



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

44 Old Mill Terrace  
Toronto, ON M8X 1A1

PREPARED FOR:

JUNE COFFEY  
PHILLIP COFFEY

INSPECTION DATE:

Thursday, September 5, 2019

## TIP

THE  
INSPECTION  
PROFESSIONALS

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

416-725-5568  
HST# 89249 4501 RT0001

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

# TIP

**THE  
INSPECTION  
PROFESSIONALS**

September 6, 2019

Dear June Coffey and Phlllip Coffey,

RE: Report No. 2530  
44 Old Mill Terrace  
Toronto, ON  
M8X 1A1

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

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

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

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

-Adam

#### BUYERS -

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

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

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# SUMMARY

44 Old Mill Terrace, Toronto, ON September 5, 2019

Report No. 2530

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## REFERENCE

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

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

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

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

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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 every minor flaw or deficiency. The focus of this inspection was to identify MAJOR issues with MAJOR systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows.

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

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

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

## Roofing

### RECOMMENDATIONS \ Overview

**Condition:** • Roofing repairs and maintenance may or may not be the responsibility of the condominium corporation.

Please refer to the condo agreement for more information.

Flat roof not viewed. Roof too high. Consult with condo corp.

This concludes the Summary section.

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

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

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

# ROOFING

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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## Descriptions

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

**Flat roofing material:** • Unknown

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Roofing repairs and maintenance may or may not be the responsibility of the condominium corporation.

Please refer to the condo agreement for more information.

Flat roof not viewed. Roof too high. Consult with condo corp.

**Condition:** • Due to height of roof, we did not access flat roof. ALL flat roofs should be inspected annually by a professional roofing contractor.

Condo corp

## Inspection Methods and Limitations

**Roof inspection limited/prevented by:** • Lack of access (too high/steep)

## Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Some repairs and maintenance may be the responsibility of the condominium corporation. Please refer to your condo agreement for more information.

### WALLS \ Masonry (brick, stone) and concrete

**Condition:** • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

### WALLS \ Asphalt shingles

**Condition:** • [Loose, missing or torn tabs](#)

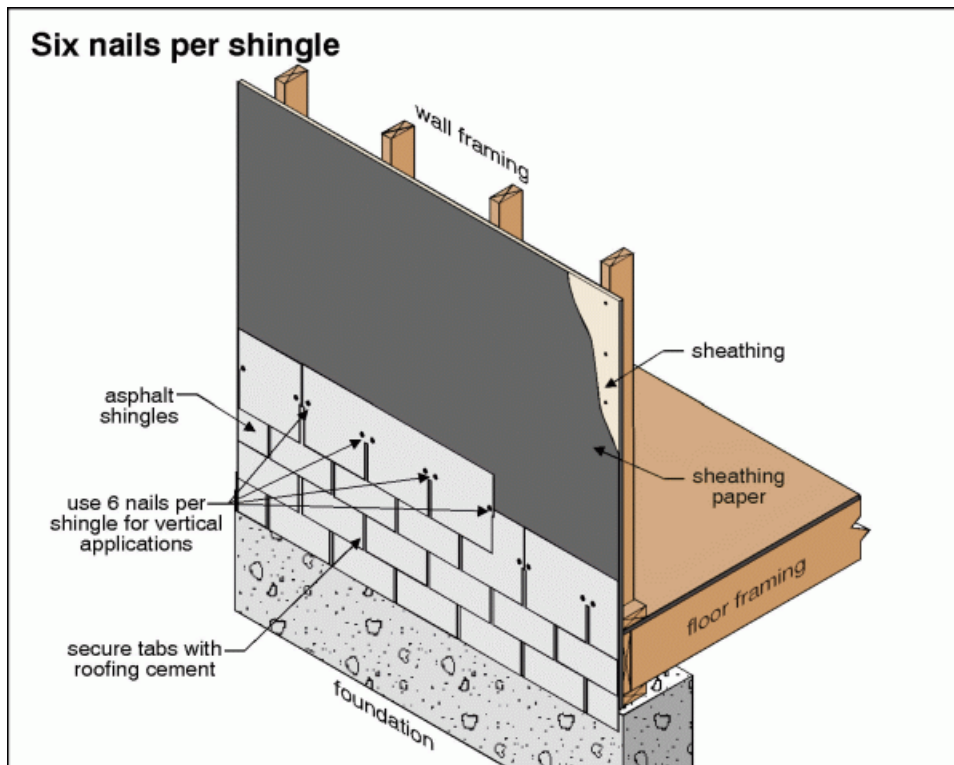
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Exterior

**Task:** Repair

**Time:** As Soon As Possible

**Cost:** Minor





# EXTERIOR

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SUMMARY

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STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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INTERIOR

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1. Loose, missing or torn tabs



2. Loose, missing or torn tabs

## Inspection Methods and Limitations

Upper floors inspected from: • Ground level

# STRUCTURE

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Descriptions

**Configuration:** • [Slab-on-grade](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame / Brick veneer](#)

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Some repairs and maintenance may be the responsibility of the condominium corporation. Please refer to your condo agreement for more information.

## 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 %

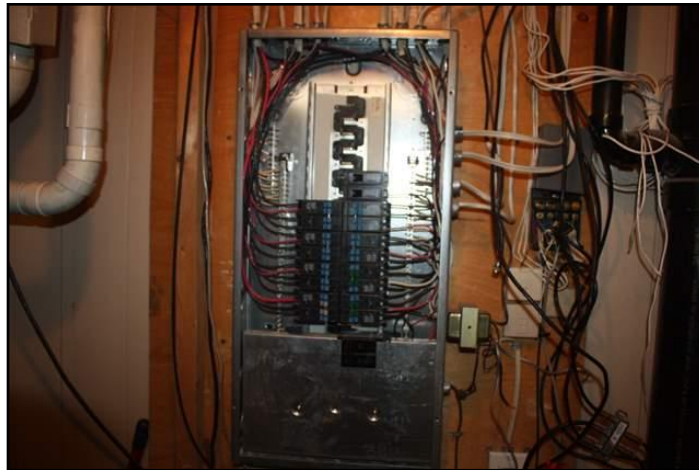
## Descriptions

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

**Service entrance cable and location:** • [Underground - cable material not visible](#)

**Service size:**

• [100 Amps \(240 Volts\)](#)



3. 100 Amps (240 Volts)

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

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

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

**Distribution wire material and type:** • [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 alarms (detectors):** • [Present](#)

## Observations and Recommendations

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

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

The link is on the wrong breaker

**Implication(s):** Electric shock

**Location:** Garage Panel

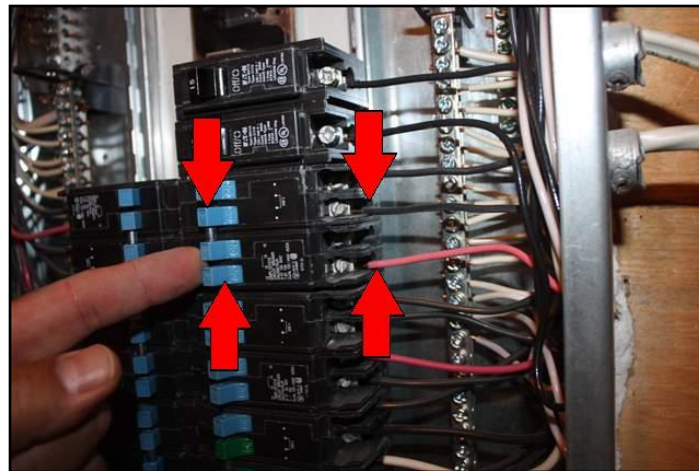
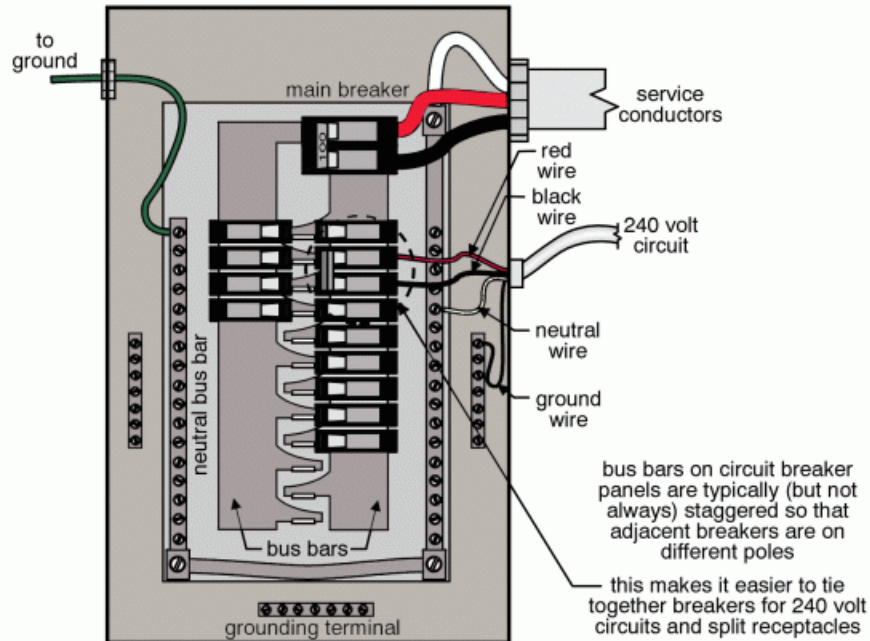
**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor



## Staggered bus bars on circuit breaker panels



4. No links for multi-wire circuit

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

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

# ELECTRICAL

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SUMMARY

ROOFING

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STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Inspection Methods and Limitations

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

# HEATING

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Report No. 2530

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • 69,000 BTU/hr

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

**Approximate age:** • [12 years](#)

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

**Fireplace/stove:** • [Gas fireplace](#)

## Observations and Recommendations

### General

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

### RECOMMENDATIONS \ Overview

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

## 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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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Descriptions

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

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

Compressor approximate age: • 7 years

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

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

# INSULATION AND VENTILATION

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Descriptions

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

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

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

**Attic/roof ventilation:** • [None found](#)

**Wall insulation material:** • Not visible

**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 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: • Garage

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

Water heater type: • [Induced draft](#)

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

Water heater tank capacity: • [75 gallons](#)

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near heating system

## Observations and Recommendations

### FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Kitchen

Task: Adjust

Time: Regular maintenance

Cost: Regular maintenance item



5. Loose

### FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • [Caulking loose, missing or deteriorated](#)

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



**Location:** Bathroom

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item



6. Caulking loose, missing or deteriorated

## FIXTURES AND FAUCETS \ Toilet

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

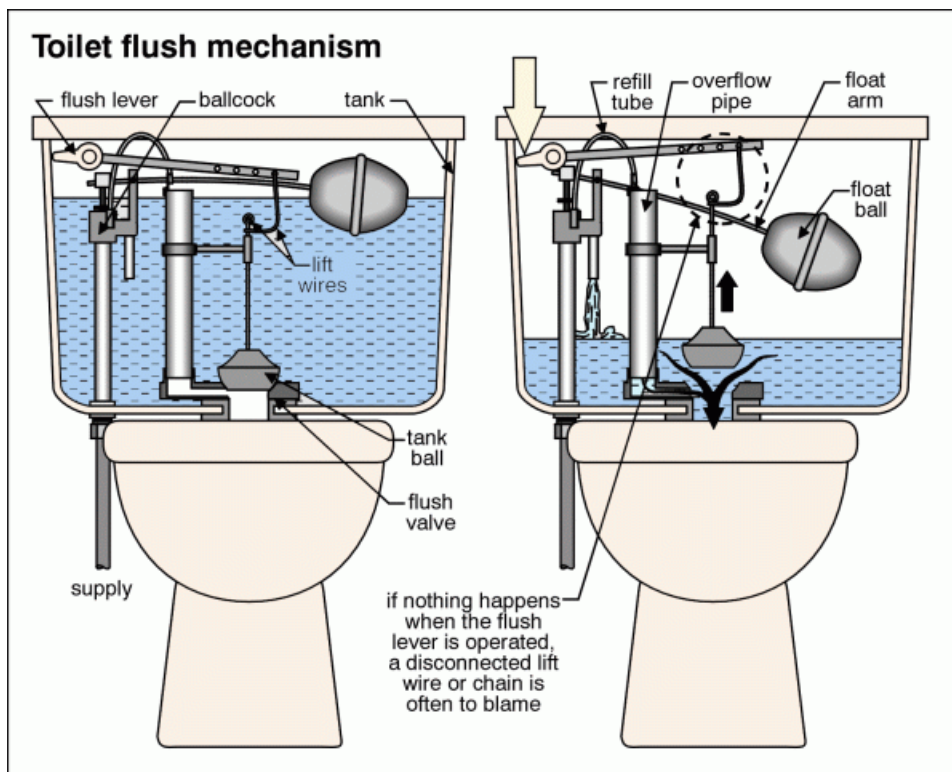
**Implication(s):** Increased water consumption | Chance of condensation damage to finishes and/or structure

**Location:** Bathroom (with jacuzzi)

**Task:** Repair

**Time:** As Soon As Possible

**Cost:** Minor Regular maintenance item



## Inspection Methods and Limitations

### Fixtures not tested/not in service:

- Hot tub

Outside the scope of a home inspection

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

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

## Descriptions

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

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

**Windows:** • [Fixed](#)

**Glazing:** • [Double](#)

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

## Observations and Recommendations

### General

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

### WINDOWS \ General

**Condition:** • Windows and doors are in good serviceable condition overall. In general we recommend replacement only if water leaks or inoperative windows are found.

### WINDOWS \ Hardware

**Condition:** • Installing a Window Stop is recommended due to the height of the third storey and low window frame.

Window stop should prevent window from opening more than 4 -inches.

This is a Fall/Life Safety Hazard for children.

**Implication(s):** Life safety

**Location:** Front Third Floor Bedroom

**Task:** Provide window stop

**Time:** As Soon As Possible

**Cost:** Minor



7.

### STAIRS \ Handrails and guards

**Condition:** • [Loose](#)

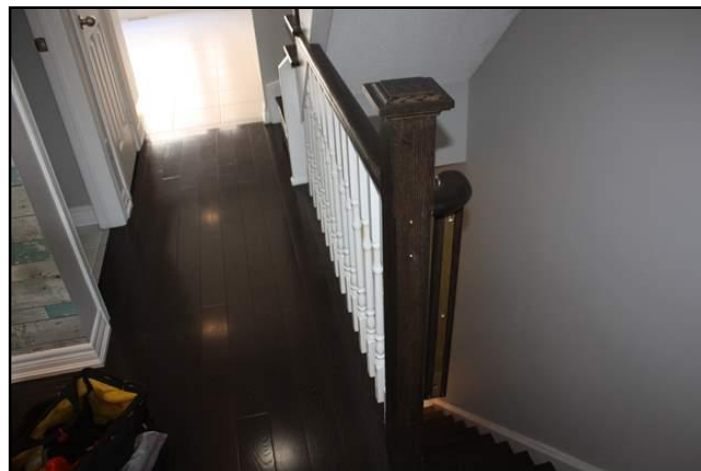
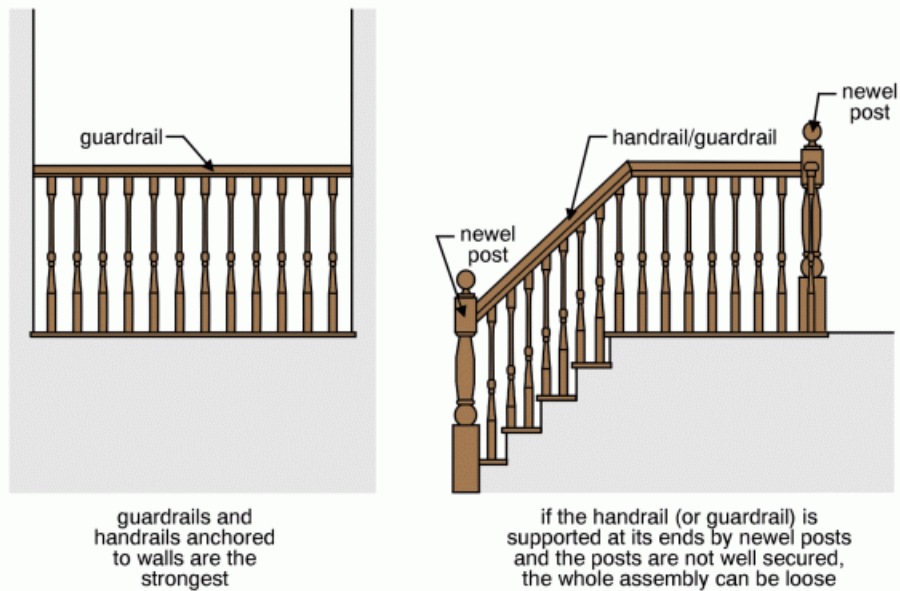
**Implication(s):** Fall hazard

**Location:** First Floor Staircase

**Task:** Improve

**Time:** Regular maintenance

## Handrail support



8. Loose

## 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:** • 99 %

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

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS