



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

47 Laws Street
Toronto, ON M6P 2Y8

PREPARED FOR:
KIRSTEN CLAYTON

INSPECTION DATE:
Tuesday, April 23, 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
adam@inspectionpros.ca

TIP

THE
INSPECTION
PROFESSIONALS

April 24, 2019

Dear Kirsten Clayton,

RE: Report No. 2438
47 Laws Street
Toronto, ON
M6P 2Y8

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

The Inspection Professionals (TIP) is a Full-Time Professional, Award Winning, 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
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SUMMARY

47 Laws Street, Toronto, ON April 23, 2019

Report No. 2438

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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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>

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Requires additional support posts below landing to support staircase load. Also the current posts are poorly supported at top connection

Location: Rear Exterior staircase and landing

Task: Correct / Repair

Time: Less than 1 year

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Plumbing

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Rust](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

Location: Basement Boiler piping

Task: Service / Replace

Time: Immediate

Interior

STAIRS \ Spindles or balusters

Condition: • [Damage](#)

Implication(s): Fall hazard

Location: Third Floor Hall

Task: Repair / Replace

Time: Immediate

Cost: Minor

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

Dampness observed and confirmed using a moisture meter. We did not observe standing water in this area. Prudent to investigate and improve exterior areas to omit water/moisture entry. This area appear to be adjacent to the front porch and nearby window well. Ensure all gaps are sealed. Ensure window well is draining properly. Consider adding a window well cover to help manage water in this area. Check this basement area after rainfalls

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

Location: Front Basement Boiler Room

Task: Repair / Monitor

Time: As Required

Condition: • [Water marks](#)

It is common to find water marks in a basement of this age. Numerous possible causes - Condensation, leakage, plumbing leakage, installation issue, etc. There was no standing water observed during the inspection. some stains tested with moisture meter and were wet.

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

Location: Basement near boiler room

Task: Troubleshoot and repair

Time: As Soon As Possible

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](#)

Flat roofing material: • [Modified bitumen membrane](#)

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

SLOPED ROOFING \ Asphalt shingles

Condition: • [Vulnerable areas](#)

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

Location: Rear Exterior Roof

Task: Improve

Time: Less than 1 year

Cost: Consult with Specialist

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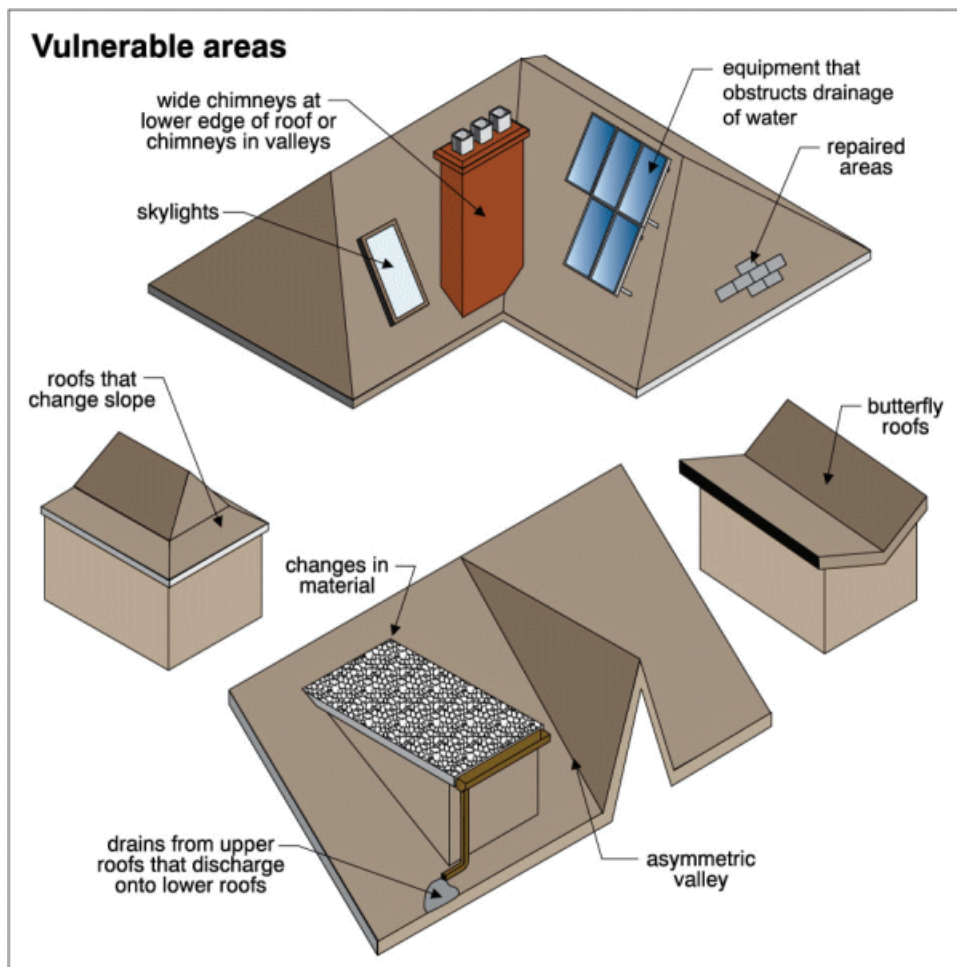
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1. Vulnerable areas

FLAT ROOFING \ Modified bitumen

Condition: • [Damage, punctures, tears](#)

Previous repair noted. Maintain annually

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

Location: Rear Exterior Flat Roof

Task: Service / Repair

Time: Less than 1 year



2. Damage, punctures, tears

Condition: • [Loss of granules](#)

Granule loss is a normal occurrence as roof covering ages. The flat roof is reported by homeowner to be approximately 8 years old. The granule loss appears to be more than average for the age of the roof. These types of roof covering have a lifespan of 20-30 years but early failure is common.

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

Location: Rear Exterior Roof

Task: Inspect annually and repair

Time: Ongoing



3. Loss of granules



4. Loss of granules

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5. Loss of granules

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

Inspection performed: • With binoculars from the ground

Age determined by: • Reported by seller

Descriptions

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

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

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

Wall surfaces and trim: • [Vinyl siding](#)

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

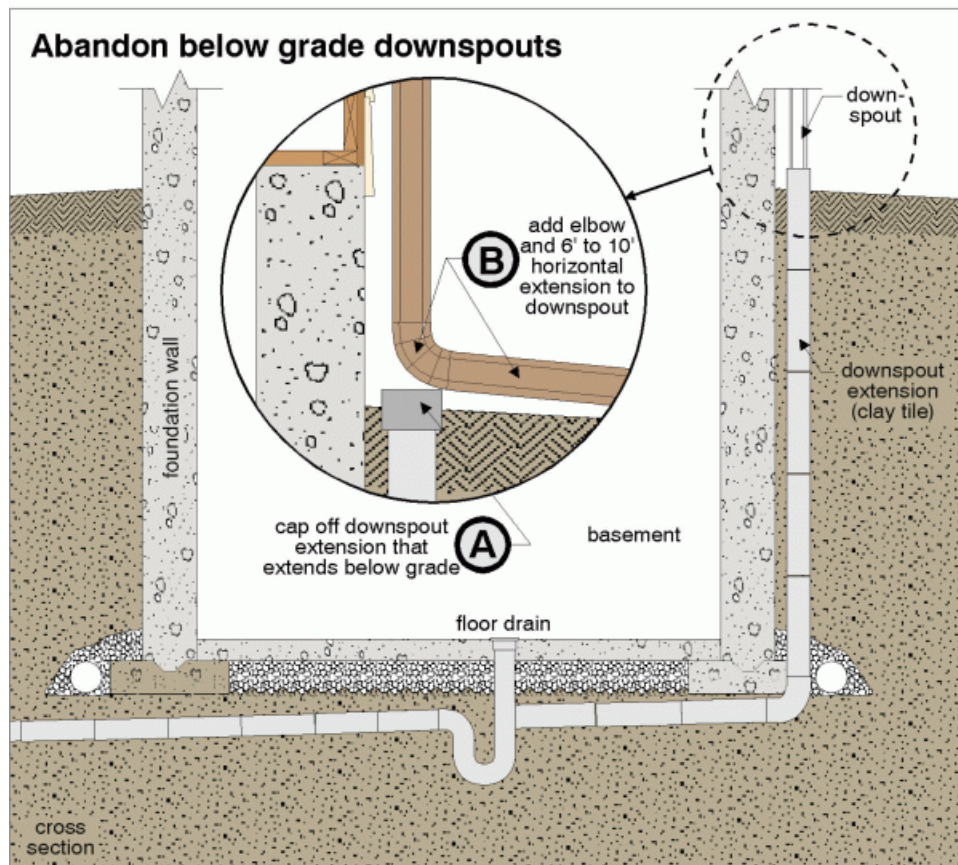
Condition: • [Discharge below grade](#)

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

Location: Right Exterior

Task: Monitor / Improve

Time: As Needed



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6. Discharge below grade

WALLS \ Flashings and caulking

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

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

Location: Left Side Exterior Wall

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



7. Caulking missing or ineffective

WALLS \ Masonry (brick, stone) and concrete

Condition: • Gap at Wall

Location: Left Exterior Wall

Task: Patch

Time: Less than 1 year

Cost: Regular maintenance item

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8. Gap at Wall

EXTERIOR GLASS/WINDOWS \ General

Condition: • Sill - Near or at Grade Level

Location: Right Side Exterior

Task: Monitor / Improve

Time: If necessary

Cost: Regular maintenance item



9. Sill - Near or at Grade Level

EXTERIOR GLASS/WINDOWS \ Window well drains

Condition: • Ensure drain is present and not obstructed / clogged

Location: Front Exterior

Task: Further evaluation

Time: Less than 1 year

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10.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Requires additional support posts below landing to support staircase load. Also the current posts are poorly supported at top connection

Location: Rear Exterior staircase and landing

Task: Correct / Repair

Time: Less than 1 year



11.



12.



13.

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

Condition: • [Missing](#)

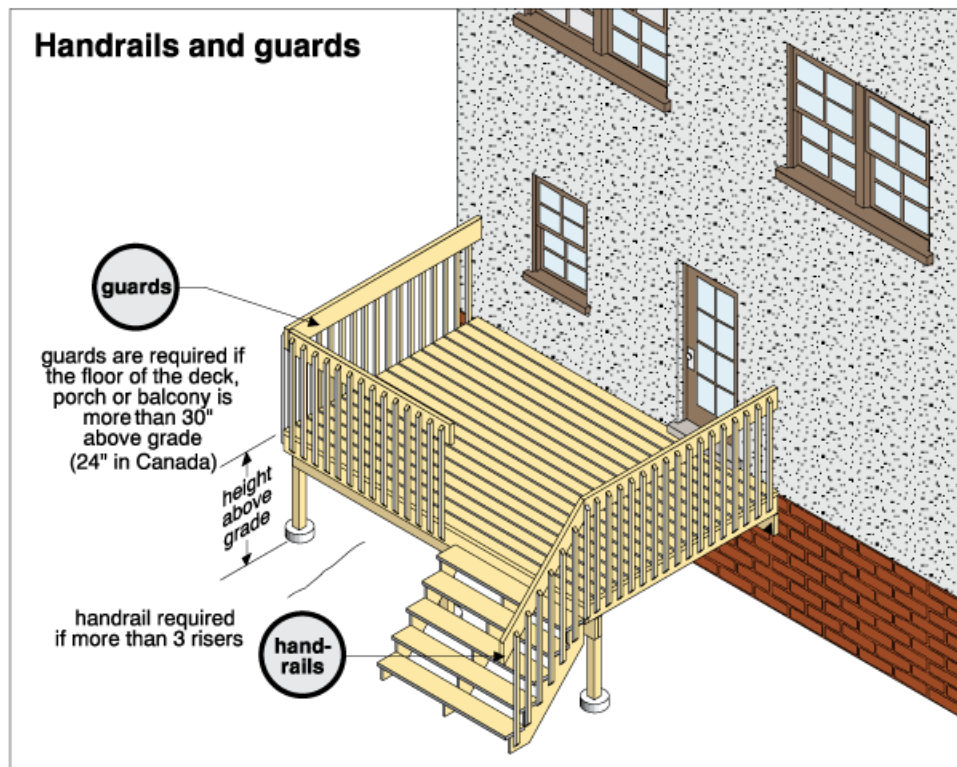
Implication(s): Fall hazard

Location: Rear Exterior Window well

Task: Provide Guardrails

Time: Less than 1 year

Cost: Minor



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14. Missing Guardrail around window well

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Rear Exterior Deck

Task: Provide

Time: Less than 1 year

Cost: Minor



15. Missing

Condition: • [Weak](#)

Guardrail not secured to house.

Implication(s): Fall hazard

Location: Rear Exterior

Task: Improve

Time: As Soon As Possible

Cost: Minor



16. Weak

BASEMENT WALKOUTS \ General

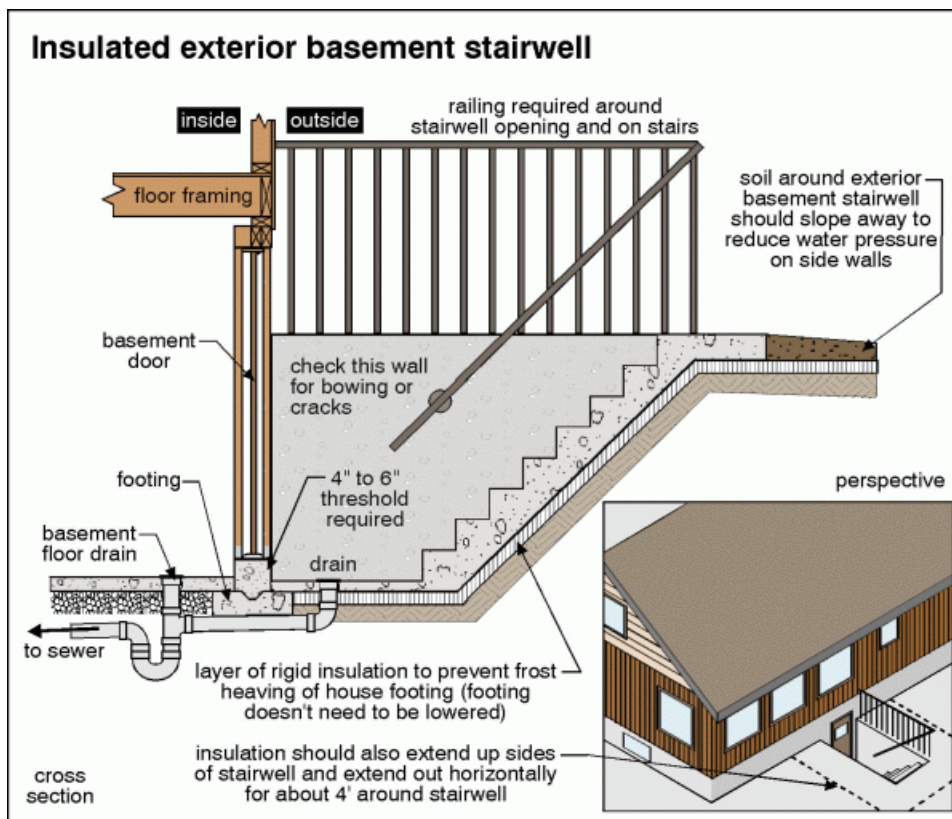
Condition: • [Guard and handrail problems](#)

Implication(s): Fall hazard

Location: Rear Exterior

Task: Provide Guardrail at open side of walkout

Time: Immediate



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17. Guard and handrail problems

Condition: • [Door threshold missing, too low, not watertight](#)

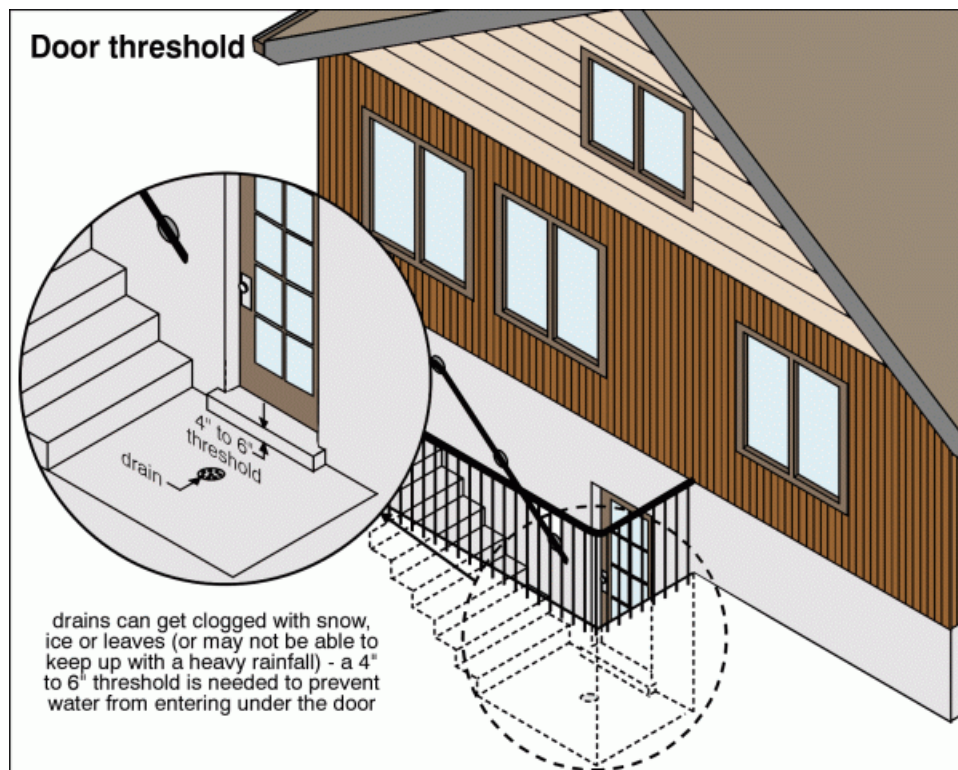
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Basement

Task: Correct

Time: Less than 1 year

Cost: Minor



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18. Door threshold missing, too low, not...



19. Door threshold missing, too low, not...

LANDSCAPING \ Lot grading

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

RECOMMENDED FOR ALL HOMES

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration: • [Basement](#)

Foundation material:

- [Stone](#)
- [Brick](#)
- Not visible

Not visible in most areas

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

FOUNDATIONS \ General

Condition: • [Typical minor settlement](#)

Location: Various Exterior

Task: Monitor

Time: Ongoing

WALLS \ Solid masonry walls

Condition: • [Prior repairs](#)

Implication(s): Weakened structure

Location: Front Exterior Wall

Task: Monitor

Time: Ongoing



20. Prior repairs

Condition: • [Mortar deteriorating](#)

Repointing / Tuck-Pointing needed at various areas. This is common maintenance for homes of this age. Photos show a sampling.

Implication(s): Weakened structure | Chance of structural movement

Location: Various Exterior Wall

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item



21. Mortar deteriorating



22. Mortar deteriorating



23. Mortar deteriorating

WALLS \ Arches

Condition: • [Dropped, rotating or leaning](#)

This is very common on arches of homes of this age. Repair cracks to prevent further movement.

Implication(s): Weakened structure | Chance of structural movement

Location: Left Side Exterior Wall basement and first floor

Task: Repair

Time: Less than 1 year

Cost: Regular maintenance item / Consult with Contractor



24. *Dropped, rotating or leaning*



25. *Dropped, rotating or leaning*



26. *Dropped, rotating or leaning*



27. *Dropped, rotating or leaning*

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space: • No access

Percent of foundation not visible: • 99 %

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Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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](#)

• [Fuses - basement](#)

first floor fuse box, second and third floor fuse box. lower level breakers.

Distribution panel type and location: • Breakers second floor

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

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

Distribution wire 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](#)

Smoke alarms (detectors): • Provide New

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

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

Implication(s): Electric shock

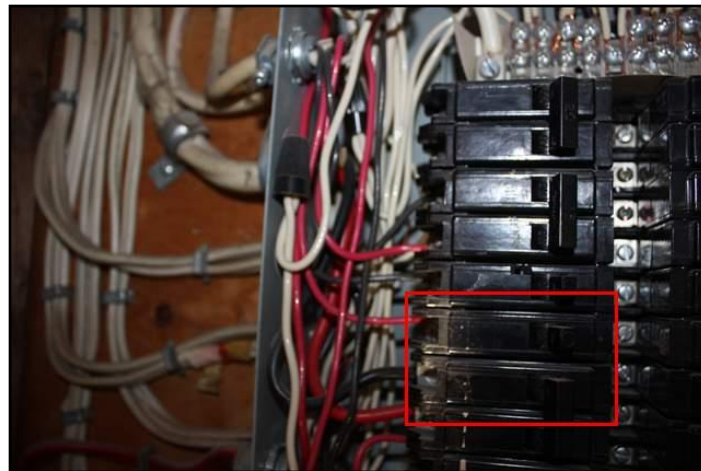
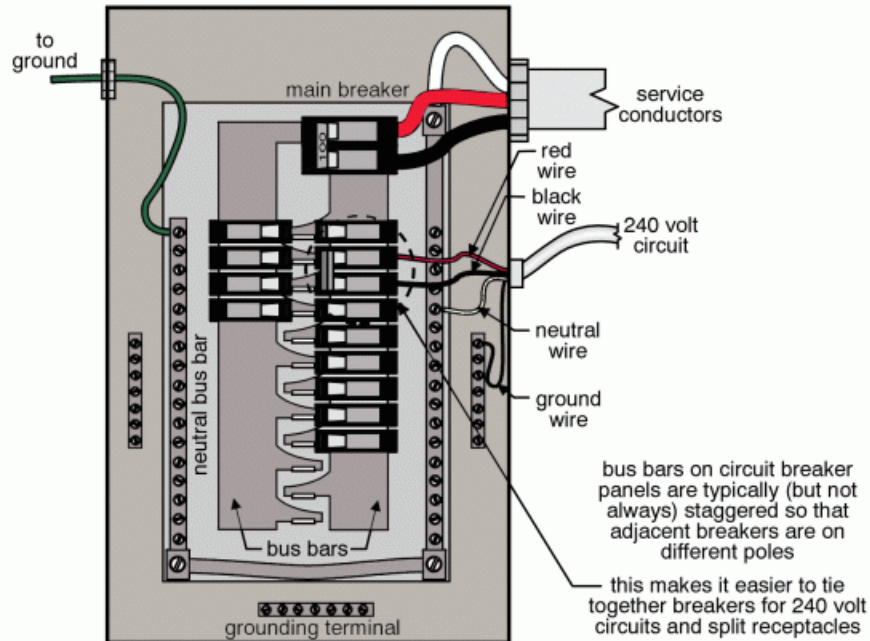
Location: Second Floor Panel

Task: Correct

Time: As Soon As Possible

Cost: Minor

Staggered bus bars on circuit breaker panels



28. No links for multi-wire circuits

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: First Floor

Task: Correct

Time: Prior to first use

Cost: Minor



29. Ungrounded

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Third Floor Bedroom

Task: Correct

Time: Prior to first use

Cost: Regular maintenance item

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

Implication(s): Electric shock

Location: Exterior Wall

Task: Correct

Time: Prior to first use

Cost: Minor

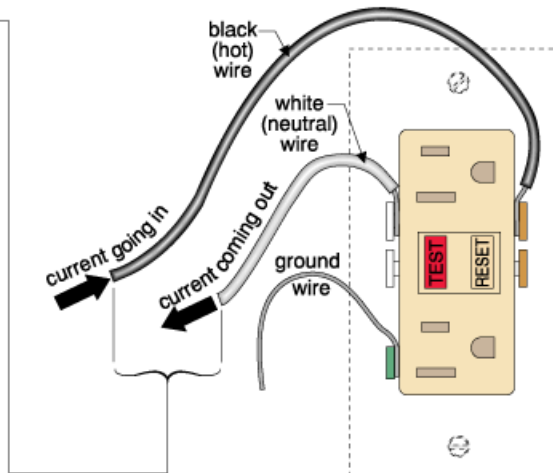
Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

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

**DISTRIBUTION SYSTEM \ Lights****Condition:** • [Loose](#)**Implication(s):** Electric shock | Fire hazard**Location:** Exterior Wall**Task:** Correct**Time:** As Soon As Possible**Cost:** Regular maintenance item**30.** Loose**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

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:

- [Boiler](#)

Complex system. Request documentation of installation company for future reference.

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • Not determined

Efficiency: • [High-efficiency](#)

Approximate age:

- [8 years](#)

Reported by Homeseller to be 8 years old

Typical life expectancy: • Boiler (copper tube) 15 to 25 years

Fireplace/stove: • Decorative only • Non-functional

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: • None present

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

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Descriptions

Attic/roof insulation material: • Not visible

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

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

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

Inspection Methods and Limitations

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

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

Service piping into building: • [Not visible](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Basement

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

Water heater type: • Tank

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

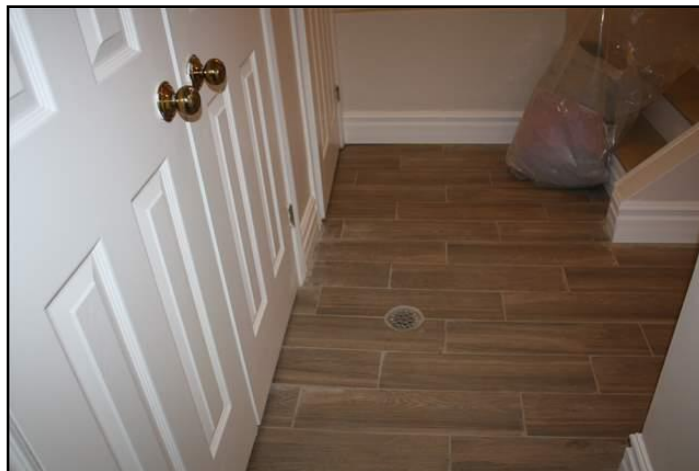
Water heater tank capacity: • Not determined

Water heater approximate age: • Not determined

Water heater typical life expectancy: • 10 - 15 years

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

Floor drain location: • Basement



31.

Observations and Recommendations

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Rust](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

Location: Basement Boiler piping

Task: Service / Replace

Time: Immediate



32. Rust / Corrosion

WATER HEATER \ Tank

Condition: • [Rust](#)

Implication(s): System inoperative | No hot water

Location: Basement

Task: Service

Time: Less than 1 year



33. Rust

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

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

PLUMBING

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Not included as part of a building inspection: • Washing machine connections • Landscape irrigation systems

Descriptions

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

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

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

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Evidence of basement leakage: • Stains • Dampness

Observations and Recommendations

CEILINGS \ General

Condition: • Typical flaws

Location: Third Floor Closets

Task: Monitor

Time: ongoing



34. Typical flaws



35. Typical flaws

WALLS \ Masonry or concrete

Condition: • [Efflorescence](#)

Location: Various Basement

Task: Click link to read more information

DOORS \ Hardware

Condition: • [Ineffective](#)

Implication(s): Equipment ineffective

Location: First Floor Bathroom

Task: Repair / Replace

Time: Regular maintenance

Cost: Regular maintenance item

STAIRS \ Handrails and guards

Condition: • [Missing](#)

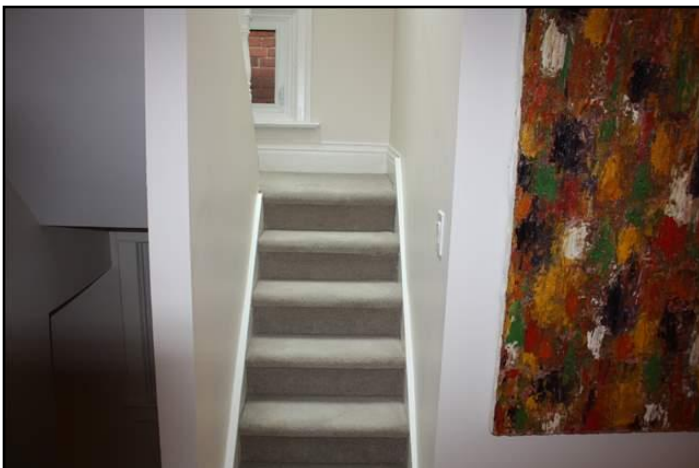
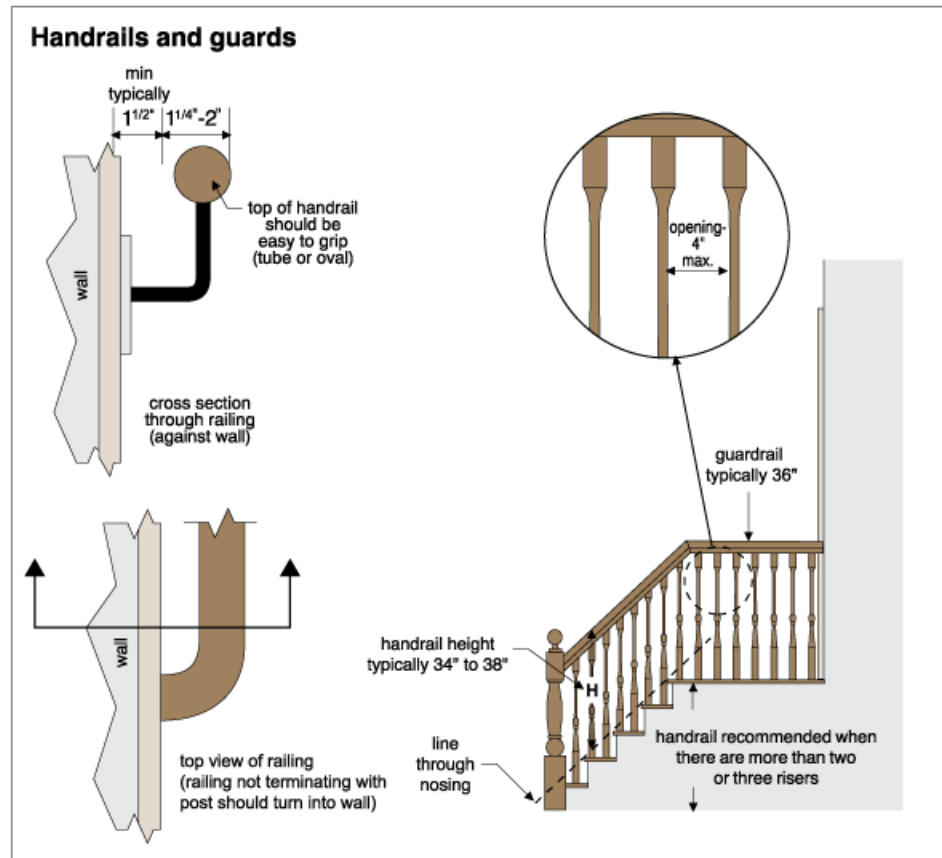
Implication(s): Fall hazard

Location: Various Staircases

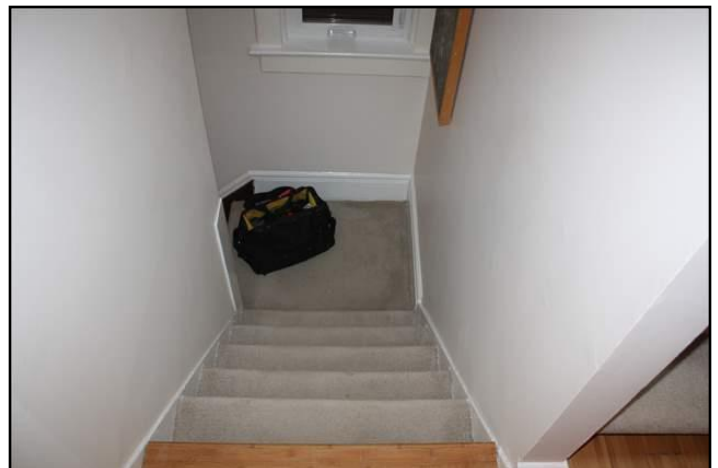
Task: Provide Handrails

Time: Less than 1 year

Cost: Minor



36. Missing



37. Missing

STAIRS \ Spindles or balusters

Condition: • [Damage](#)

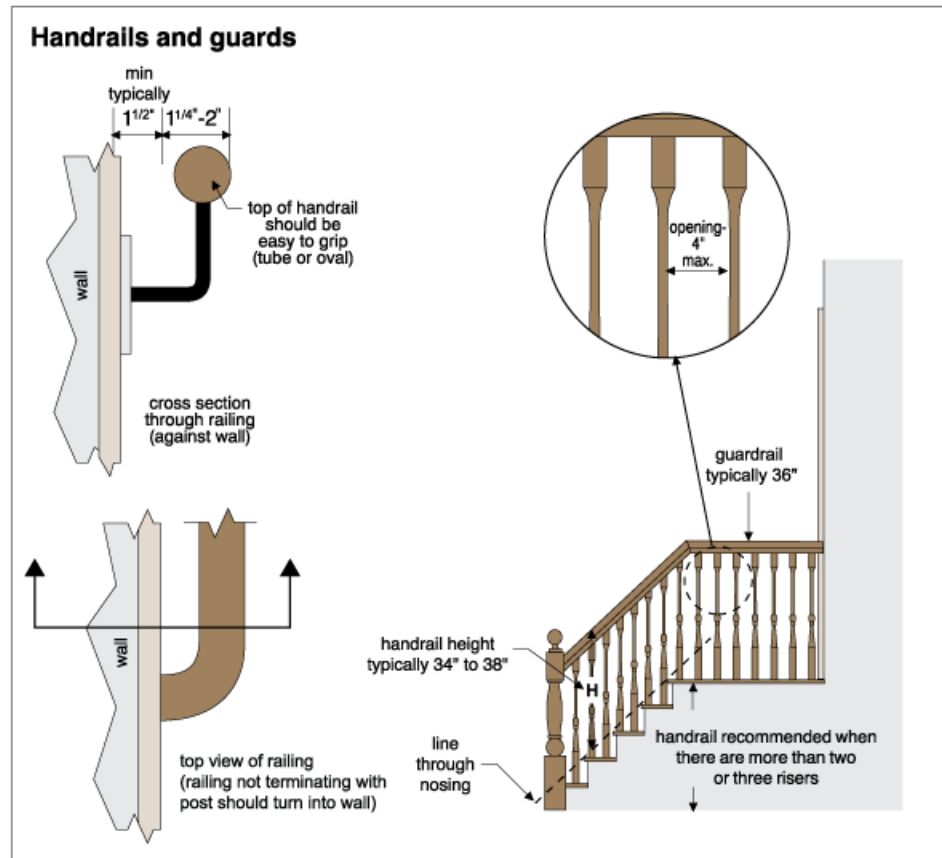
Implication(s): Fall hazard

Location: Third Floor Hall

Task: Repair / Replace

Time: Immediate

Cost: Minor



38. Damage

INTERIOR

47 Laws Street, Toronto, ON April 23, 2019

Report No. 2438

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • [Damage](#)

Damage and loose

Implication(s): Fall hazard

Location: Second Floor Staircase

Task: Repair / Replace

Time: As Soon As Possible

Cost: Consult with Specialist



39. Damage



40. Damage

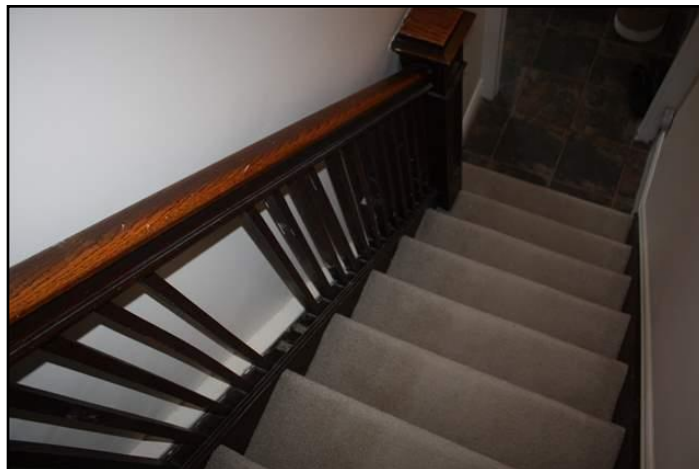
Condition: • [Damage](#)

Implication(s): Fall hazard

Location: First Floor Staircase

Task: Repair

Time: Regular maintenance



41. Damage

EXHAUST FANS \ General

Condition: • [Missing](#)

Exhaust Fans in bathrooms are recommended. (This was not standard when the house was originally built when only

windows in bathrooms were required) (This helps remove moisture which could contribute to mildew/mold growth)

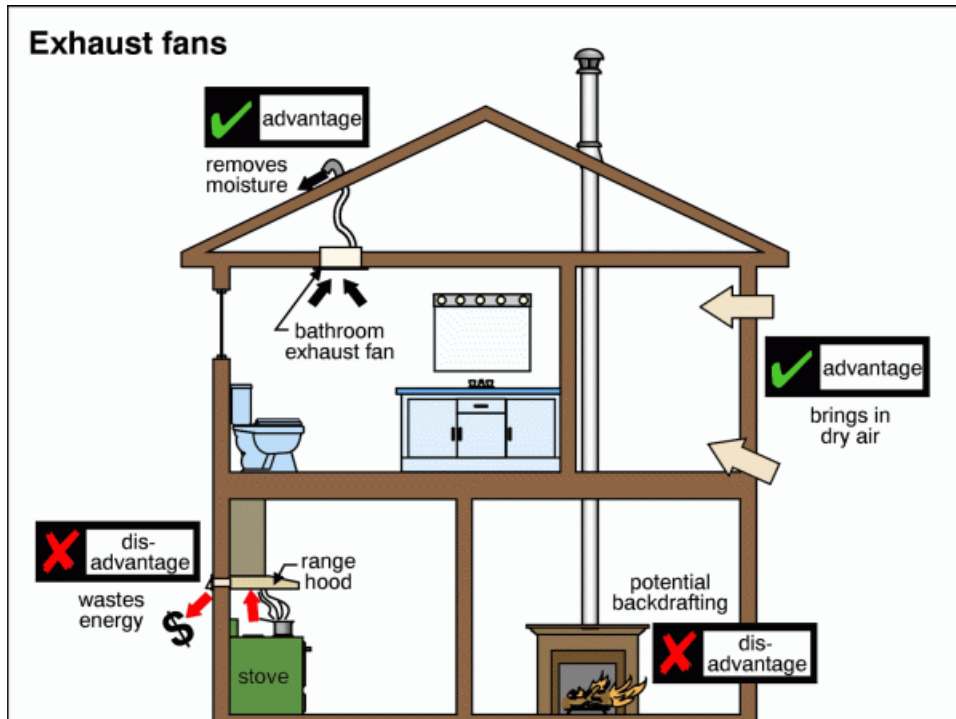
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Second Floor Bathroom

Task: Provide Exhaust fan

Time: Less than 1 year

Cost: \$500 - and up



Condition: • [Noisy](#)

Implication(s): Reduced system life expectancy | Equipment failure

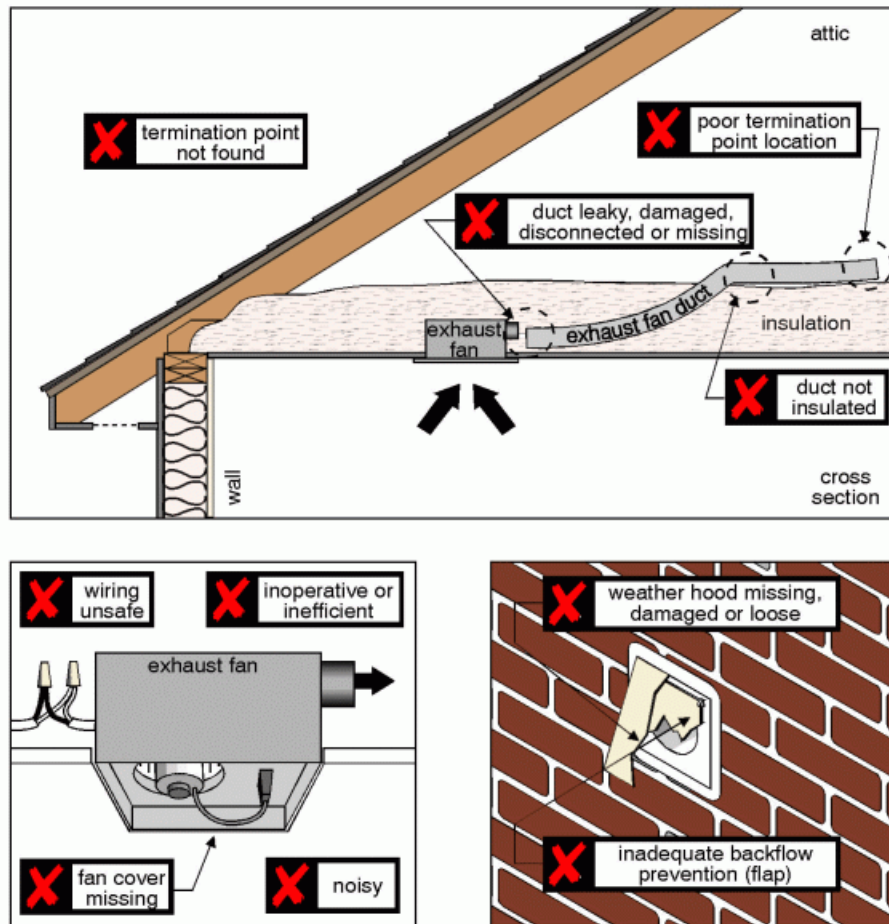
Location: Basement Bathroom

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item

Exhaust fan conditions



BASEMENT \ Leakage

Condition: • 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 basement - evidence

Condition: • [Dampness on floor or walls](#)

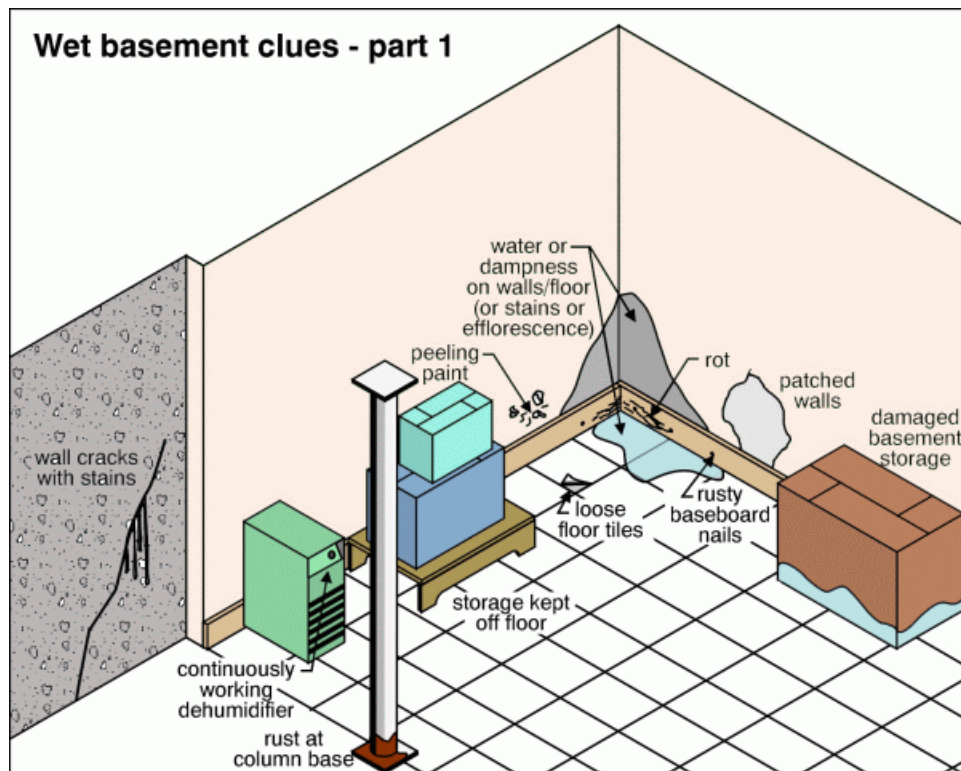
Dampness observed and confirmed using a moisture meter. We did not observe standing water in this area. Prudent to investigate and improve exterior areas to omit water/moisture entry. This area appear to be adjacent to the front porch and nearby window well. Ensure all gaps are sealed. Ensure window well is draining properly. Consider adding a window well cover to help manage water in this area. Check this basement area after rainfalls

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

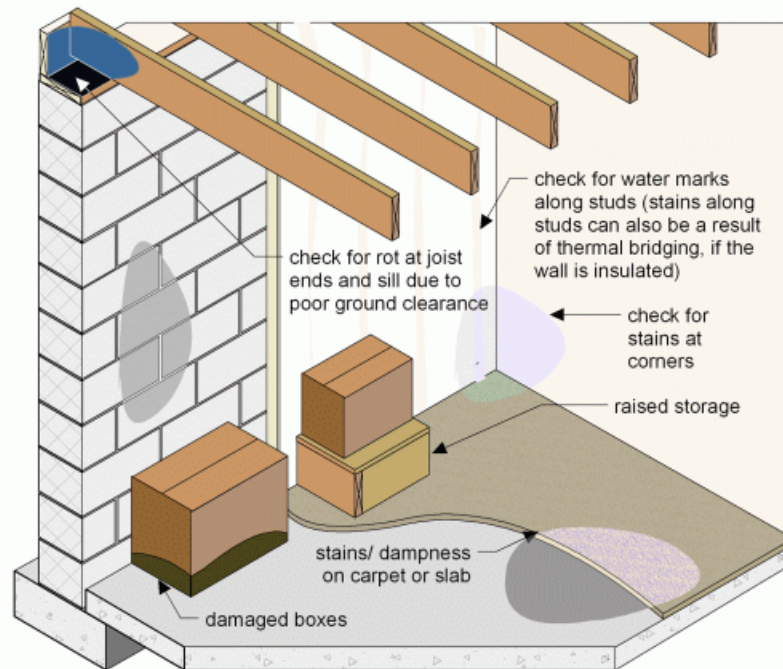
Location: Front Basement Boiler Room

Task: Repair / Monitor

Time: As Required



Basement leakage clues - rot, stains or water marks



42. Dampness on floor or walls



43. Dampness on floor or walls



44. Dampness on floor or walls

Condition: • [Water marks](#)

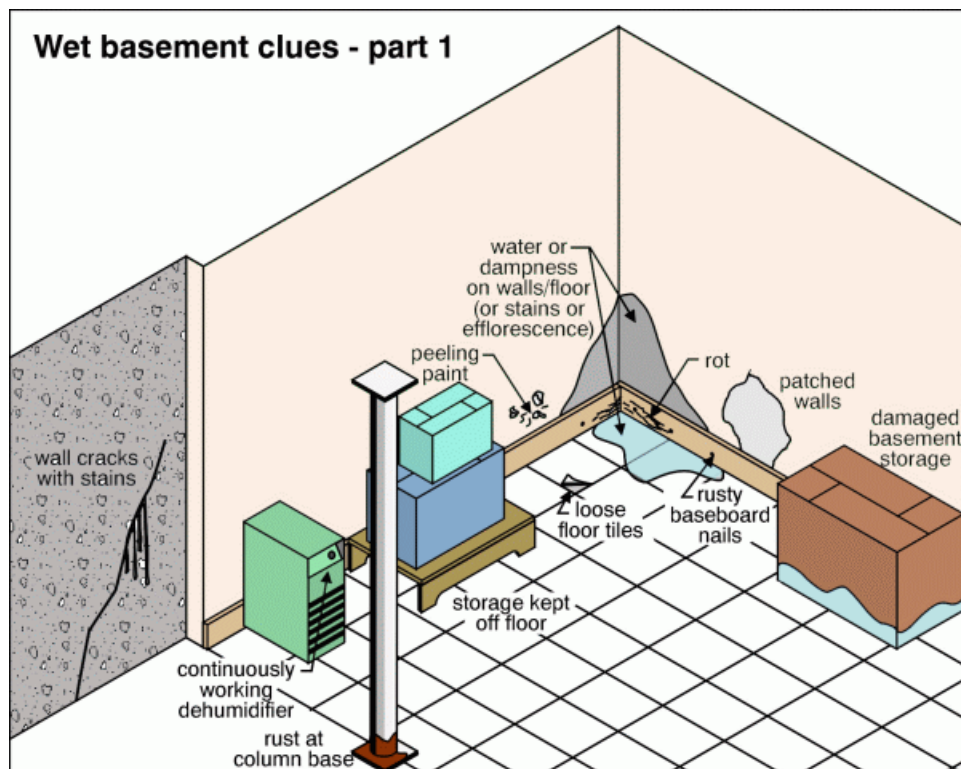
It is common to find water marks in a basement of this age. Numerous possible causes - Condensation, leakage, plumbing leakage, installation issue, etc. There was no standing water observed during the inspection. some stains tested with moisture meter and were wet.

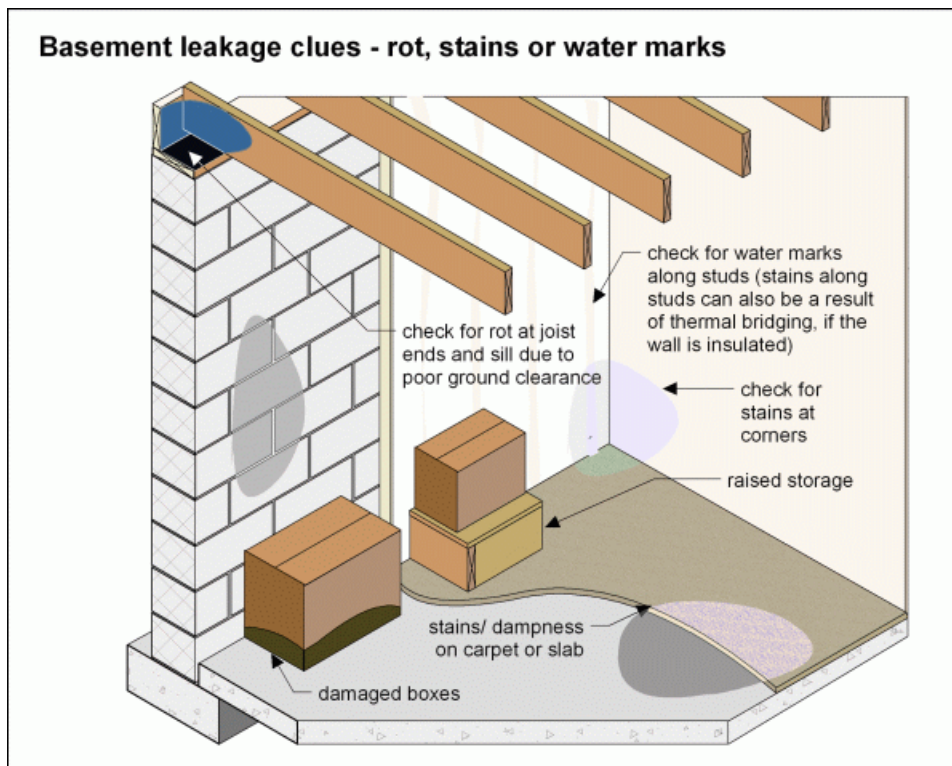
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement near boiler room

Task: Troubleshoot and repair

Time: As Soon As Possible





45. Water marks

BASEMENT \ Wet basements - vulnerability

Condition: • Typical of many homes with stone, brick, or block foundations, some moisture can be expected from time to time and is not unusual. Exterior grading and water management improvements are generally effective at reducing basement moisture. A dehumidifier can also be used to keep humidity levels down.

Inspection Methods and Limitations

General: • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco ceilings, glue, insulation around heating ducts and registers 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.
Note: NOTE ON ALL REPORTS

General: • The evaluation of Mold is outside the scope of a home inspection. If the appearance of mold is observed during the normal procedure of the home inspection, it will be noted for further evaluation. If mold is not observed, it does not mean it is not present. It may be in an area that was not observed during the inspection.

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: • Monitor the basement for leaks in the Spring.

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