



# YOUR INSPECTION REPORT

*KNOW YOUR HOME*

PREPARED BY:

Glen Leslie



FOR THE PROPERTY AT:

56 Fairview Avenue  
Toronto, ON M6P 3A4

PREPARED FOR:

WENDY HAMMOND

INSPECTION DATE:

Friday, May 4, 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](http://www.inspectionpros.ca)

[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)

# TIP

THE  
INSPECTION  
PROFESSIONALS

May 7, 2018

Dear Wendy Hammond,

RE: Report No. 2266, v.2  
56 Fairview Avenue  
Toronto, ON  
M6P 3A4

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

The Inspection Professionals (TIP) is a Full-Time Professional, Certified multi-inspector company founded by Adam Hannan. Since 2006, TIP has performed thousands of residential and commercial inspections throughout the GTA.

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

-Adam

#### BUYERS -

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

Sincerely,

Glen Leslie  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

THE INSPECTION PROFESSIONALS,  
INC.  
3120 Rutherford Rd.  
Concord, ON L4K 0B2  
416-725-5568  
HST# 89249 4501 RT0001  
[www.inspectionpros.ca](http://www.inspectionpros.ca)  
[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)

# SUMMARY

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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

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

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

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

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

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

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

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

## Cooling & Heat Pump

### **AIR CONDITIONING \ Life expectancy**

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

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

**Location:** Front Exterior Wall

**Task:** Replace

**Time:** When necessary

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

# SUMMARY

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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

# ROOFING

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

The home is considered to face : • East

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

## Inspection Methods and Limitations

**Inspection performed:** • With binoculars from the ground



# EXTERIOR

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

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

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

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

Wall surfaces and trim: • [Brick](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Shingles](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

Condition: • [Discharge below grade](#)

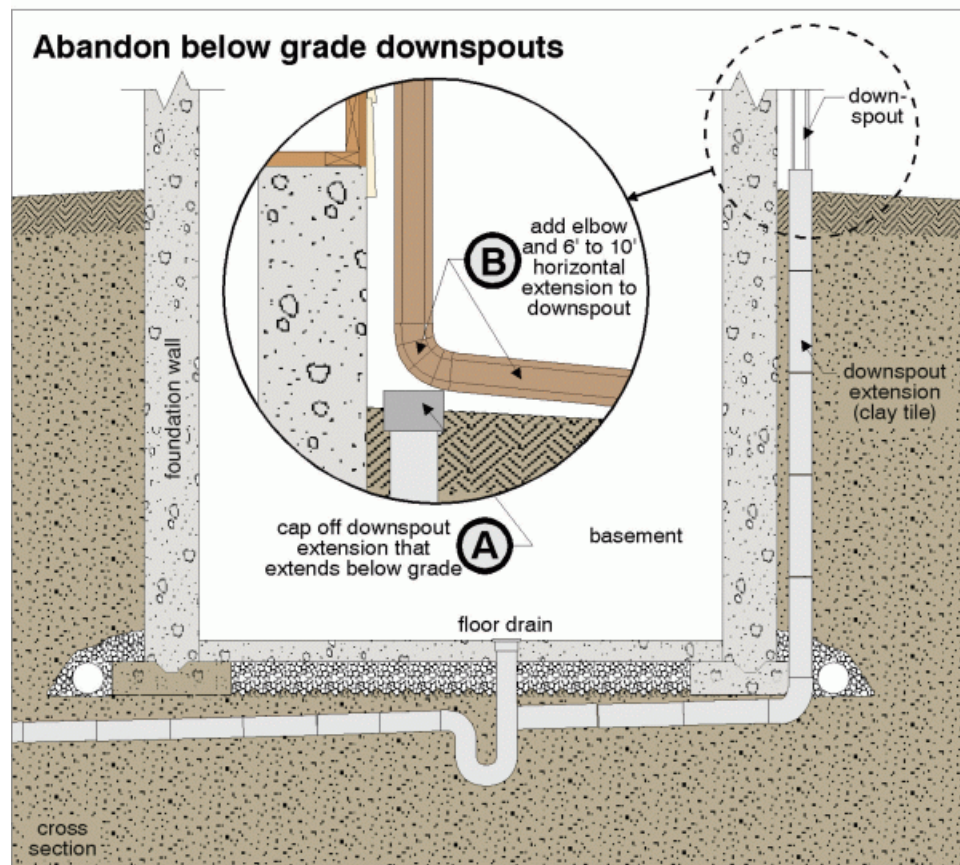
Recommend install downspout extension to divert rainwater away from foundation.

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

**Location:** Front Rear

**Task:** Correct

**Time:** As Soon As Possible



# EXTERIOR

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



2. Discharge below grade



3. Discharge below grade

## 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

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

**Condition:** • [Missing](#)

Exterior stairs with 4 or more risers are required to have a handrail installed in the interest of personal safety. Corrective action should be taken.

**Implication(s):** Fall hazard

**Location:** Front Porch

**Time:** As Required

# EXTERIOR

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

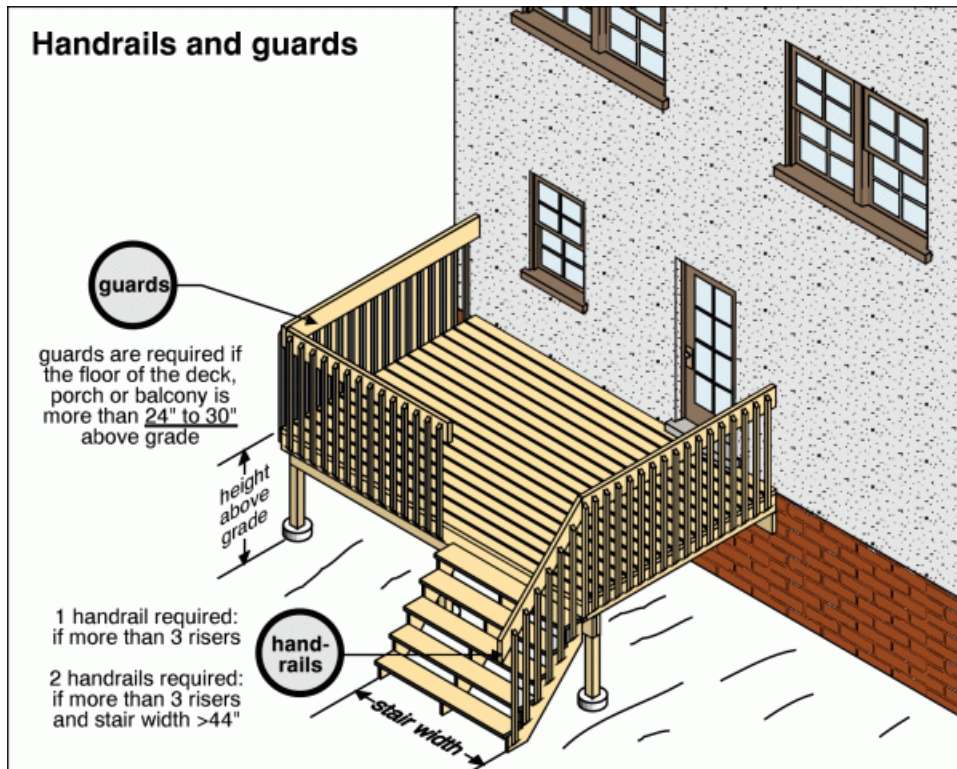
LINKS

PHOTOS

MORE INFO

REFERENCE

## Handrails and guards



4. Missing



# EXTERIOR

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Storage in garage • Poor access under steps, deck, porch

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

# STRUCTURE

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:**

- [Joists](#)
- Subfloor - plank



5. Subfloor - plank

**Exterior wall construction:** • [Masonry](#)

**Roof and ceiling framing:** • Not visible

## Observations and Recommendations

### FOUNDATIONS \ General

**Condition:** • [Large trees close to building](#)

limbs are noted in close proximity to the roof. Movement of the limbs can cause wear and gouging of roofing material, puncturing shingles or roofing surface. Also, moisture can be trapped Tree contributing to rotting of roof structures. Leaves can be trapped in gutters causing water to back-up damaging roof and exterior wall structures. Tree limbs should be cut back to reduce potential damage. A qualified professional should be consulted for corrective action.

**Location:** Rear Second Floor

**Task:** Trim/Prune

**Time:** As Soon As Possible

# STRUCTURE

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



6. Large trees close to building

## 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

**Percent of foundation not visible:** • 99 %

## 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](#)



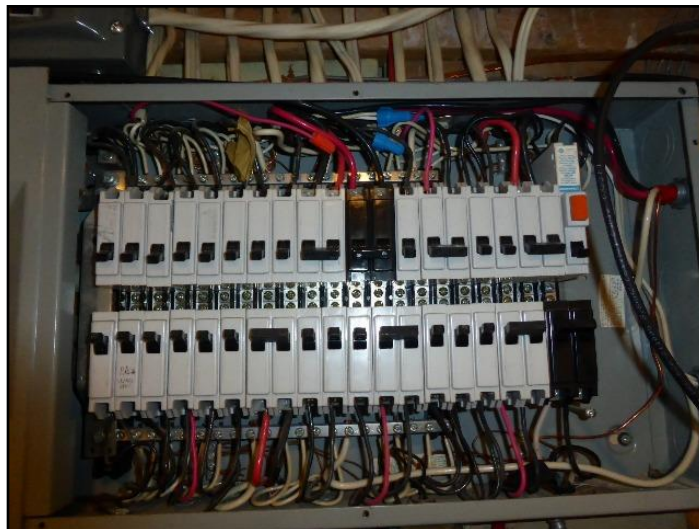
7. Breakers - basement

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

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

**Distribution wire material and type:**

- [Copper - non-metallic sheathed](#)



8. Copper - non-metallic sheathed



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

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

Smoke detectors:

• [Present](#)



9. Present

## Observations and Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Double taps](#)

Double taps should be corrected by a licensed electrician.

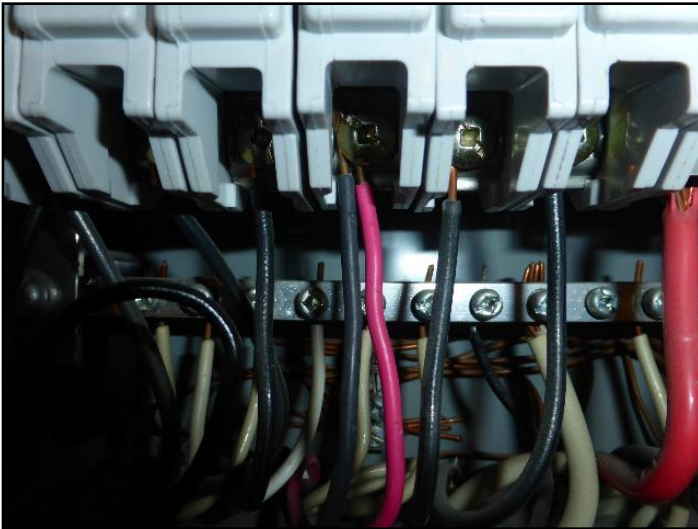
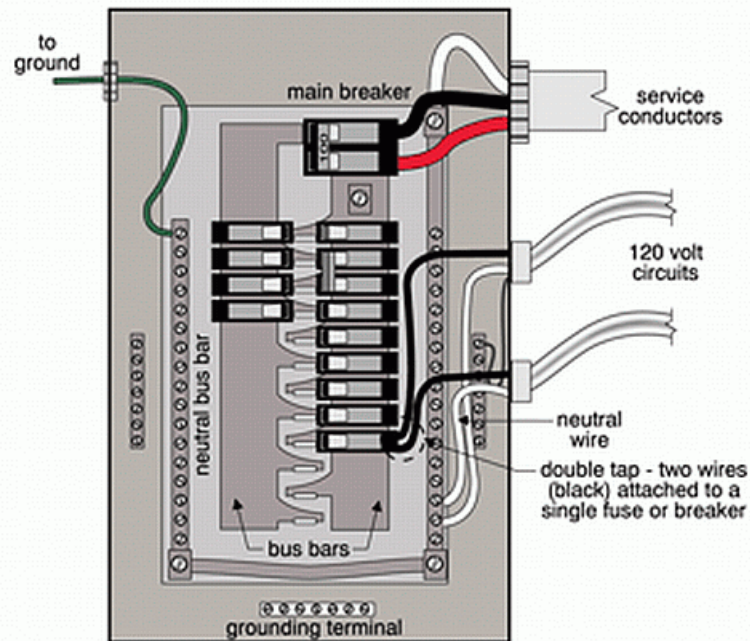
Implication(s): Fire hazard

Location: Basement Panel

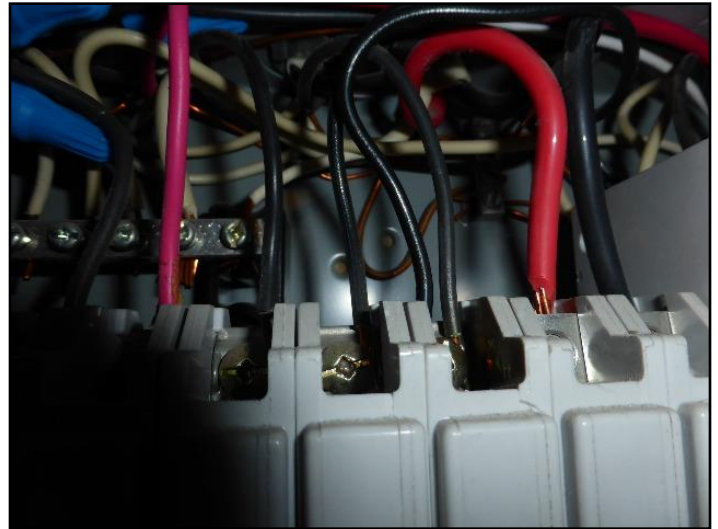
Task: Correct

Time: As Soon As Possible

## Double tapping (double lugging)



10. Double taps



11. Double taps

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

**Implication(s):** Electric shock

**Location:** Rear Exterior Wall

**Task:** Replace

**Time:** As Soon As Possible

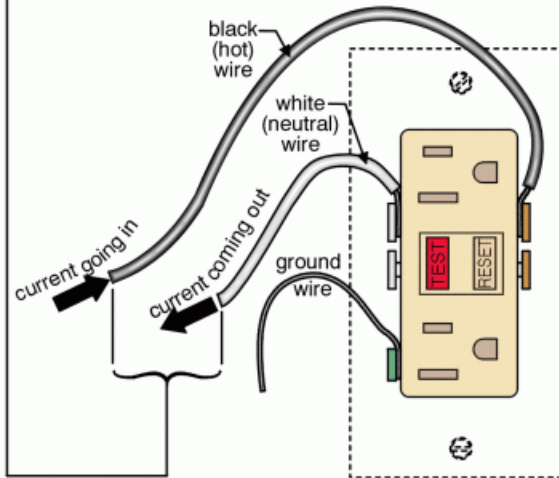
### Ground fault interrupter

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



12. GFCI/GFI needed (Ground Fault Circuit...

#### DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

**Condition:** • [Above electric baseboard heaters](#)

**Implication(s):** Increased fire hazard

**Location:** Basement Second Floor

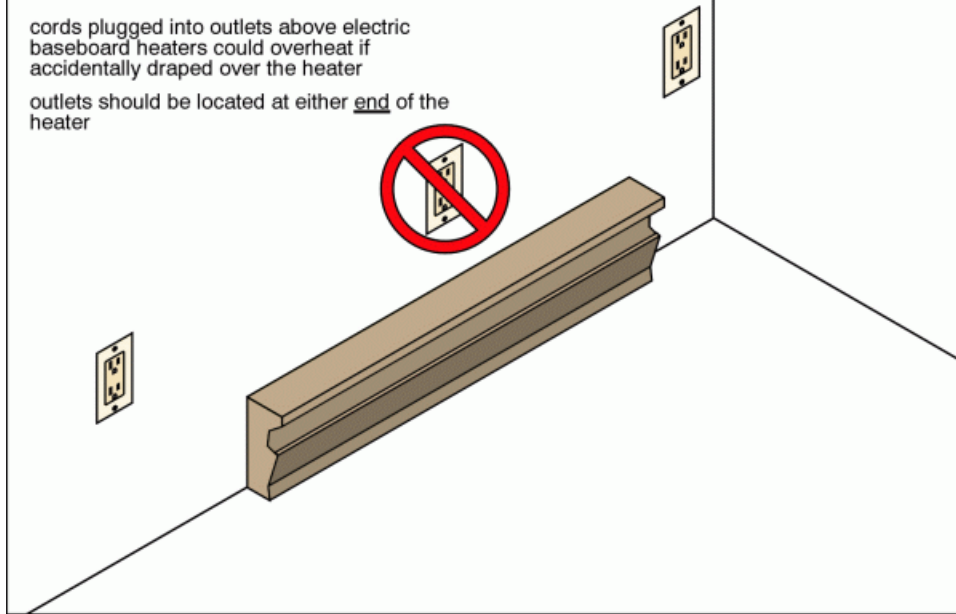
**Task:** Correct

**Time:** As Soon As Possible

## Outlets should not be above electric baseboard heaters

cords plugged into outlets above electric baseboard heaters could overheat if accidentally draped over the heater

outlets should be located at either end of the heater



13. Above electric baseboard heaters



14. Above electric baseboard heaters

## DISTRIBUTION SYSTEM \ Lights

**Condition:** • [Improper closet lighting](#)

Install a light fixture's that are approved for closet enclosure in all walk-in closets.

**Implication(s):** Fire hazard

**Location:** Basement

**Task:** Correct

**Time:** As Soon As Possible



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



15. Improper closet lighting



16. Improper closet lighting

**DISTRIBUTION SYSTEM \ Smoke detectors**

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

**Inspection Methods and Limitations**

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

# HEATING

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Furnace manufacturer:**

• Payne



17. Payne

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

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

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [4 years](#)

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

**Fireplace/stove:**

• [Gas fireplace](#)

# HEATING

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



18. Gas fireplace



19. Gas fireplace

## 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

## 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

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

### Manufacturer:

- Arco



20. Arco

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 16 years

Typical life expectancy: • 12 to 15 years

## Observations and Recommendations

### AIR CONDITIONING \ Life expectancy

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

Implication(s): Equipment failure | Reduced comfort

Location: Front Exterior Wall

Task: Replace

Time: When necessary

## Inspection Methods and Limitations

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



# INSULATION AND VENTILATION

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

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

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

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

## Inspection Methods and Limitations

**Inspection prevented by no access to:** • Walls, which were spot checked only

**Attic inspection performed:** • No Attic, 3rd level is living space.

**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:** • Front of the basement

**Water flow and pressure:** • [Typical for neighborhood](#)

**Water heater type:**

• [Conventional](#)



21. Conventional

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

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 4 years

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

**Floor drain location:** • Near heating system

## Observations and Recommendations

### WASTE PLUMBING \ Drain piping - performance

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

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

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Condition:** • 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.

## FIXTURES AND FAUCETS \ Toilet

**Condition:** • [Running continuously](#)

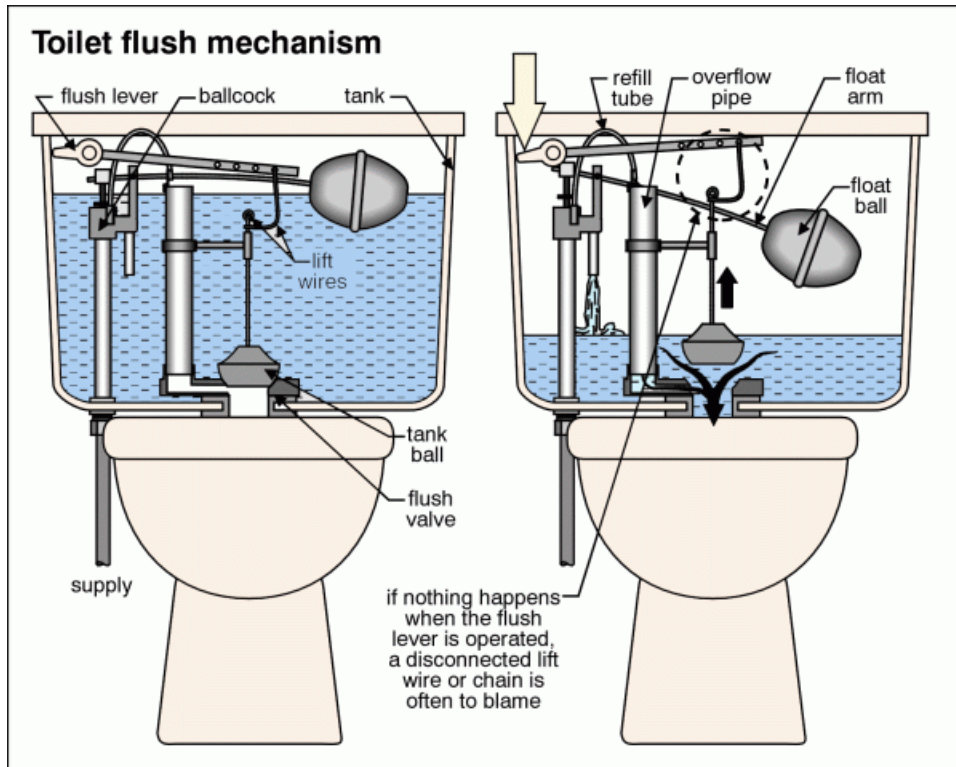
Recommend replace ballast in main level powder room.

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased water consumption

**Location:** First Floor Bathroom

**Task:** Repair or replace

**Time:** As Needed



22. Running continuously

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## 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:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing



# INTERIOR

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

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

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

**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#)

**Glazing:** • [Single](#) • [Double](#)

**Exterior doors - type/material:** • [French](#) • [Solid wood](#)

## Observations and Recommendations

### General

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

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

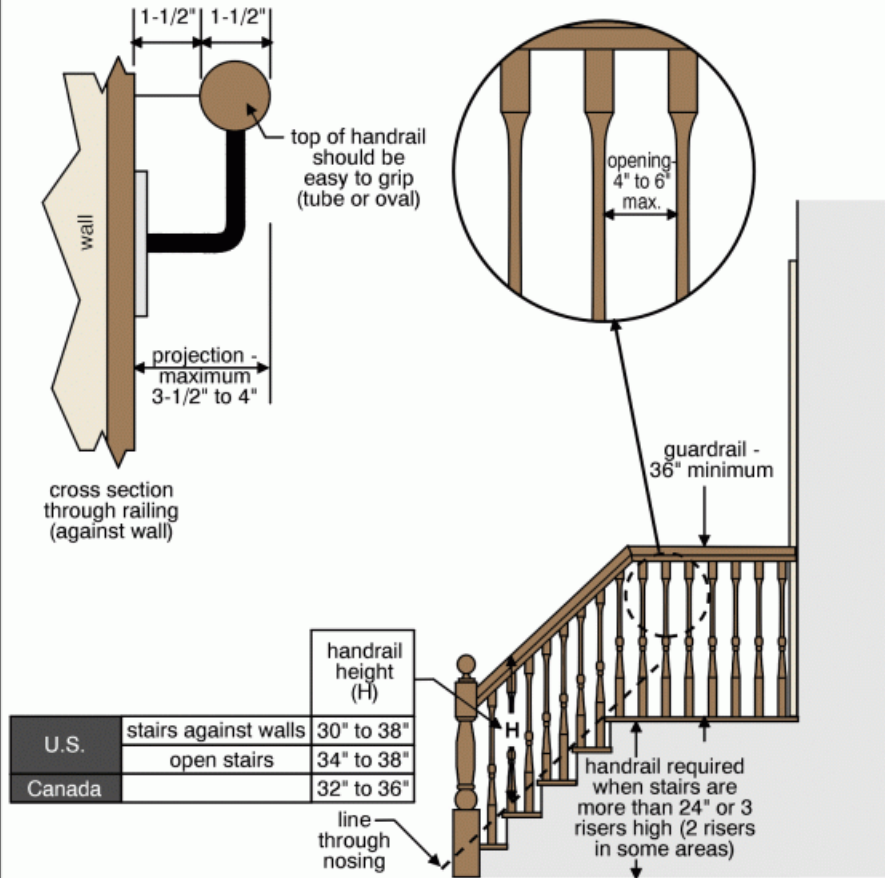
**Implication(s):** Fall hazard

**Location:** Throughout; Basement, Second Floor, Third Floor

**Task:** Install

**Time:** As Soon As Possible

## Handrails and guards



23. Missing



24. Missing

# INTERIOR

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## EXHAUST FANS \ Duct

**Condition:** • [Weather hood missing or loose](#)

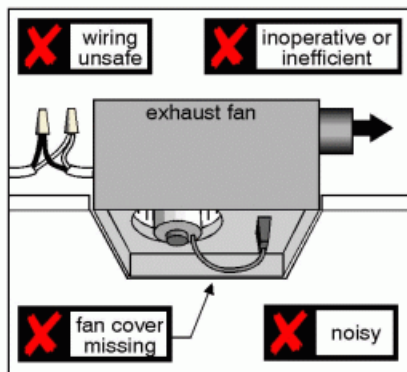
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

**Location:** Right Side Exterior Wall

**Task:** Replace

**Time:** As Soon As Possible

### Exhaust fan conditions



25. Weather hood missing or 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

## Inspection Methods and Limitations

**General:** • Hardware missing from 70% of the windows. Unable to test operability.



26.

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets and cabinets / cupboards

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

**Cosmetics:** • No comment offered on cosmetic finishes

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

**Percent of foundation not visible:** • 99 %

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



# LINKS

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## 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

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

**General:** • pictures taken during inspection

## MORE INFO

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## 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**

# REFERENCE LIBRARY

56 Fairview Avenue, Toronto, ON May 4, 2018

Report No. 2266, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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