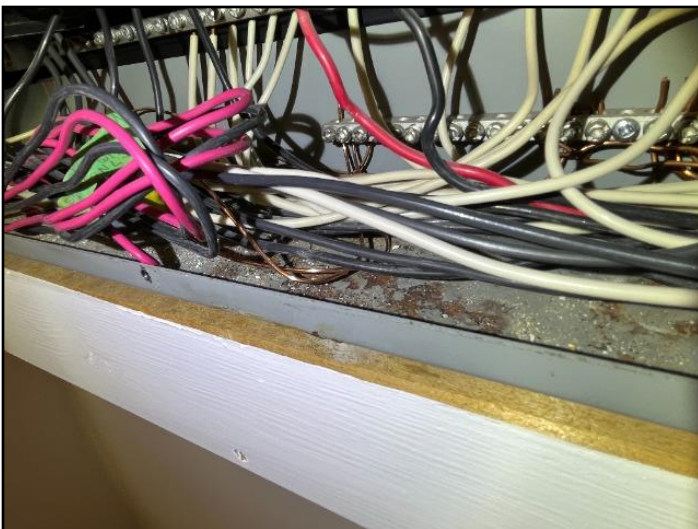
Condition: • [Rust or water in panel](#)

A minor amount of rust was noted inside panel and at a few breaker connections. When correcting other items in panel noted in report, have electrician assess and advise if any further action is needed.

Location: Basement Panel

Task: Further evaluation

Time: Less than 1 year



13. Rust



14. Rust

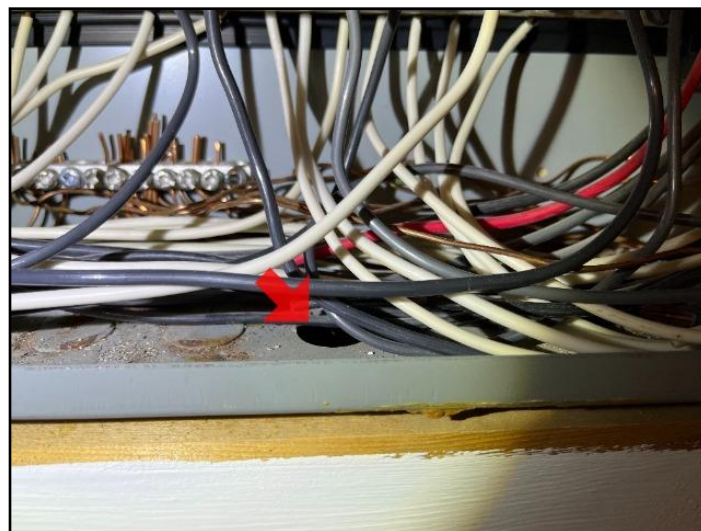
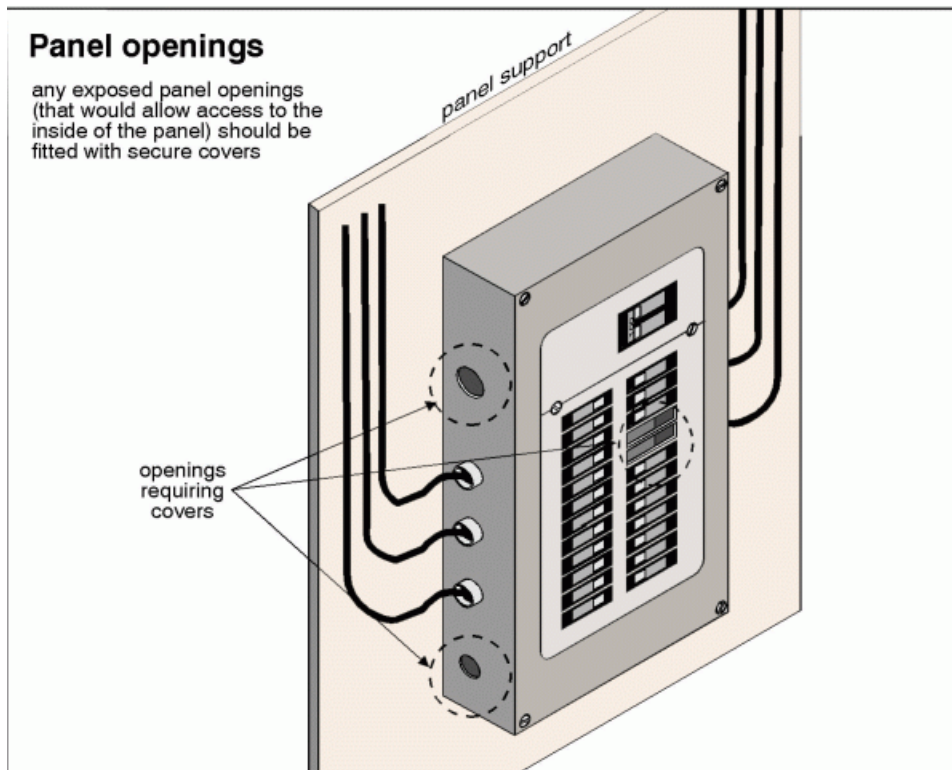
Condition: • [Openings in panel](#)

Location: Basement Panel

Task: Correct - Provide panel plug

Time: As Soon As Possible

Cost: Less than \$100



15. Openings in panel

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

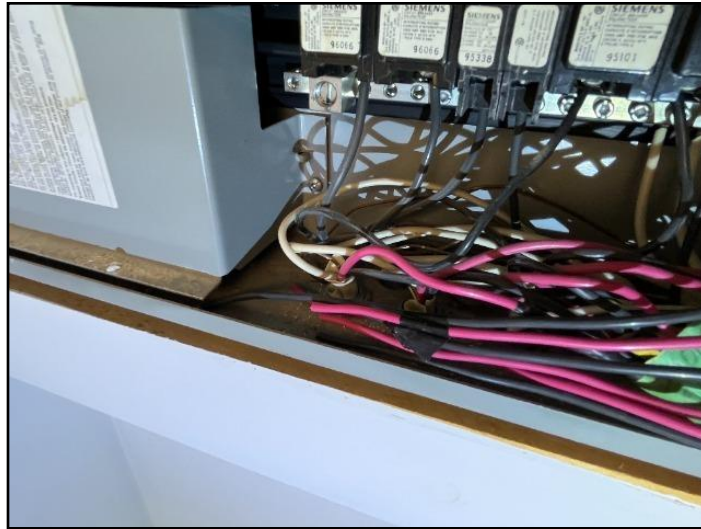
Condition: • [Abandoned wires in panel](#)

Location: Various Basement Panel

Task: Protect with marrettes (twist nut)

Time: Less than 1 year

Cost: Minor



16. Abandoned wires in panel

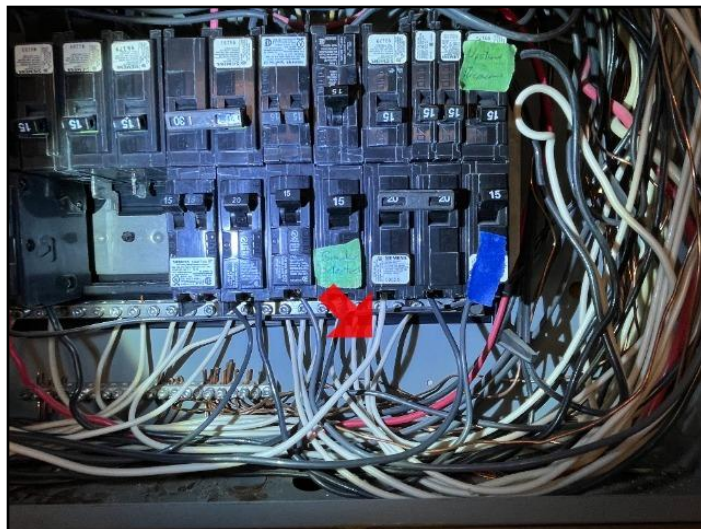
Condition: • White wires connected to breakers not identified as hot/live/ungrounded

White wire used as hot wire not marked

Location: Basement Panel

Task: Correct

Time: Less than 1 year



17. White wires connected to breakers not...

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

Condition: • [Exposed in attics](#)

Location: Various Attic

Task: Further evaluation / Improve

Time: Less than 1 year



18. Exposed wiring in attic

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

Location: Exterior Wall

Task: Repair / Replace

Time: Prior to first use

Cost: Minor



19. Inoperative

Condition: • [Ungrounded](#)

We observed a few ungrounded outlets at bedrooms. We removed the covers to check wiring type and modern wiring was observed in these outlets. Have electrician connect the ground wire to these outlets. If no ground wire is present, we

recommend using GFI outlets in these areas.

Location: Various Second Floor

Task: Correct

Time: Less than 1 year

Cost: Minor



20. Ungrounded

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

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

Inspection Methods and Limitations

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

General:

- The heating system is a premium quality system and is in good condition.
- The entire HVAC system has been recently updated from boilers and rads to a forced air duct system.

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Approximate age: • [1 year](#)

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

Main fuel shut off at: • Meter

Fireplace/stove: • [Gas fireplace](#)

Observations and Recommendations

FIREPLACE \ Gas fireplace or gas logs

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.

The operation switch or remote control was not located

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

General: • The cooling system is a premium quality system and is in good condition.

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

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

Compressor approximate age: • 1 year

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.

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

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Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Ranges from R-20 to R-32

Attic/roof air/vapor barrier: • [None found](#) • Spot Checked Only

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Gaps or voids](#)

Uneven insulation in some areas. At some point, insulation can be upgraded to modern standards (R-60) for improved energy efficiency and comfort.

Location: Various Attic

Task: Upgrade

Time: As Needed



21. Gaps or voids

ATTIC/ROOF \ Hatch/Door

Condition: • [Not weatherstripped](#)

Location: Attic

Task: Provide

Time: Less than 1 year

Cost: Minor

INSULATION AND VENTILATION

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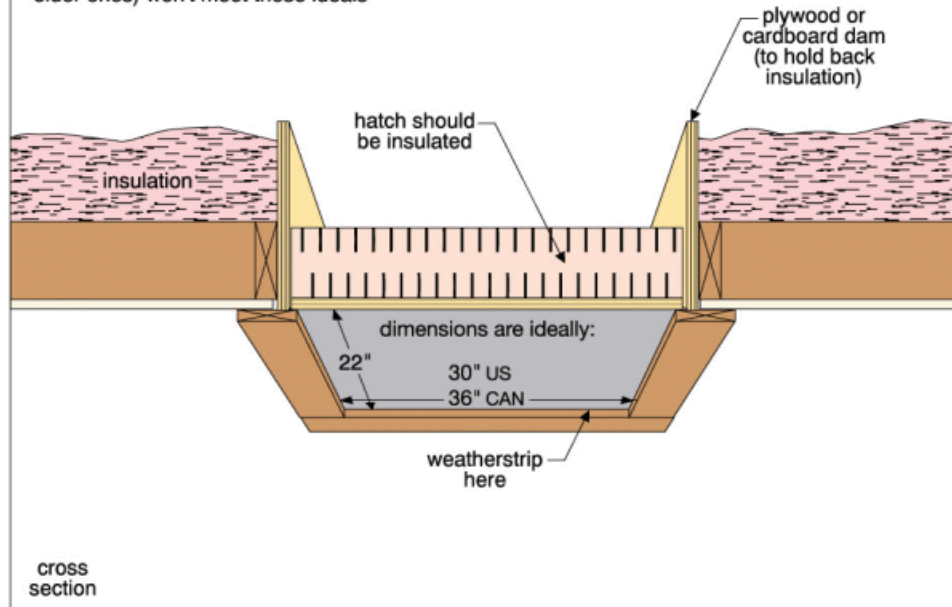
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Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

General: • Several components have been updated

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

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Front of the basement



22. main water shut off valve

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

Water heater type: • Tankless/On demand

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

Water heater tank capacity: • Tankless / Instantaneous

Water heater approximate age: • 17 years

Water heater typical life expectancy: • 10 to 15 years

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

Pumps: • [Sump pump](#)

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: When necessary / Unpredictable

Cost: Depends if renting or purchasing

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: • GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1975 - 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, however many companies will rebate the cost if work is to be completed.
GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

WASTE PLUMBING \ Sump pump

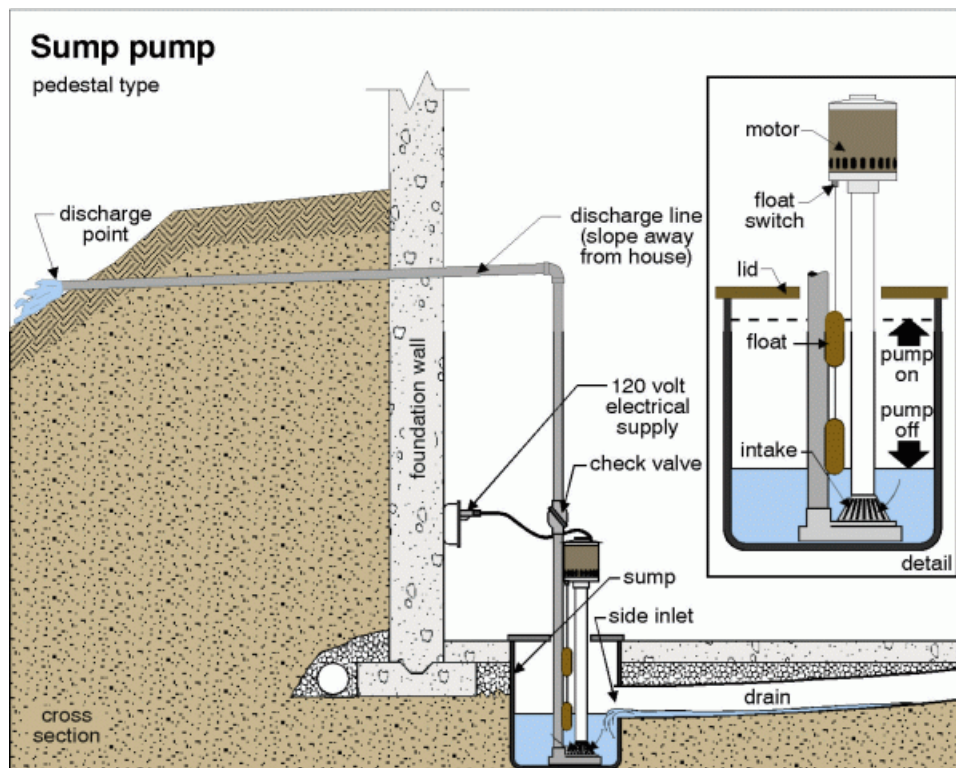
Condition: • [Discharges less than 6 feet from home](#)

The discharge pipe of the sump pump should drain to the exterior of the home, ideally extended to 6 to 12 feet away (or a sewer, drainage ditch or dry well.)

Location: Rear Exterior

Task: Improve

Time: Less than 1 year





23. *Discharges less than 6 feet from home*

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 • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Descriptions

General: • The interior of the home is in good condition overall. • Many interior components have been updated

Major floor finishes: • [Hardwood](#)

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

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

Windows: • Windows of varying ages noted. Replacement or repairs are only recommended when leaky or inoperative windows are found. All the windows we tested were functional

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

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

RECOMMENDATIONS \ Overview

Condition: • During our inspection, we look for evidence of basement moisture intrusion. We did not observe standing water or evidence of active moisture intrusion in visible areas on this particular day.

WALLS \ Plaster or drywall

Condition: • [Patched](#)

In general, we inspect all walls and baseboards at basement to identify patches. All were tested with a moisture meter and were dry at time of inspection

Location: Basement

Task: For Your Information

BASEMENT \ Leakage

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

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.

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. • New and newly renovated homes often require time for systems to be tested by everyday use before performance issues arise. Our inspection is visual only and cannot assess installations and quality of workmanship that is hidden from view.

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 • We have none to very little historical data on the property in question. We are unaware of any past or current municipal construction permits, that may or may not have been applied for, fulfilled, inspected or pending and make no representation in this regard.

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 90 %

Basement leakage: • 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.

MORE INFO

493 Glenlake Avenue, Toronto, ON September 7, 2023

Report No. 7266, v.2

www.inspectionpros.ca

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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. • To manage water drainage around the exterior, ensure that grading (ground) is maintained with a positive slope away from the home and extend any downspouts away from walls and all building components. • To assist with water drainage around the home, extend any downspouts away from walls and all building components.

Maintaining the Exterior of Your Home: • Provide additional downspouts if necessary.

A good rule of thumb is to have a downspout within every 30-40 feet of gutter. More downspouts help drain water from gutters during heavy rainfalls.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter.

Insulation Amounts - Current Standards: • Attic current standards as of 2016 is R-60

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.

Supplementary Information: • Renovations / Remodeling has often been performed on the properties we inspect. Obtaining contractor documentation and/or permits is recommended.

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.

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

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