



YOUR INSPECTION REPORT

KNOW YOUR HOME

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
48 Parkdale Rd
Toronto, ON

PREPARED FOR:
WENDY HAMMOND

INSPECTION DATE:
Wednesday, May 3, 2017

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



May 4, 2017

Dear Wendy Hammond,

RE: Report No. 2112
48 Parkdale Rd
Toronto, ON

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

The Inspection Professionals (TIP) (formerly known as Safety First Home Inspection) is a Full-Time Professional, Certified multi-inspector company founded by Adam Hannan. Since 2006, Adam has been an expert in the inspection field and has performed thousands of inspections. Adam has been teaching home inspection courses at both the College and University level 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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INVOICE

May 4, 2017

Client: Wendy Hammond

Report No. 2112
For inspection at:
48 Parkdale Rd
Toronto, ON

on: Wednesday, May 3, 2017

| | | |
|--------------------|-------|-----------------|
| Sellers Inspection | | \$425.00 |
| | HST | \$55.25 |
| | Total | <u>\$480.25</u> |

PAID IN FULL - THANK YOU!

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SUMMARY

48 Parkdale Rd, Toronto, ON May 3, 2017

Report No. 2112

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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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.

***BASED ON THE ABOVE CRITERIA, THIS HOME IS IN VERY GOOD CONDITION OVERALL.

- NO MAJOR STRUCTURAL ISSUES WERE IDENTIFIED.

- WE DID NOT IDENTIFY ANY WATER LEAKAGE. THERE WAS HEAVY RAINFALL FOR 24 HOURS PRIOR TO THE INSPECTION. WITH THIS IN MIND, WE DID NOT IDENTIFY ANY ACTIVE WATER LEAKAGE IN THE BASEMENT. NO PLUMBING OR ROOF LEAKS WERE FOUND.

- ELECTRICAL SYSTEM - APPEARS TO BE UPGRADED.

- THE ROOF COVERING, BOILER AND WINDOWS ARE IN GOOD SHAPE WITH RESPECT TO LIFESPAN AVERAGES.

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

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

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Insulation and Ventilation

ATTIC/ROOF \ Hatch

Condition: • [Inaccessible](#)

The hatch was above the stackable washer and dryer, therefore we did not gain access. Attics are important areas and should be inspecting regularly.

Implication(s): Difficult access

Location: Second Floor Laundry Area

Task: Provide access and inspect

Time: As Soon As Possible

Plumbing

WASTE PLUMBING \ Drain piping - performance

Condition: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

This is often an insurance requirement. Depends on the insurer

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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Descriptions

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

Observations and Recommendations

RECOMMENDATIONS \ Overview

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: • With binoculars from the ground

EXTERIOR

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Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Missing](#)

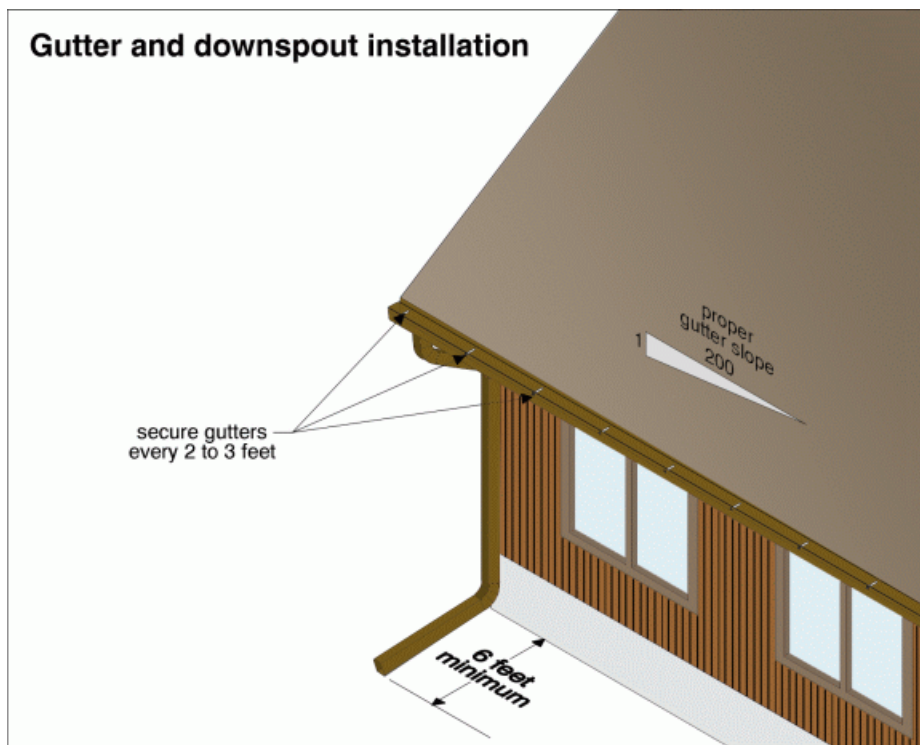
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior Porch Roof

Task: Provide gutters

Time: Less than 1 year

Cost: Minor



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1. Missing Gutters (eavestrough)

WALLS \ Flashings and caulking

Condition: • Regular Caulking Maintenance is required at all windows, doors, and wall penetrations. Deficiencies with caulking in these areas should be checked and improved annually.

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

Condition: • [Cracked](#)

Minor cracking / settlement noted below window. We could not see the wall below the deck so we could determine if the crack changes where not visible. These types of cracks/settlement is very common for a home of this age. Patch when performing overall masonry and chimney repairs. It's always prudent to monitor repaired areas for any activity.

Implication(s): Chance of movement | Weakened structure | Chance of water entering building

Location: Rear Exterior Wall

Task: Repair

Time: Less than 1 year



2. Cracked

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Condition: • [Spalling](#)

Spalling/ masonry deterioration noted at various areas. Repair / Replace / Tuck point masonry. This is regular maintenance for a home of this age.

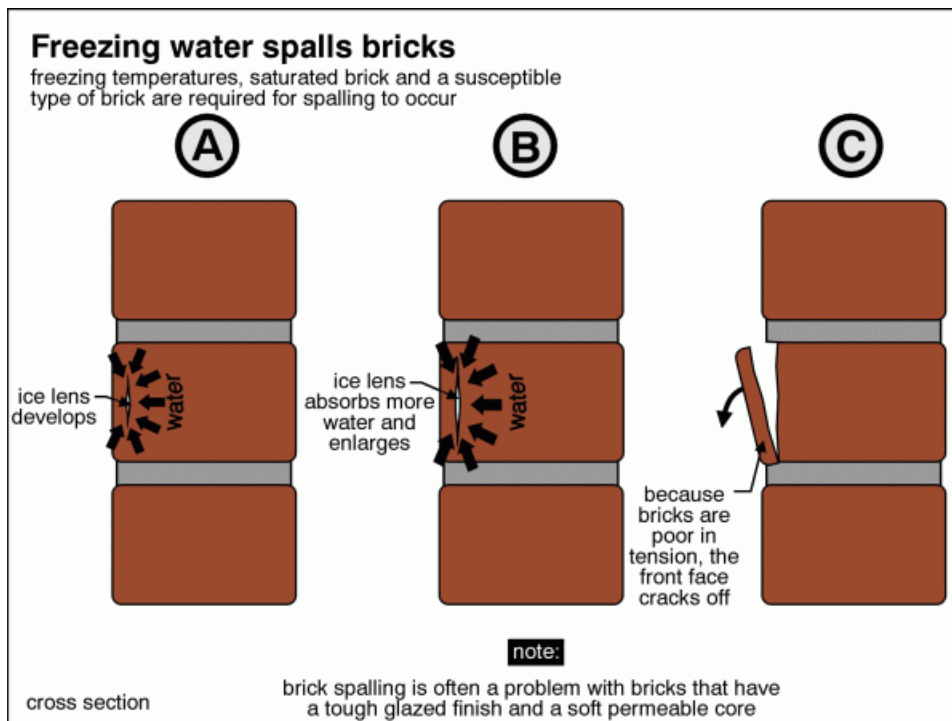
Implication(s): Weakened structure | Chance of structural movement

Location: Various Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Regular maintenance item



3. Example of spalling



4. Spalling

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5. Spalling

DOORS \ Doors and frames

Condition: • Old Door with prior repairs.

Task: Repair/Replace

Time: As needed / Regular Maintenance

DOORS \ Exterior trim

Condition: • [Sill too low](#)

Step up into house is less than 6 inches. Also gaps were noted around door. These gaps should be sealed to prevent water entry.

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

Location: West Exterior

Task: Improve

Time: Less than 1 year



6. Gaps



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

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

Condition: • [Missing](#)

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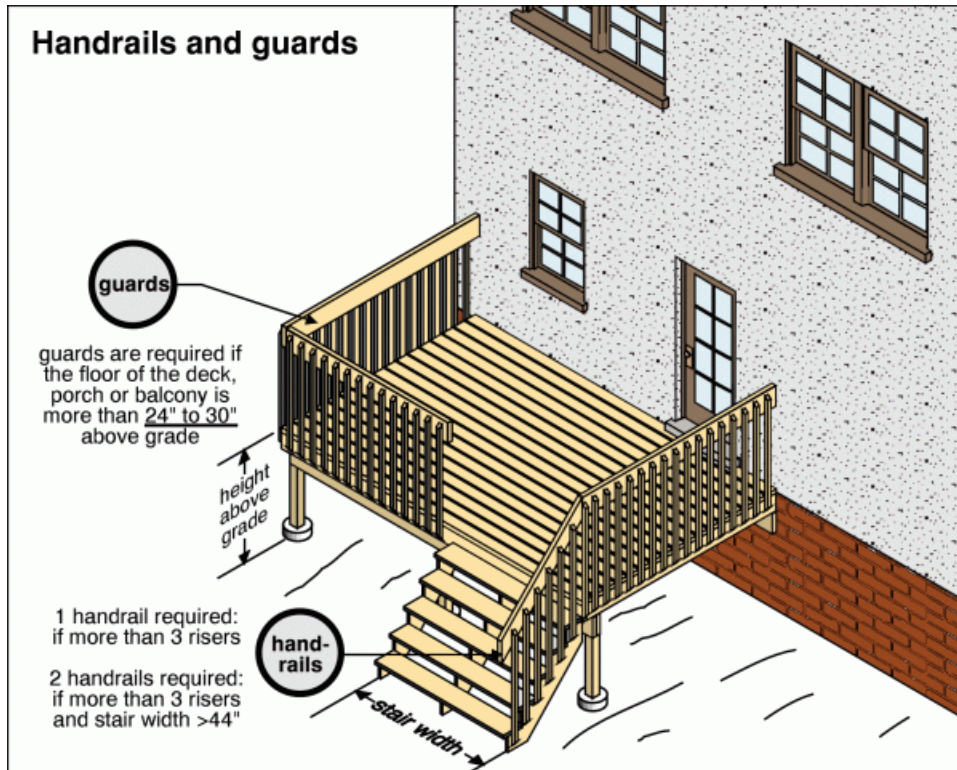
Implication(s): Fall hazard

Location: Front Exterior Staircase

Task: Provide handrail

Time: Less than 1 year

Cost: Minor



LANDSCAPING \ Lot grading

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

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

No or limited access to: • East wall

Upper floors inspected from: • Ground level

Descriptions

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

FOUNDATIONS \ Foundation

Condition: • [Mortar deteriorating or missing](#)

Due to the lack of space between the houses, only a very small portion of the East wall was observed. Stone foundations are older and usually require mortar work.

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

Location: East Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Regular maintenance item



8. Mortar deteriorating or missing



9. Mortar deteriorating or missing

FLOORS \ Joists

Condition: • [Prior repairs](#)

Joist repairs noted.

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

Location: Basement Boiler Room

Task: For Your Information

STRUCTURE

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10. Prior repairs



11. Prior repairs

WALLS \ Arches

Condition: • [Mortar deteriorating](#)

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

Location: North Exterior Wall

Task: Improve

Time: Regular maintenance



12. Mortar deteriorating



13. Mortar deteriorating



14. Mortar deteriorating

ROOF FRAMING \ Sheathing

Condition: • [Sagging](#)

Minor sag. We noted this as an observation. Only repair if desired.

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

Location: South Exterior Porch Roof

Task: Monitor/Repair

Time: Discretionary

Inspection Methods and Limitations

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

Attic/roof space: • No access

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: • [Breakers - basement](#)

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

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

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 detectors: • [Present](#)

Observations and Recommendations

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Too close to ducts, pipe, chimneys, etc.](#)

Problem can usually be solved by adding some insulation between the wire and ducts.

Implication(s): Fire hazard | Electric shock

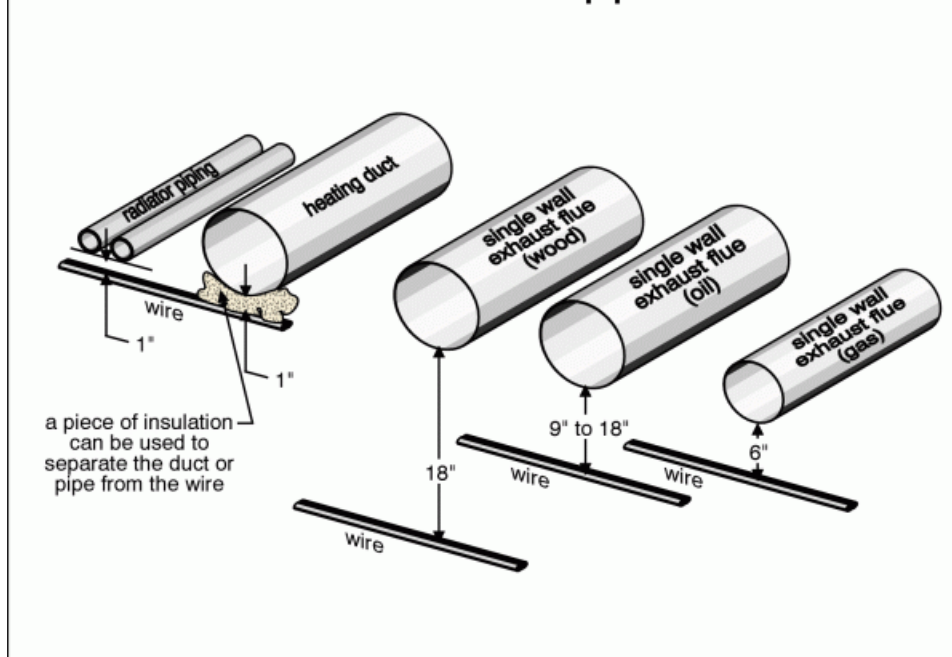
Location: Basement

Task: Correct

Time: As Soon As Possible

Cost: Minor

Wire clearances from hot ducts and pipes





15. example

DISTRIBUTION SYSTEM \ Knob-and-tube

Condition: • This home was built in the era when knob and tube wiring was the norm. It is possible that there is active knob-and-tube wiring in the home, based on the age of the property, although NONE WAS OBSERVED during the inspection. The wiring appears to be upgraded. If knob-and-tube wiring is found during renovations replacement is recommended.

DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Open splice connection. Enclose wire connection is a light fixture box.

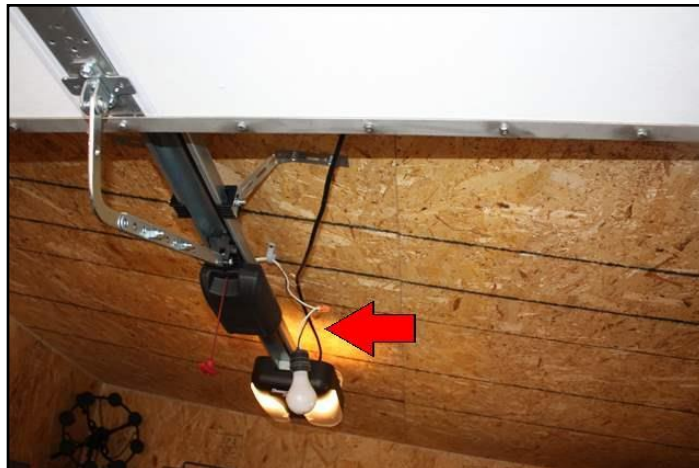
Implication(s): Fire hazard | Electric shock

Location: Garage

Task: Correct

Time: Prior to first use

Cost: Less than \$100



16. Loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

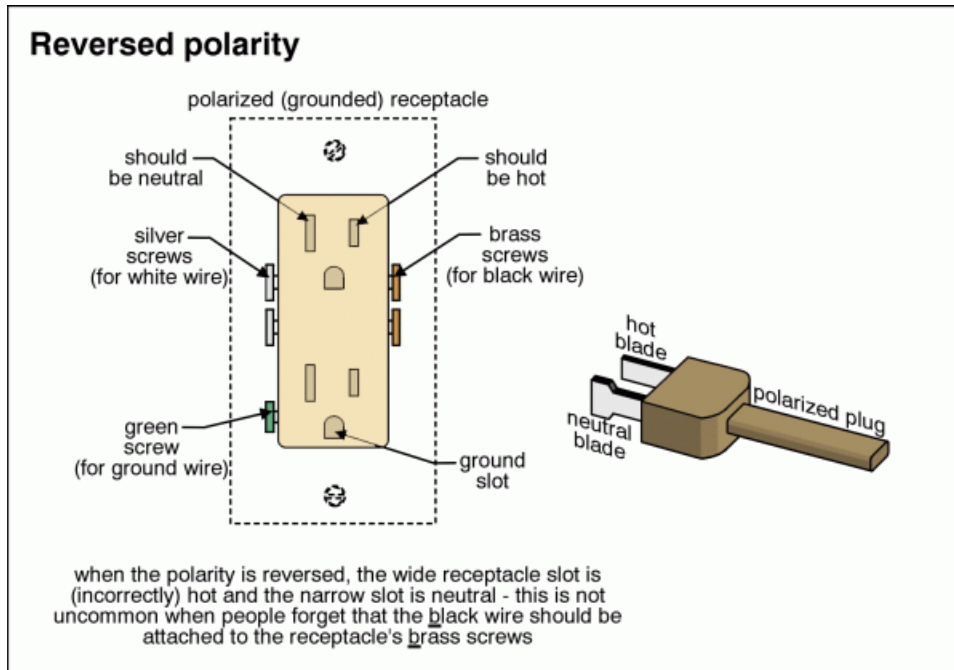
Implication(s): Electric shock

Location: First Floor Foyer

Task: Correct

Time: Less than 1 year

Cost: Less than \$100



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

Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement to existing homes. At a cost of roughly \$100 each, installed, they provide enhanced protection against electric shock and are required near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.

Implication(s): Electric shock

Location: Exterior outlets

Task: Upgrade

Time: As Soon As Possible

Cost: Minor

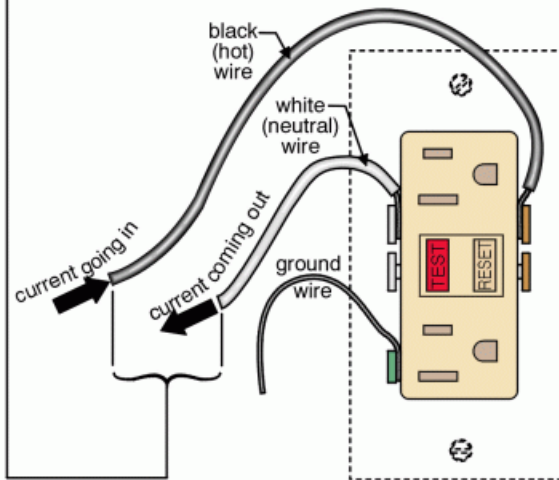
Ground fault interrupter

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 \ 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

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Descriptions

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • 125,000 BTU/hr

Efficiency: • [Conventional](#)

Approximate age: • [13 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Fireplace/stove: • [Gas fireplace](#)

Observations and Recommendations

General

- Service boiler annually

GAS HOT WATER BOILER \ Combustion air

Condition: • [Inadequate combustion air](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs

Location: Basement

Task: Consult with HVAC specialist and have them improve level of combustion air in boiler room

Time: Less than one year

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated masonry](#)

Implication(s): Material deterioration

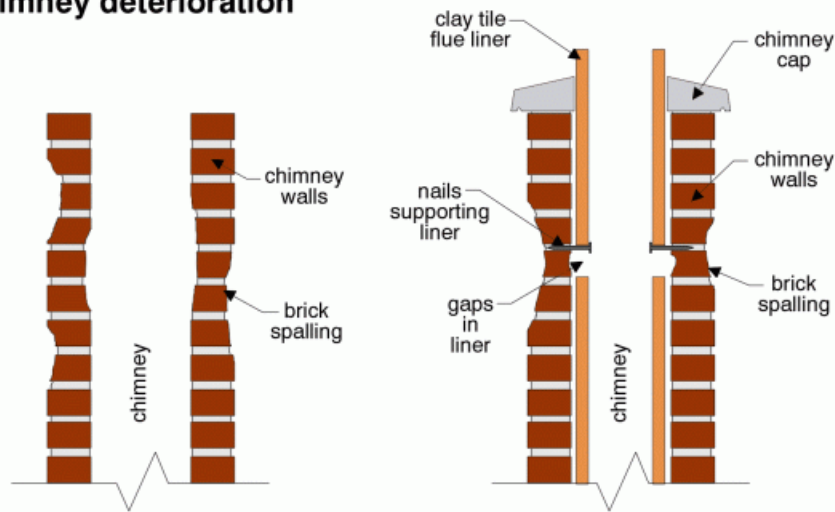
Location: Exterior

Task: Repair

Time: Less than 1 year

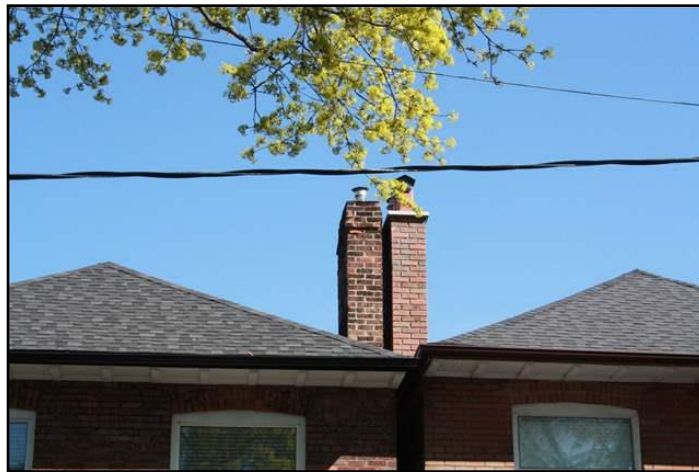
Cost: \$500-\$1000

Chimney deterioration



unlined chimneys are particularly prone to damage caused by condensation of flue gases - the damage tends to be worse near the top of the chimney

even lined chimneys can suffer from condensation related brick damage



17. Loose, missing or deteriorated masonry

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Missing](#)

Chimney caps help move water away from the top and sides of the chimney. A good example is in the photo where you can see the neighbouring chimney with a good cap.

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

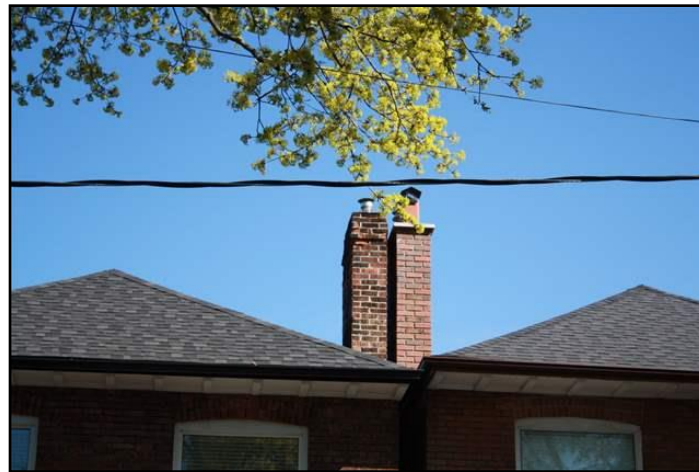
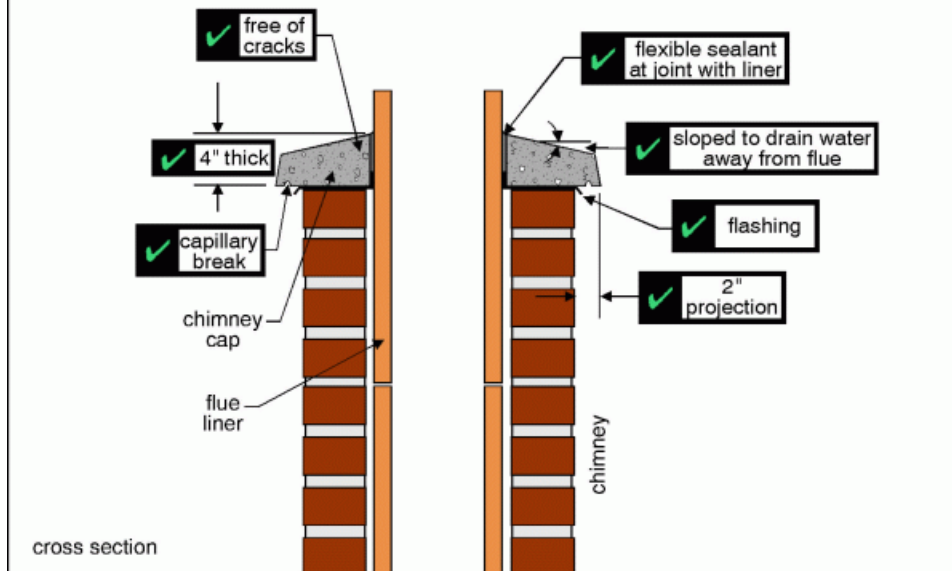
Location: Exterior

Task: Provide

Time: Less than 1 year

Cost: \$400 - \$800

What makes a good chimney cap?



18. Missing

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

Descriptions

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

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

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

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

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

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Foundation wall insulation material: • [Plastic/foam board](#) • Not visible

Observations and Recommendations

ATTIC/ROOF \ Hatch

Condition: • [Inaccessible](#)

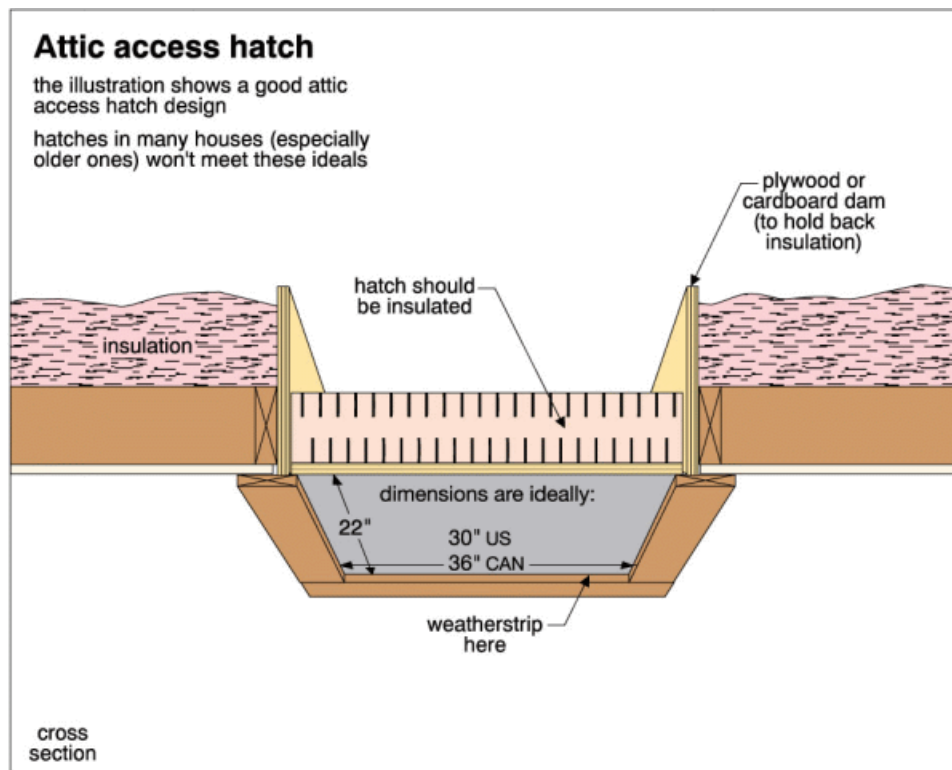
The hatch was above the stackable washer and dryer, therefore we did not gain access. Attics are important areas and should be inspecting regularly.

Implication(s): Difficult access

Location: Second Floor Laundry Area

Task: Provide access and inspect

Time: As Soon As Possible



INSULATION AND VENTILATION

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Inspection Methods and Limitations

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

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

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

Descriptions

Service piping into building:

- [Not visible](#)

Inquire with homeowne

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

Main water shut off valve at the: • Not located - inquire with homeowner

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

Water heater type: • [Conventional](#)

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

Tank capacity: • 189 liters

Water heater approximate age: • 6 years

Typical life expectancy: • 10 - 15 years

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

Floor drain location: • Near heating system

Observations and Recommendations

WATER HEATER \ Hot/cold piping

Condition: • Non standard material used. (These types of hoses are usually used as piping for washing machines)

Location: Boiler room

Task: Replace

Time: As Soon As Possible

Cost: Minor



19.

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

Condition: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

This is often an insurance requirement. Depends on the insurer

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Loose](#)

Secure laundry tub and the supply piping to avoid leakage.

Implication(s): Damage or physical injury due to falling materials | Sewage entering the building | Chance of water damage to contents, finishes and/or structure

Location: Basement

Task: Correct

Time: Prior to first use

Cost: Minor

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

Descriptions

Major floor finishes: • [Hardwood](#)

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

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

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

General

- The interior of the home appears well maintained overall
- Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear

FLOORS \ Subflooring

Condition: • Slope 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 that can cost tens of thousands of dollars.

Photo shows an example of the sloped floors as viewed in kitchen



20. Slope Noted.

WINDOWS \ General

Condition: • Many of the windows are brand new. We did observe some older windows and they were in serviceable condition. Upgrading windows are discretionary repairs.

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Implication(s): Physical injury

Location: First Floor Staircase

Task: Replace

Time: Less than 1 year

Cost: Minor

WINDOWS \ Interior trim

Condition: • Damaged - Likely when windows were replaced the mid trim was removed

Location: Various

Task: Replace or Repair sill

Time: If desired



21. Example

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

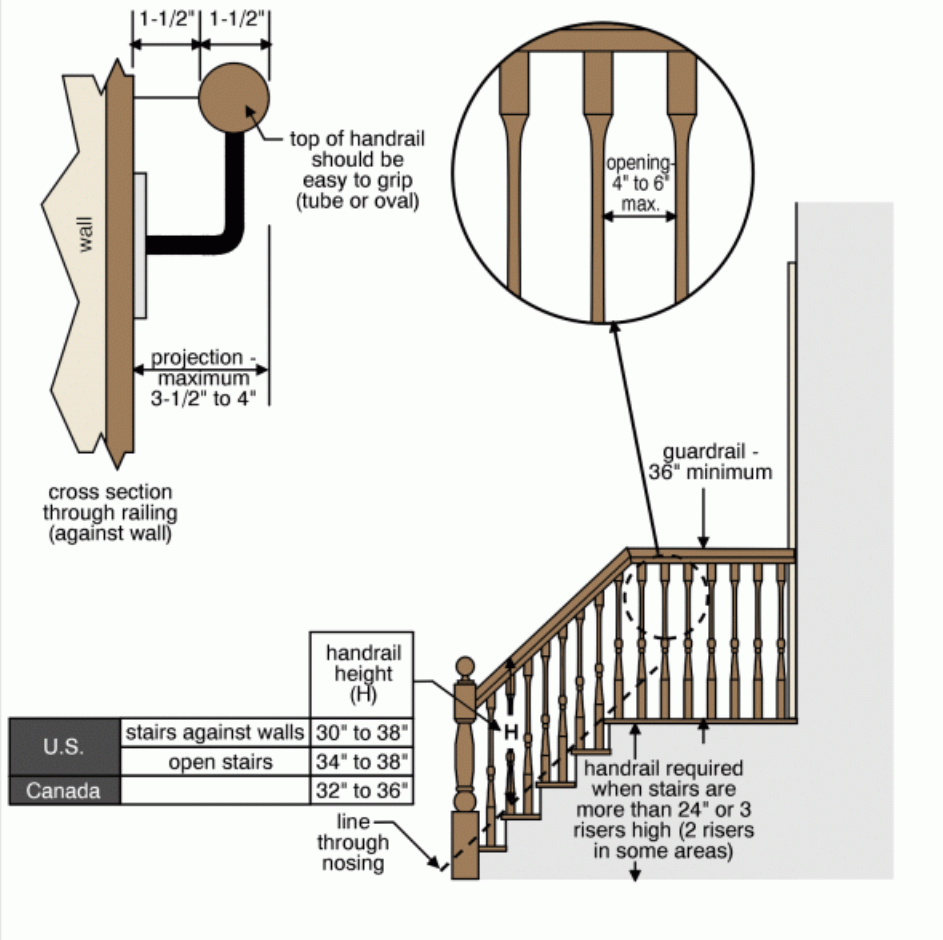
Location: Basement Staircase

Task: Provide Handrail to second flight of basement stairs and first floor stairs and the handrail on the lower portion is on the incorrect side

Time: Less than 1 year

Cost: Minor

Handrails and guards



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

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.

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

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