Your Inspection Report

162 Medland Street
Toronto, ON M6P 2N5

PREPARED FOR:
MARCIA MARTIN

INSPECTION DATE:
Wednesday, March 25, 2026

PREPARED BY:
ADAM HANNAN

TIP | THE INSPECTION PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
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HST# 89249 4501 RT0001

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Inspection, Education, Knowledge. Since 2006.

April 15, 2026

Dear Marcia Martin,

RE: Report No. 9187, v.3
162 Medland Street
Toronto, ON
M6P 2N5

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 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 Certified Master Inspector and 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 important component of the home inspection process. To more thoroughly familiarize yourself with the property and our findings, we recommend booking an Onsite Review by calling (416) 725-5568. Once the Onsite Review has been completed, the inspection report will be transferred to the buyer.
The fee for this service is $295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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HIGHLIGHTS:

This 1908 solid masonry home on stone foundations is in very good condition overall compared to homes of similar age and style. No significant structural performance-related concerns were observed at the time of inspection.
The electrical service is 100 amps with upgraded copper wiring throughout.
The majority of the windows are reported to have been replaced in approximately 2015 and feature double-pane, double-hung, energy-efficient units.
The home is heated by a boiler system with radiators. Domestic hot water is provided by a 7-year-old water heater.
Cooling and supplemental heating are provided by a mini-split heat pump system consisting of one exterior unit and three interior heads, reported to have been installed within the past 3 years.
Many interior finishes have been updated over time.
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 significant issues that may require short-term attention due to cost, safety, or performance concerns. This section is provided as a courtesy only and is not a substitute for reading the entire report. Please review the full report in detail.

SUMMARY:

EXTERIOR
Rear second floor deck guardrail needs improvement

PLUMBING
Floor drain not visible. Seller reports floor drain below flooring

IMPORTANT NOTES:

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS.
NOTE: THE TERM 'MINOR' GENERALLY REFERS TO COSTS UNDER $1000.
NOTE: FOR DIRECTIONAL PURPOSES, "FRONT" OF HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE OUTSIDE.

This inspection is not a technical audit. The focus of the home inspection is to identify visible significant defects or issues with major systems and components in accordance with the most recent CAHPI Standards of Practice. We recommend budgeting between 0.5% to 1% of the homes value annually for unforeseen repairs and maintenance.

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) named on this report. No liability is assumed for third parties reviewing this report. An onsite review must be arranged if you are a buyer, including signature on our inspection agreement. By relying on this report without our onsite review, you agree to waive all rights.
http://www.inspectionlibrary.com/costs.htm

Descriptions

Sloped roofing material:

• Asphalt shingles

1. *Asphalt shingles*

2. *Asphalt shingles*

Approximate age: • 10-15 years

Typical life expectancy: • 20-25 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • Annual roof maintenance is recommended to identify and repair damage to roofing materials, flashings and caulking. Regular roof maintenance reduces the risk of leaks and resulting water damage and may help extend the service life of the roof.

Location: Exterior Roof

Task: Inspect annually

Time: Ongoing

Inspection Methods and Limitations

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

Age determined by: • Reported by seller

Descriptions

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 noted have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, moisture intrusion, personal safety, shortened life expectancy of materials, and material deterioration

WALLS \ Masonry (brick, stone) and concrete

Condition: • Masonry and/or mortar deterioration

Tuckpoint / Repoint mortar and patch/repair spalled masonry. This is typical maintenance for a home of this age. photos show a sampling

Location: Various Exterior Walls/Columns

Task: Repair

Time: Ongoing Regular maintenance

3. *example at right side door*

4. *example at column*

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • Sill - Near or at Grade Level

Basement window at or near grade level. Modern standards recommend that the bottom of the window be at least 6 inches above grade or have a window well installed. Consider adding window well if regrading or when necessary. In the meantime, ensure windows remain well-sealed to prevent water intrusion.

Location: Left Exterior

Task: Monitor for moisture intrusion / Improve

Time: As necessary
Cost: If/when upgrading to window wells in the future, $2000 and up each

EXTERIOR GLASS/WINDOWS \ Exterior trim
Condition: • Rot
Location: Various Left Side Basement Exterior
Task: Replace or Cap
Time: Less than 1 year
Cost: Depends on approach

5. *one example*

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.
Implication(s): Chance of moisture intrusion
Location: Rear Exterior Deck
Task: Monitor for moisture intrusion / Improve
Time: If/as necessary

6. *Threshold too low*

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

Condition: • Ineffective

Guard components were loose/weak at portions of the second floor deck. Lattice is not an appropriate guard material, and one section was loose/open, creating a fall hazard.

Location: Rear Second Floor Exterior Deck

Task: Secure and improve guardrails. Install proper spindles/guards

Time: As Soon As Possible

Cost: Consult specialist

7. *Ineffective*

8. *Ineffective*

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor exterior deficiencies and upkeep items noted during the inspection. These should be addressed through routine maintenance to help reduce the risk of deterioration, moisture intrusion, or safety concerns:

• Vent weather hood damaged - Right exterior - Replace
• Railing rusted in some areas - Front porch - Improve
• Weathering / aging deck boards - Rear ground deck and upper level - Paint/Stain/Improve
• Downspout damaged and not secured to wall - Left exterior - Replace / Secure
• Animal deterrent screen installed - Rear exterior soffit - For your information
• Parging damaged or missing - Various exterior wall - Improve
• Gaps or holes at wall - Front near porch and right side exterior at hose bibb - Seal
• Exposed fasteners at flashing below rear window - Rear exterior - Seal
• Handrail loose - Rear exterior staircase - Secure
• Low areas at grading - Right and rear exterior - Improve
• Minor movement/bowing at wood retainer - Right exterior - Monitor or improve as needed

Location: Various Exterior
Task: Repair or Replace or Improve or Monitor
Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

Inspection limited/prevented by:
• Inaccessible wall
shed at rear wall

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Descriptions

General: • No significant structural performance issues were observed in visible areas.

Configuration: • Basement

Foundation material:

• Masonry block
At rear addition

• Stone
At original areas of home

Floor construction: • Joists

Exterior wall construction: • 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, weakened structure, chance of structural movement, 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

Inspection Methods and Limitations

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

Attic/roof space: • The finished upper level was built into the roof structure with sloped/cathedral-style ceilings. No conventional attic space was present for inspection at this area.

Percent of foundation not visible: • 95 %

Not included as part of a building inspection: • An opinion about the adequacy of structural components

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS • The Electrical system has been updated and is in good condition overall.

Service entrance cable and location: • Overhead - cable type not determined

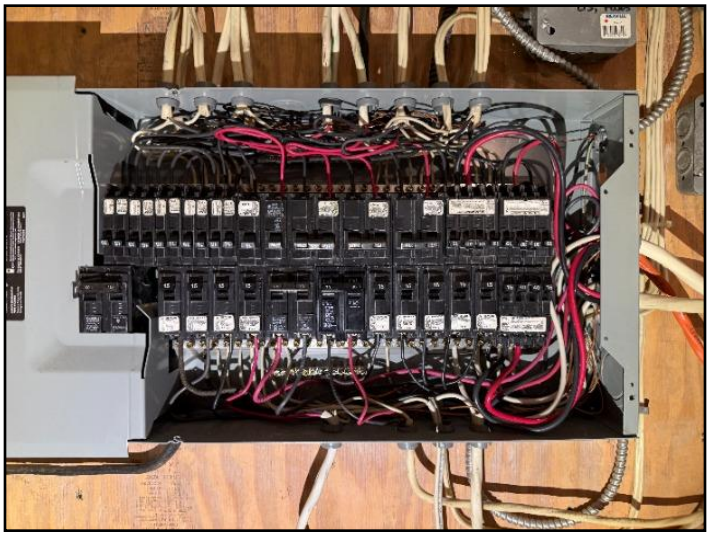
Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

• Breakers - basement



9. *Breakers - basement*

Distribution panel rating: • 125 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): • Present • Provide New

Observations and Recommendations

RECOMMENDATIONS \ General

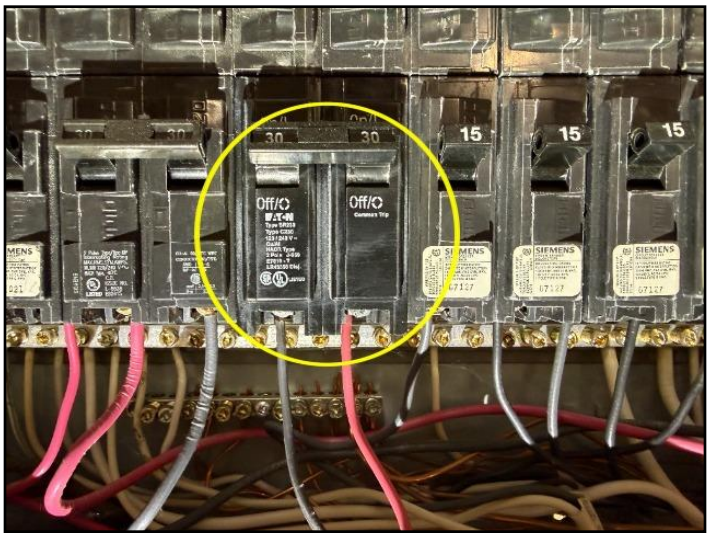
Condition: • ALL ELECTRICAL recommendations are safety-related. POTENTIAL worst-case implications include fire and shock hazards. Treat them as high-priority items and assume the time frame is Immediate / As soon as possible unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Fuses or breakers too big

30-amp breakers with 14 gauge wires. Breaker size is wrong.

Implication(s): Equipment overheating | Fire hazard
Location: Basement Panel
Task: Correct
Time: As Soon As Possible
Cost: Minor



10. *breakers too big*

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)
Condition: • Aging / Old
Implication(s): Life safety hazard
Location: Various
Task: Replace
Time: As Soon As Possible
Cost: Minor

Condition: • Smoke and CO detectors should be updated / provided as needed. These devices are not tested during the inspection. Replace if age is unknown or over 10 years.

REGULAR MAINTENANCE \ Comments \ Additional
Condition: • Electrical maintenance items noted below are generally straightforward to address, but should still be treated as safety-related and corrected as part of routine electrical maintenance:
• No GFCI protection - Rear exterior receptacle - Upgrade to GFCI outlet
• Light switch missing cover plate - Basement boiler room - Provide cover
Implication(s): Fire and/or shock hazards
Location: Various
Task: Correct
Time: As soon as practical
Cost: Regular maintenance

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 active 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

Descriptions

Heating system type: • Boiler

Fuel/energy source: • Gas

Heat distribution: • Radiators

Approximate capacity: • 80,000 BTU/hr

Efficiency: • Conventional

Approximate age: • 17 years

Typical life expectancy: • Boiler (cast-iron) 20 to 35 years

Main fuel shut off at: • Meter

Fireplace/stove: • Decorative only • Non-functional

Observations and Recommendations

GAS HOT WATER BOILER \ Pressure relief valve

Condition: • No pipe extension

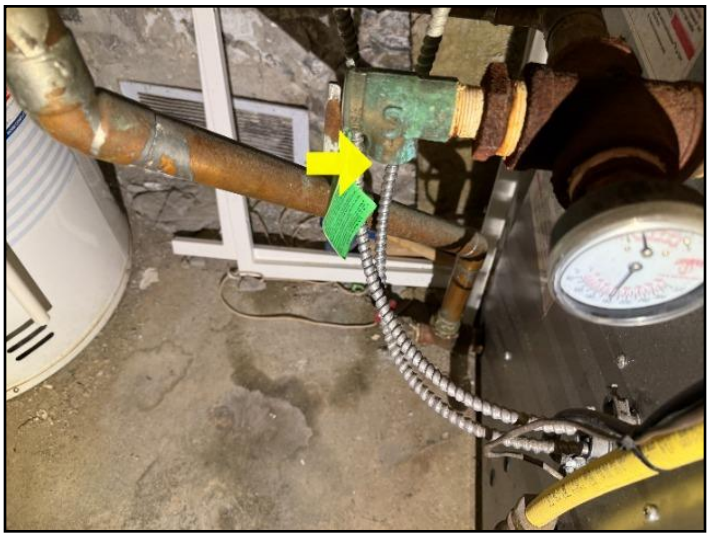
Implication(s): Scalding

Location: Basement Boiler room / area

Task: Provide

Time: Less than 6 months

Cost: Minor



11. *No pipe extension*

GAS HOT WATER BOILER \ Piping

Condition: • The insulation wrap on heating piping may contain asbestos. This type of older pipe insulation is common for the age of the home. If intact, it is generally best left undisturbed. If damaged, or if removal or renovation is planned, laboratory testing and proper asbestos precautions are recommended to help prevent fibre release.
Exposed areas appeared wrapped/sealed with tape at the time of inspection. Visible portions only. Similar material may

be present in concealed areas.
Location: Basement Boiler room / area
Task: Do not disturb / Consult asbestos specialist prior to removal or renovation
Time: As needed

12. *example*

CHIMNEY AND VENT \ Masonry chimney cap (crown)
Condition: • Rain cap missing or damaged
Implication(s): Chance of water entering building | Chance of pests entering building
Location: Exterior
Task: Provide
Time: Less than 1 year
Cost: Minor

13. *Rain cap missing or damaged*

Inspection Methods and Limitations

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

Zone, boiler and radiator valves: • Not tested as part of a building inspection

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

Heat exchanger: • Not visible

Descriptions

Heat pump type: • Air source • Ductless (Mini split) system

Cooling capacity: • Exterior unit 30,000 BTU/hr
3 Interior heads vary 9,0000 BTU/hr and 12,000 BTU/hr

Compressor approximate age: • Exterior unit manufactured 2023.
Interior wall-mounted units manufactured 2021-2023

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature • 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 visible

Attic/roof insulation amount/value: • Not visible

Attic/roof air/vapor barrier: • Not visible

Attic/roof ventilation: • Ridge vent • Turbine vent

Foundation wall insulation material: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Walls, which were spot checked only • The finished upper level was built into the roof structure with sloped/cathedral-style ceilings. No conventional attic space was present for inspection. Concealed roof cavities, if any, and insulation details could not be determined.

Roof ventilation system performance: • Not evaluated

Descriptions

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

• Main water shut off valve - Front of the basement

14. *Main water shut off valve - Front of the...*

Water flow and pressure: • Functional

Water heater type: • Induced draft

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 60 US gallons • 227 liters

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic

Floor drain location: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure, no hot or cold water, leakage, possible hidden damage, difficult to service, sewage entering building, health hazards.

WASTE PLUMBING \ Floor drain

Condition: • Not visible

Seller reports that floor drain is present below flooring near center of basement.

Location: Basement

Task: Locate floor drain and expose
Time: As Soon As Possible
Cost: Minor

WASTE PLUMBING \ Venting system
Condition: • Poor vent pipe arrangements
Proper fixture venting was not visible at these locations. This type of arrangement can be more prone to poor drainage, trap siphoning, or sewer gas entry depending on use and final configuration.
Implication(s): Sewer gases entering the building
Location: Basement Bathroom basin and Kitchen sink
Task: Monitor for siphoning / Improve / Provide venting if needed
Time: If necessary

REGULAR MAINTENANCE \ Comments \ Additional
Condition: • The following are minor plumbing deficiencies and upkeep items noted during the inspection. These should be addressed through routine maintenance to reduce the risk of leakage and/or deterioration.
• Toilet not well secured - Basement bathroom and powder room - Secure
Location: Various
Task: Improve or Correct or Repair
Time: Regular maintenance / Routine upkeep

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

Major wall and ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows:

• Fixed
• Single/double hung
• Sliders
• Casement
• All windows that were tested were functional

Seller reported that majority of windows were updated around 2015. A few older windows remain

Glazing: • Single • Double • Primary plus storm

Exterior doors - type/material: • Hinged • Sliding glass

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. This can include worn or cracked flooring and blemishes on walls/ceilings

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.

WINDOWS \ General notes

Condition: • Aging - Serviceable

A small number of older windows remain, including some single-hung single-pane windows and one older casement window at the bathroom. These windows were observed to be older than the majority of the home's updated double-glazed windows and are considered at or near the end of their typical service life. Planning for future upgrades can be done over time as needed.

Location: Various aging windows
Task: Upgrade
Time: When necessary / Unpredictable
Cost: $60-$100 per square foot

STAIRS \ Handrails and guards

Condition: • Missing
Implication(s): Fall hazard
Location: Basement staircase and second floor staircase (to third floor) and third floor
Task: Provide Handrails at staircases at guard at opening beside radiator
Time: Less than 1 year
Cost: Minor

15. *Missing Guard and handrails*

EXHAUST FANS \ General notes

Condition: • Missing

Exhaust fans in bathrooms are recommended upgrades. While not standard when the house was originally built, when only windows were required, exhaust fans help to remove moisture, which could otherwise contribute to mildew and mold growth.

Location: Basement bathroom

Task: Upgrade

Time: When remodelling or as soon as practical

Cost: Typically $1500 and up

EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Missing

Range hoods are important for fire prevention, as they offer protection to nearby cabinets in the event of pot fires. Additionally, range hoods are crucial for proper kitchen ventilation, helping to remove smoke, odors, and excess heat.

Implication(s): Hygiene issue

Location: Basement Kitchen

Task: Provide

Time: Less than 1 year

Cost: $800 - and up

16. *Missing*

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.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Ongoing care to maintain finishes, function, and overall interior condition:
• Door rubs against floor - Exterior side door - Adjust/Improve as needed
Location: Various
Task: Repair/Replace/Improve
Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 95 %

Basement leakage: • 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: • This includes issues such as asbestos.

Descriptions

General: • This section includes general maintenance and precautionary recommendations that apply to most homes, and are provided for future reference.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • ALL HOMES - WALLS - Flashings and caulking - Caulking around windows, doors, and wall penetrations should be inspected regularly and improved as needed to prevent moisture entry and air leakage.

Condition: • ALL HOMES - WALLS - Masonry (brick, stone) and concrete - 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: • ALL HOMES - EXTERIOR - During rainfall, walk the perimeter of the home to observe whether any areas allow water to drain toward the foundation. Improve grading in those areas as needed to promote proper drainage away from the structure

Condition: • ALL HOMES BUILT BEFORE 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.

Condition: • ALL HOMES - HEATING - Set up annual service plan which includes coverage for parts and labour.

Condition: • ALL HOMES - PLUMBING - Grout and Caulking should be checked regularly and maintained to ensure water tight seal in bathtub and shower areas

Condition: • ALL HOMES - PLUMBING - Sewer backup insurance is recommended.

Condition: • ALL HOMES BUILT PRIOR TO 1975 - PLUMBING - A video scan of the waste plumbing is recommended on older homes to check for tree roots, blockages, damaged pipe, or collapse. Typical cost is roughly $300 to $400.

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. • 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. • ***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)

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.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions.

Standards of Practice: • This document sets out what a professional home inspection should include, and guides the activities of our inspectors.
This inspection was performed in accordance with the most recent CAHPI Standards of Practice. Click the blue link above to view the full document.

END OF REPORT

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 National Standards of Practice of the Canadian Association of Home & Property Inspectors (CAHPI). A copy of these Standards is available at https://www.cahpi.ca/en/home-inspectors/inspector-standards

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 accept 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 9 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.
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, engineer, or other qualified 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, herbicides 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. 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. Thermal Imaging: Thermal imaging equipment may be used as an inspection aid but does not guarantee detection of all issues or moisture conditions.

9. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client(s) named herein. No use of the information by any other party is intended, except as set out in item 10 below.

10. PRE-LISTING INSPECTIONS: Where an inspection is performed for a seller or listing agent, repairs or alterations may be completed after the inspection. In such cases, the inspection report may be revised to reflect the condition of the property at the time of the final report publication. The client may provide the report to prospective buyers, at their own discretion. Prospective buyers are encouraged to obtain their own independent home inspection. If prospective buyers wish to rely on this report, they must arrange an Onsite Review with The Inspection Professionals and agree to our inspection agreement. Upon completion of this process, the report may be transferred to the buyer named in the inspection agreement, and that buyer shall become the client for purposes of reliance on the report. The Inspection Professionals will not be responsible for the use of or reliance upon this report by any third party who has not completed this process.

11. 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.