



YOUR INSPECTION REPORT

KNOW YOUR HOME

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

855 Windermere Avenue
Toronto, ON M6S 3M5

PREPARED FOR:
JENNIFER PERCIVAL

INSPECTION DATE:
Thursday, July 12, 2018

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**

July 13, 2018

Dear Jennifer Percival,

RE: Report No. 2302
855 Windermere Avenue
Toronto, ON
M6S 3M5

Thank you for trusting THE INSPECTION PROFESSIONALS to perform your Home Inspection.

We guarantee exceptional service and a complete inspection using the Standards of Practice as adopted by the Canadian Association of Home and Property Inspectors.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Thanks again for allowing us to work with you.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

855 Windermere Avenue, Toronto, ON July 12, 2018

Report No. 2302

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SUMMARY

ROOFING

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

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

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

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list 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>

Structure

WALLS \ Party walls

Condition: • [Incomplete in attic](#)

Fire-rated Drywall or masonry party wall required in attic. This was not standard when the home was originally built.

Implication(s): Increased fire hazard

Location: Attic

Task: Correct

Time: As Soon As Practical

Cost: Consult with Contractor

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Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Outdated](#)

The majority of the wiring in the home has been upgraded, The electrical panel contains modern wiring. Most of the outlets we tested were grounded. However, there is a minor amount of knob and tube remaining. (We noted 2 outlets in the bedrooms with older wiring) This is typical for the age of the home. Knob and tube wiring was installed pre-1950 in all homes. Most of the wiring in the home is behind walls and ceilings and not observed.

The ESA authority does not consider this wiring unsafe. However, Knob and tube wiring is an insurance issue as many insurers require that this wiring be upgraded. Some insurers will require an audit to estimate the percentage of knob and tube wiring still present. Consult with your insurance company for their requirements and/or acceptable limits

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

Location: Second Floor

Task: Consult with your insurance company for their requirements

Time: immediate

Cost: \$1000-\$2000 per room where necessary.

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 16 years old. The unit functioned during inspection. Plan for replacement

Implication(s): Equipment failure | Reduced comfort

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 22 years old

Implication(s): Chance of water damage to contents, finishes and/or structure | No hot water

Location: Basement

Task: Replace

Time: As Required

Cost: Rental

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

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The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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

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Descriptions

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

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • When replacing a roof covering, it is common to apply a second layer over the first to minimize costs. Best practice however, is to remove the old roof covering before installing the new roof. Adding a third layer of roofing is not recommended. It is common when re-roofing to find concealed damage to roofing boards, these and other hidden components. There is no practical way to predict the presence or extent of the damage

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

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

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

Inspection performed: • With binoculars from the ground

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

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

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

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Shingles](#)

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

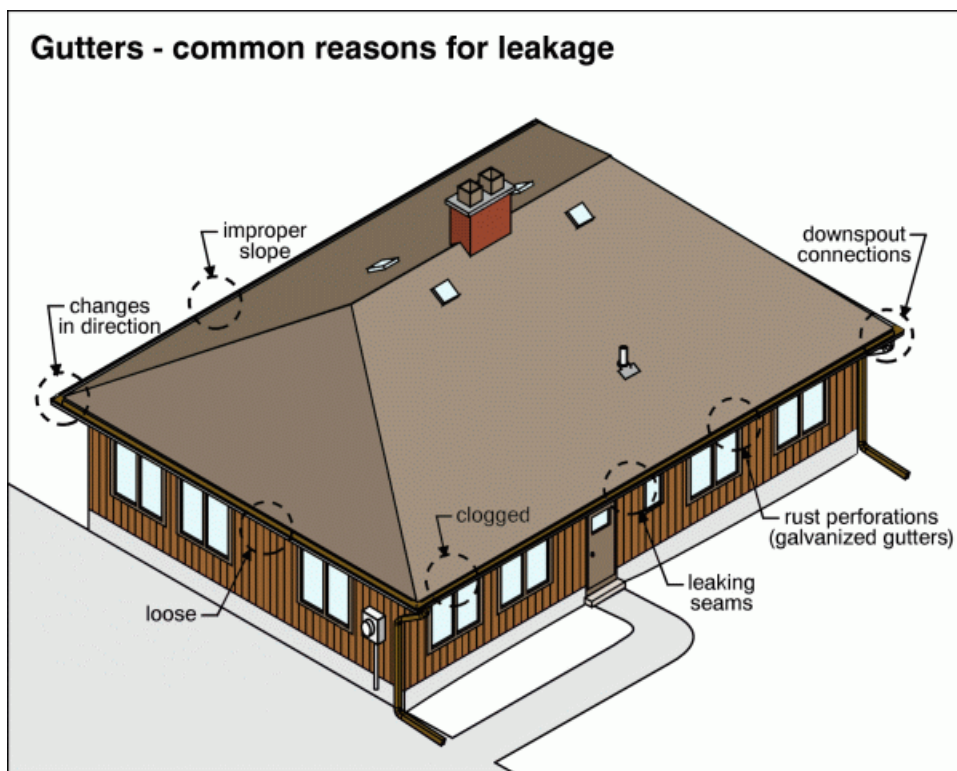
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item



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1. Clogged

WALLS \ 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



2. Example of typical cracking

EXTERIOR GLASS/WINDOWS \ General

Condition: • Sill - Near or at Grade Level

Modern standards require 6-8 inch threshold above grade. Most older homes do not meet this requirement.

Location: Right Side Exterior

Task: Monitor / Improve

Time: If necessary

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3. Sill - Near or at Grade Level



4. Sill - Near or at Grade Level

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Sill deteriorated](#)

Mortar repairs needed (repointing, tuckpointing)

Implication(s): Material deterioration

Location: Various Exterior window sills

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item



5. Sill deteriorated



6. Sill deteriorated example

DOORS \ Doors and frames

Condition: • [Loose or poor fit](#)

door hinge is loose

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

Location: Rear Exterior

Task: Adjust

Time: Regular maintenance

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • [Spalling](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Exterior

Task: Patch

Time: Less than 1 year

Cost: Regular maintenance item



7. Example Spalling

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

Condition: • [Damage at bottom](#)

Implication(s): Fall hazard

Location: Front Exterior Porch

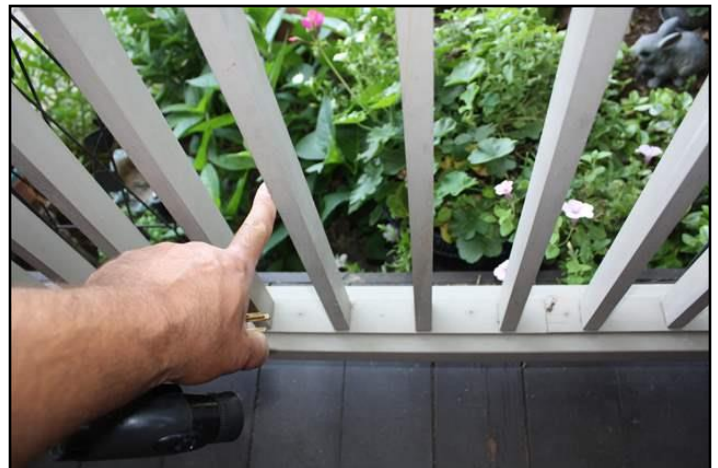
Task: Repair spindles

Time: Less than 1 year

Cost: Regular maintenance item



8. Damage at bottom



9. Damage at bottom

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Condition: • [Weak](#)

Implication(s): Fall hazard

Location: Rear Exterior Deck

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



10. *Weak*

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

Keep tree branches trimmed back 3 feet from roof line.

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

Material deterioration

Location: Front Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

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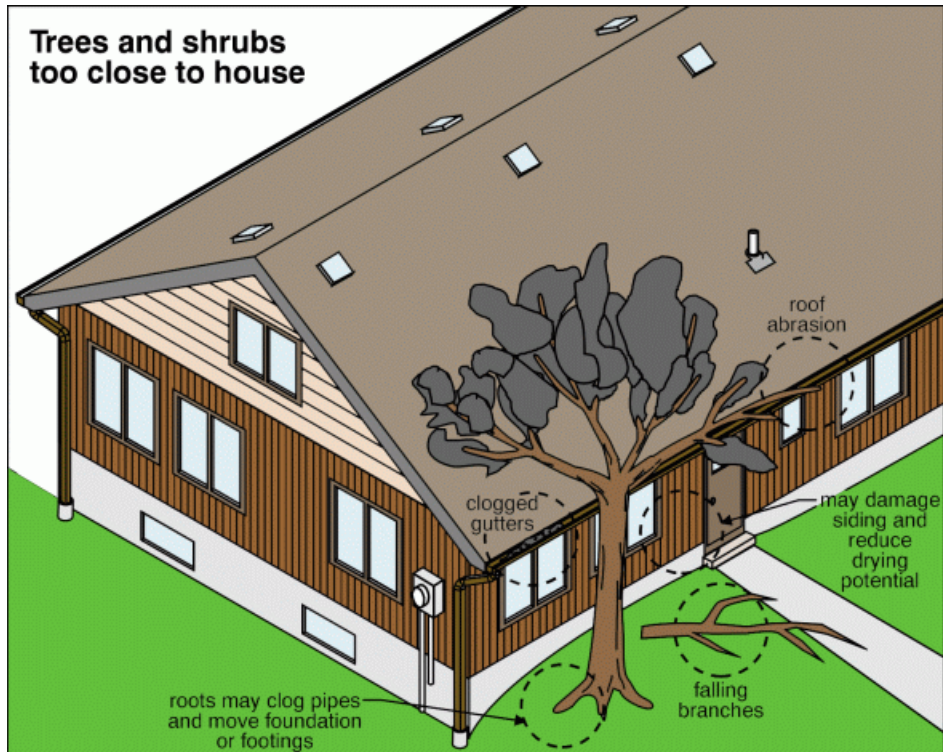
INTERIOR

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11. Trees or shrubs too close to building

LANDSCAPING \ Lot grading

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

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Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

FOUNDATIONS \ General

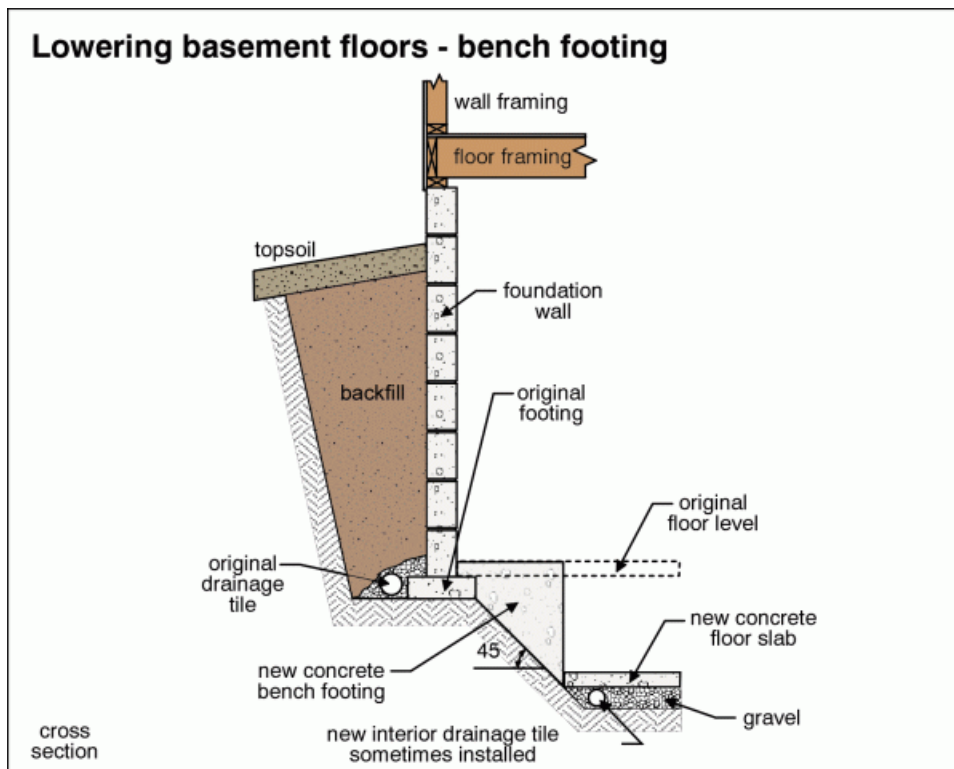
Condition: • [Basement lowered](#)

This is noted for your information only. Bench Footing noted, which is one of the common methods used to lower basements.

Implication(s): Chance of structural movement

Location: Basement

Task: For Your Information / Click link to read more information



WALLS \ Party walls

Condition: • [Incomplete in attic](#)

Fire-rated Drywall or masonry party wall required in attic. This was not standard when the home was originally built.

Implication(s): Increased fire hazard

Location: Attic

STRUCTURE

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Task: Correct

Time: As Soon As Practical

Cost: Consult with Contractor



12. *Incomplete in attic*

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

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

Main disconnect/service box type and location:

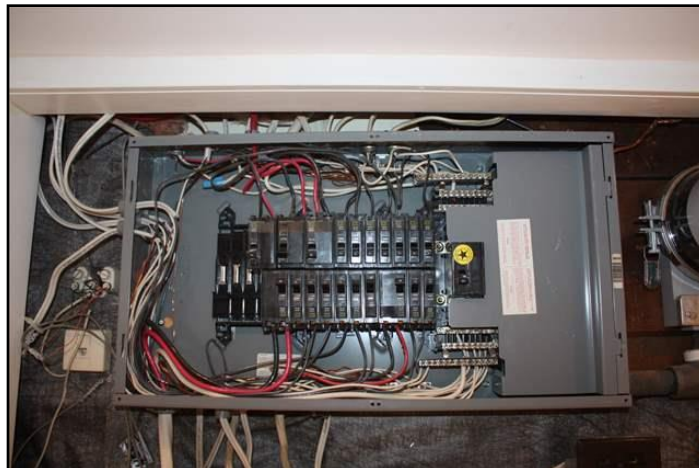
• [Fuses - basement](#)



13. Fuses - basement

Distribution panel type and location:

• [Breakers - basement](#)



14. Breakers - basement

Distribution panel rating: • [125 Amps](#)

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

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

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

Smoke detectors: • [Present](#)

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Unprotected openings](#)

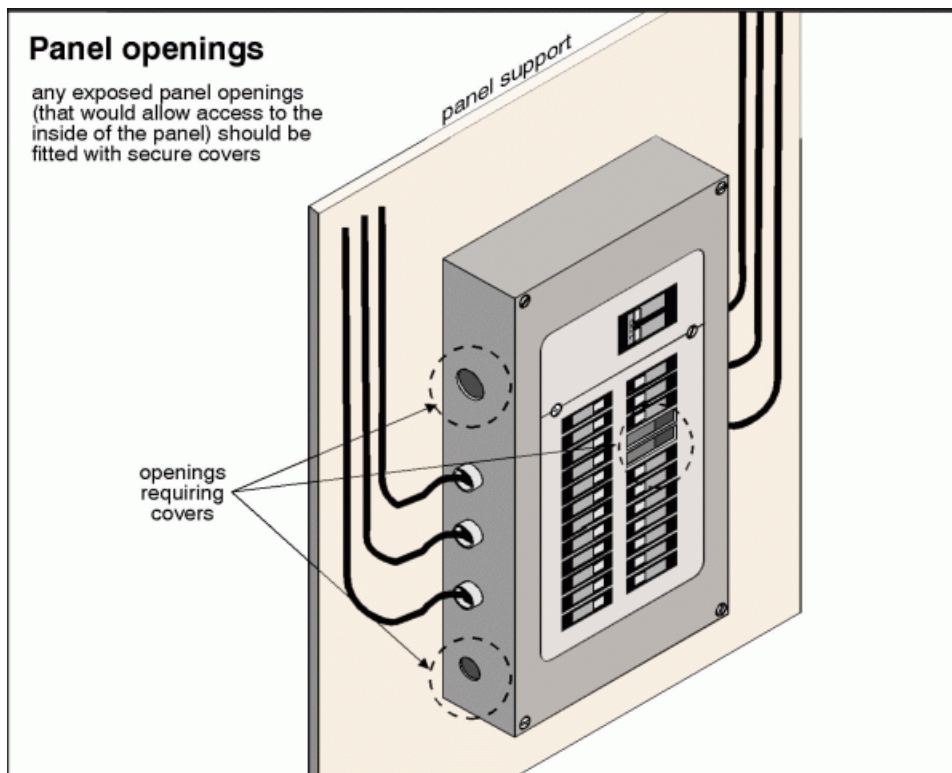
Implication(s): Electric shock

Location: Basement Service panel

Task: Correct

Time: Immediate

Cost: Less than \$100



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15. Unprotected openings

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • **BACKGROUND** This pre-1955 wiring system is good quality and although it does not include the safety enhancement of a ground wire that is found in modern wiring, it can be serviceable if in good repair. Knob-and-tube wiring is often discovered when renovating or accessing areas that are not visible during a home inspection.

Condition: • [Outdated](#)

The majority of the wiring in the home has been upgraded, The electrical panel contains modern wiring. Most of the outlets we tested were grounded. However, there is a minor amount of knob and tube remaining. (We noted 2 outlets in the bedrooms with older wiring) This is typical for the age of the home. Knob and tube wiring was installed pre-1950 in all homes. Most of the wiring in the home is behind walls and ceilings and not observed.

The ESA authority does not consider this wiring unsafe. However, Knob and tube wiring is an insurance issue as many insurers require that this wiring be upgraded. Some insurers will require an audit to estimate the percentage of knob and tube wiring still present. Consult with your insurance company for their requirements and/or acceptable limits

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

Location: Second Floor

Task: Consult with your insurance company for their requirements

Time: immediate

Cost: \$1000-\$2000 per room where necessary.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Rear Exterior Wall

Task: Replace

Time: Prior to first use

Cost: Minor

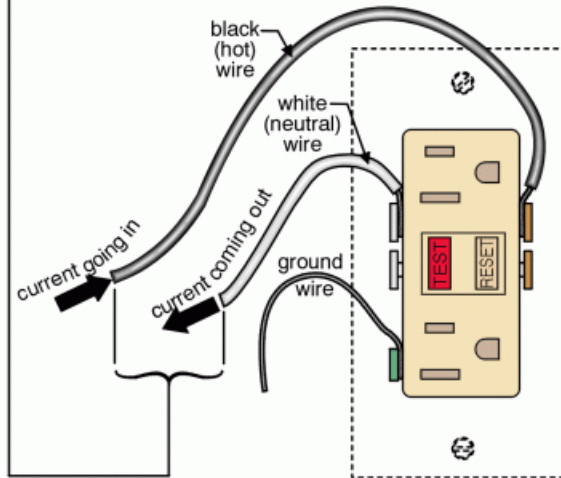
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

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



DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Various Basement Furnace Room

Task: Cover

Time: As Soon As Possible

Cost: Minor



16. Missing



17. Missing

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

ELECTRICAL

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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: • 66,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age: • [5 years](#)

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

Fireplace/stove: • Wood-burning fireplace - not in service • Decorative only

Observations and Recommendations

General

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

Location: Basement Furnace Room

Task: Service annually

Time: Ongoing

Cost: Regular maintenance item

GAS FURNACE \ Cabinet

Condition: • [Rust](#)

Rust noted inside furnace cabinet. Prior condensate leak. Unknown if still active or intermittent. Dry at time of inspection

Implication(s): Material deterioration | Reduced system life expectancy

Location: Basement Furnace

Task: Service

Time: Less than 1 year



18. Rust

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Spalling](#)

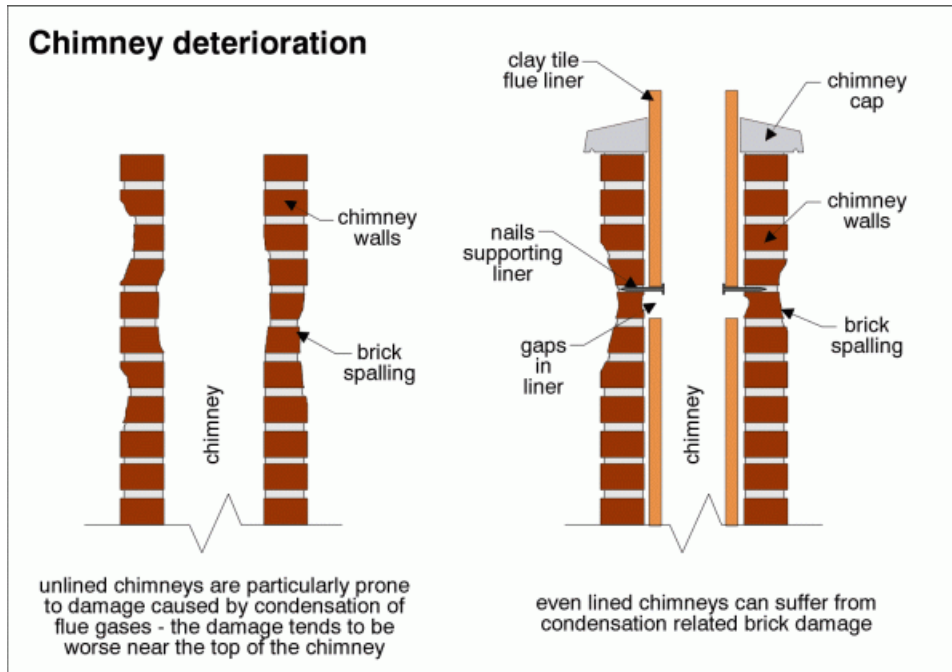
Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor



19. Spalling

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Missing](#)

see illustration

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

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material

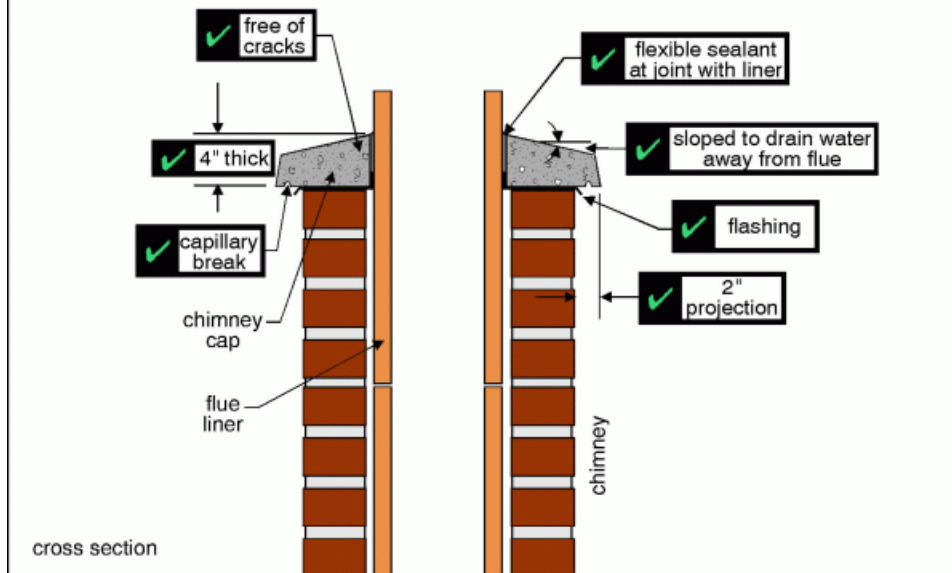
Location: Exterior

Task: Provide chimney cap

Time: Less than 1 year

Cost: \$400 - \$800

What makes a good chimney cap?



20. Missing

FIREPLACE \ General

Condition: • Not functional

The fireplace is non functional.

DO NOT USE FIREPLACE. MUST BE SERVICED AND UPGRADED TO MEET MODERN STANDARDS

Implication(s): System inoperative

Location: First Floor

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Inspection Methods and Limitations

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

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

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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Descriptions

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

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

Compressor approximate age: • 16 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 16 years old. The unit functioned during inspection. Plan for replacement

Implication(s): Equipment failure | Reduced comfort

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

Attic/roof insulation amount/value: • [R-20](#) • [R-24](#) • [R-28](#)

Attic/roof air/vapor barrier: • Spot Checked Only

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

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Below current standards of R-50 (as of 2012)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary



21. Amount less than current standards

Inspection Methods and Limitations

Inspection prevented by no 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

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

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

Main water shut off valve at the: • Furnace Room

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: • 38 US Gallons

Water heater approximate age: • 22 years

Typical life expectancy: • 10 - 15 years

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

Floor drain location: • Near laundry area • Near heating system

Observations and Recommendations

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 22 years old

Implication(s): Chance of water damage to contents, finishes and/or structure | No hot water

Location: Basement

Task: Replace

Time: As Required

Cost: Rental

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

Implication(s): Drainage and/or leakage problems

Location: Basement

Task: Camera inspection

Time: Immediate

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Inspection Methods and Limitations

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

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	PHOTOS	MORE INFO	REFERENCE						

Descriptions

Major floor finishes: • [Carpet](#) • [Hardwood](#)
Major wall and ceiling finishes: • [Plaster/drywall](#)
Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)
Glazing: • [Double](#)
Exterior doors - type/material: • Hinged

Observations and Recommendations

General

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

CEILINGS \ General

Condition: • [Cracks](#)

old home - typical cracks.

Implication(s): Damage or physical injury due to falling materials

Location: Second Floor Bedroom closet

Task: Patch

Time: Discretionary

FLOORS \ Subflooring

Condition: • Slope or Sag 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.

DOORS \ Hardware

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Exterior side door

Task: Adjust deadbolt lock

Time: Regular maintenance

Cost: Minor

STAIRS \ Handrails and guards

Condition: • [Missing](#)

handrail should be provided on open side

Implication(s): Fall hazard

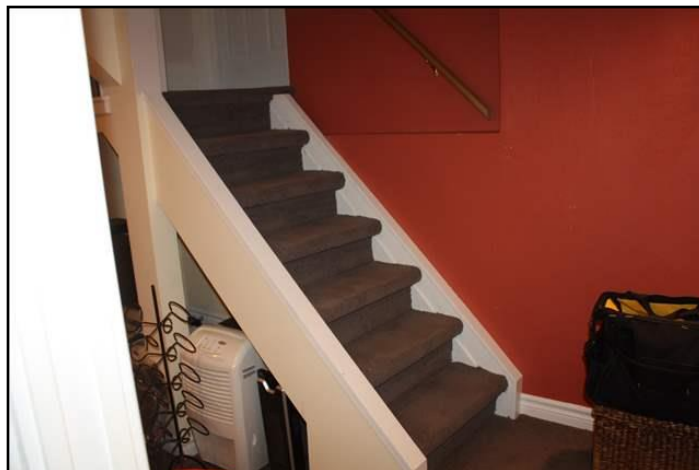
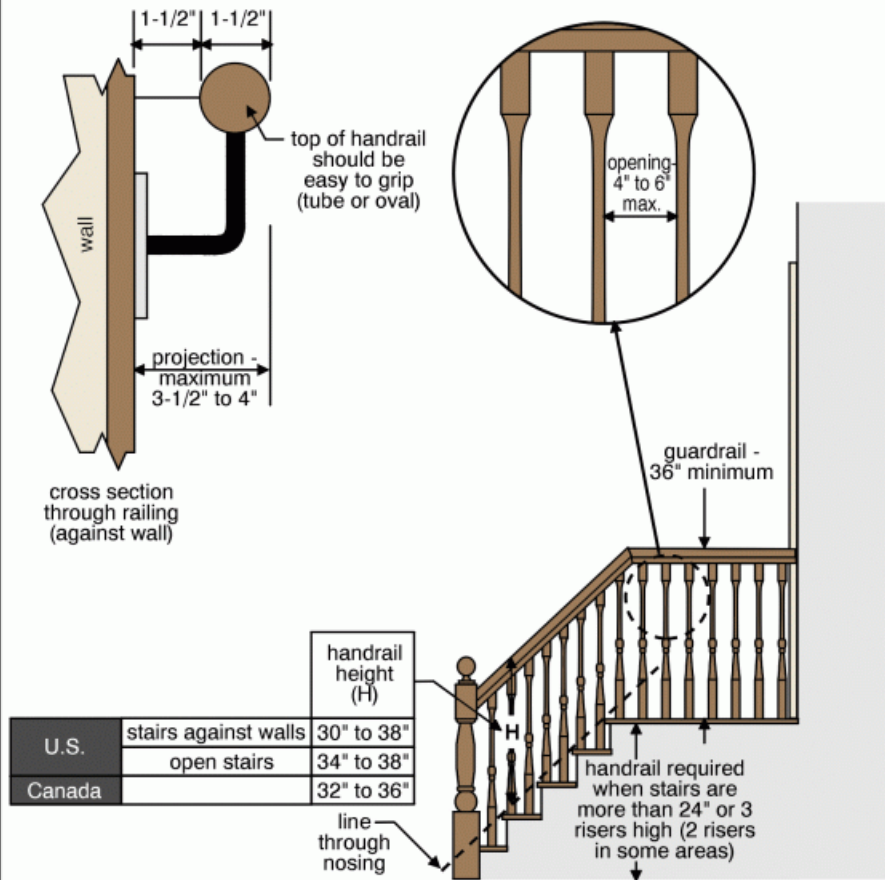
Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor

Handrails and guards



22. Missing

STAIRS \ Guardrails

Condition: • [Too low](#)

Below modern standards

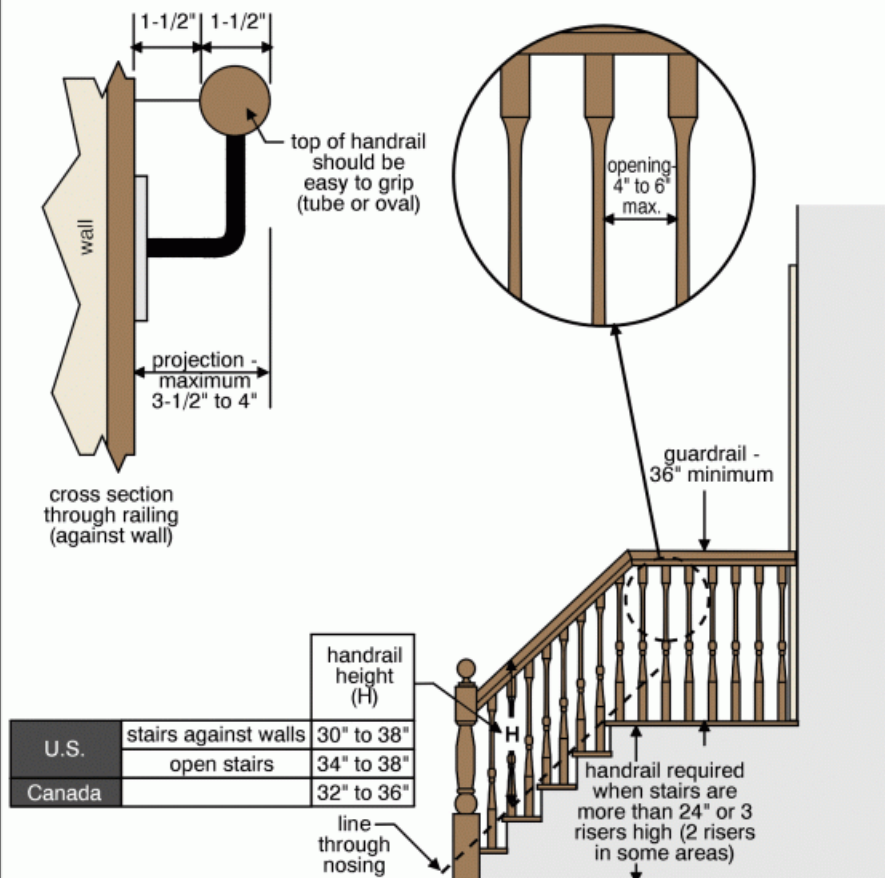
Implication(s): Fall hazard

Location: Second Floor

Task: Upgrade

Time: Discretionary

Handrails and guards





23. Too low

Condition: • [Loose](#)

Implication(s): Fall hazard

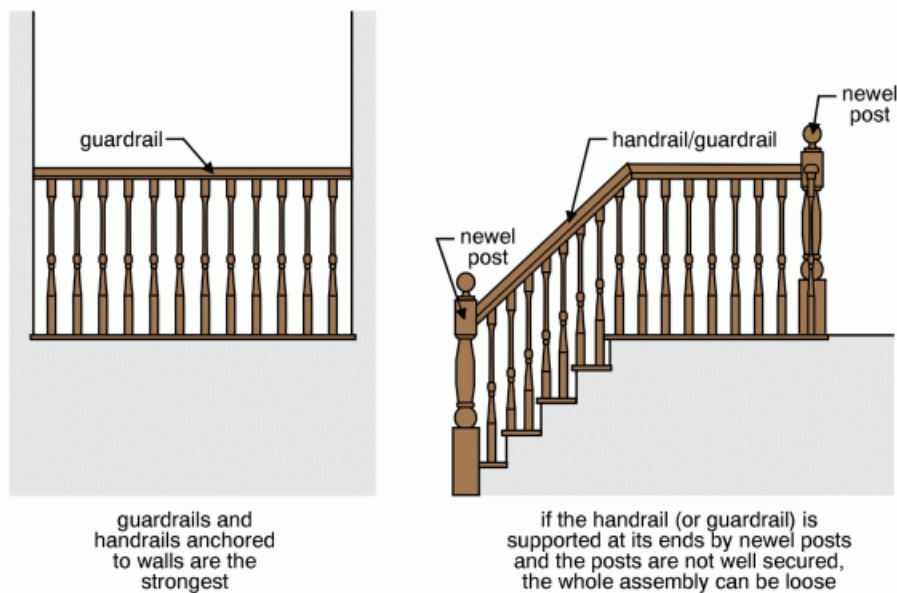
Location: Second Floor

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item

Handrail support





24. Loose

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

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

INTERIOR

855 Windermere Avenue, Toronto, ON July 12, 2018

Report No. 2302

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Percent of foundation not visible: • 99 %

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

LINKS

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Descriptions

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

General: • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#)

General: • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix.](#) Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.

General: • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#)

General: • [\(Life Cycles and Costs\)](#)

General: • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#)

General: • [Common Building Technical Terms Explained](#)

PHOTOS

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MORE INFO

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Descriptions

General: • pictures taken during inspection

MORE INFO

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Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

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

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Insulation Amounts - Current Standards: • Attic and roof space: R-40 (R-50 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click](#) for more information.

MORE GOOD ADVICE FOR ALL HOMES: • Here is some more information that applies to all homes.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#) This document helps you look after your home.

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

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LINKS

PHOTOS

MORE INFO

REFERENCE

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