



YOUR INSPECTION REPORT

KNOW YOUR HOME

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

168 Sixth Street
Toronto, ON M8V 3A5

PREPARED FOR:
JENNIFER PERCIVAL

INSPECTION DATE:
Monday, August 27, 2018

TIP

THE
INSPECTION
PROFESSIONALS

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

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca

TIP

**THE
INSPECTION
PROFESSIONALS**

August 27, 2018

Dear Jennifer Percival,

RE: Report No. 2317, v.2
168 Sixth Street
Toronto, ON
M8V 3A5

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

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

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

Thanks again for allowing us to work with you.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

168 Sixth Street, Toronto, ON August 27, 2018

Report No. 2317, v.2

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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.

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>

Plumbing

SUPPLY PLUMBING \ Shut off valve

Condition: • [Missing or cannot be located](#)

main shut off valve is required prior to meter.

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

Location: Basement Furnace Room

Task: Provide shut off valve

Time: As Soon As Possible

Cost: Consult with plumber.

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>

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

FLAT ROOFING \ General

Condition: • Wrong type of roof covering for flat roof. Sloped roof shingles used on garage.

Location: Exterior Garage Roof

Task: Correct / Replace

Time: Discretionary



1.

Inspection Methods and Limitations

Inspection performed:

- With binoculars from the ground
 - From roof edge
- For garage

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Descriptions

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

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

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

Wall surfaces and trim: • [Stucco/EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#) • [Vinyl siding](#)

Observations and Recommendations

ROOF DRAINAGE \ Gutters

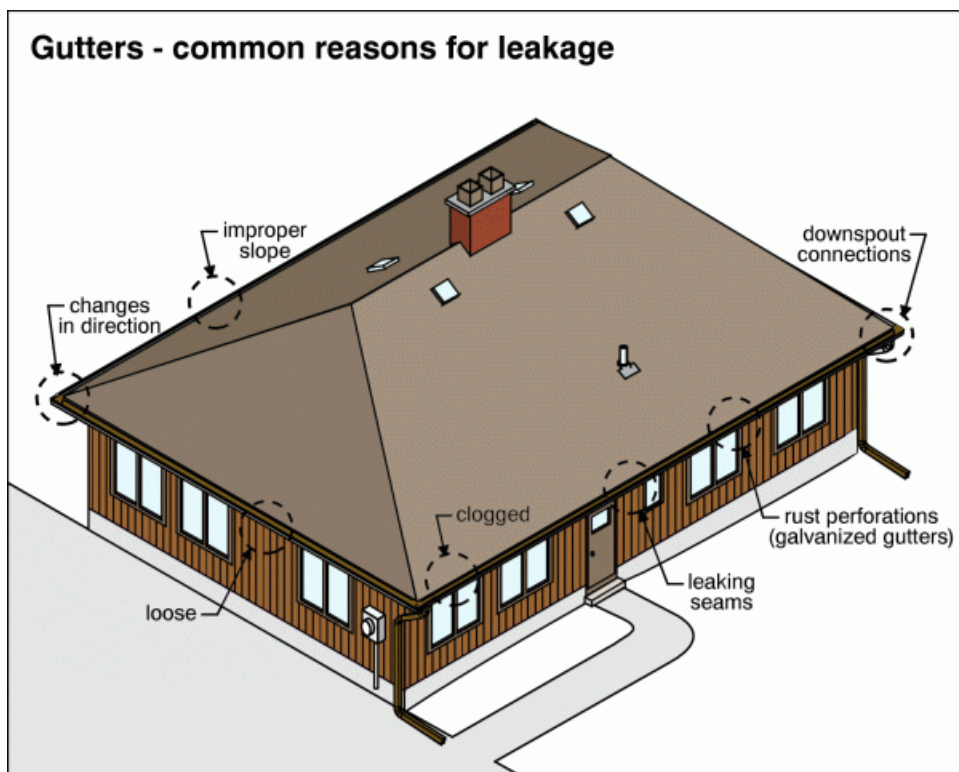
Condition: • [Clogged](#)

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

Location: Various Exterior

Task: Clean

Time: Regular maintenance



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2. Clogged

Condition: • Damage

Location: Front Exterior

Task: Repair / Replace

Time: Regular maintenance

Cost: Minor



3. Damage

Condition: • [Improper slope, ponding](#)

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

Location: Front Exterior gutter

Task: Improve gutter

Time: Less than 1 year

Cost: Minor

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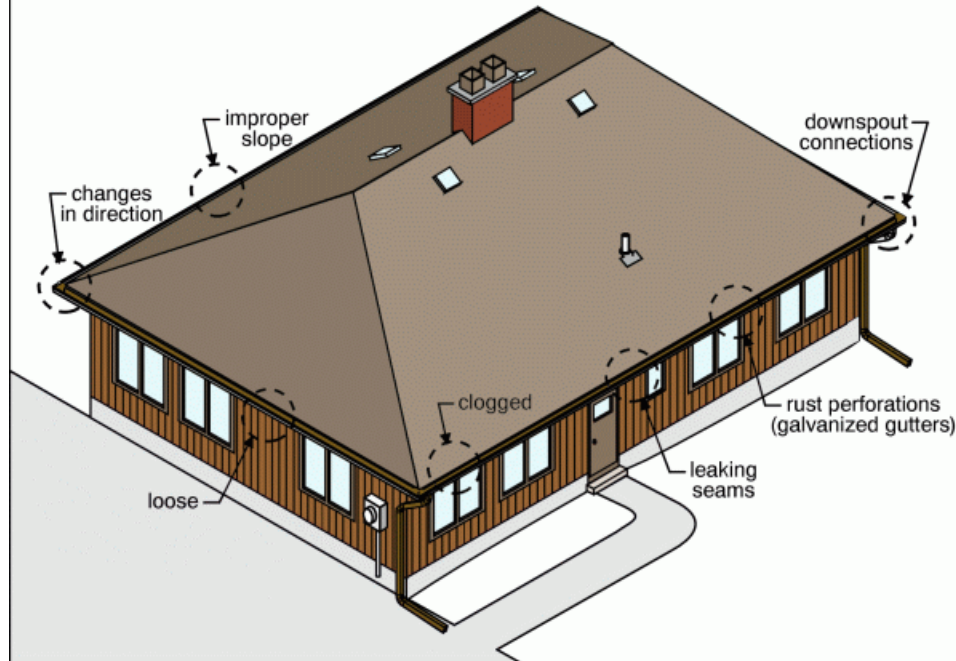
INSULATION

PLUMBING

INTERIOR

REFERENCE

Gutters - common reasons for leakage



4. Improper slope, ponding

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

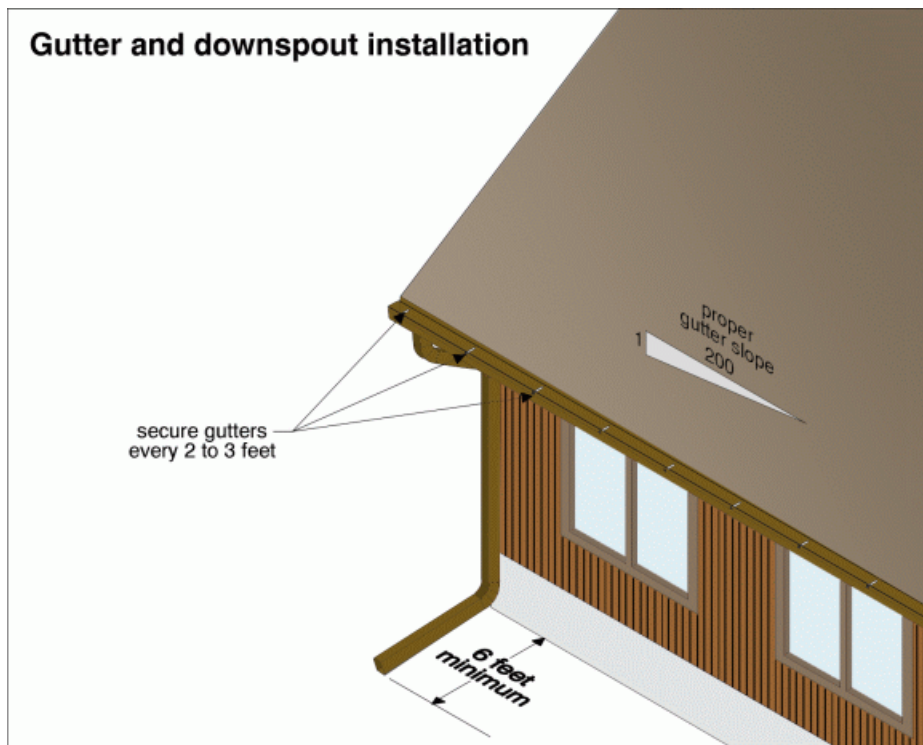
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior

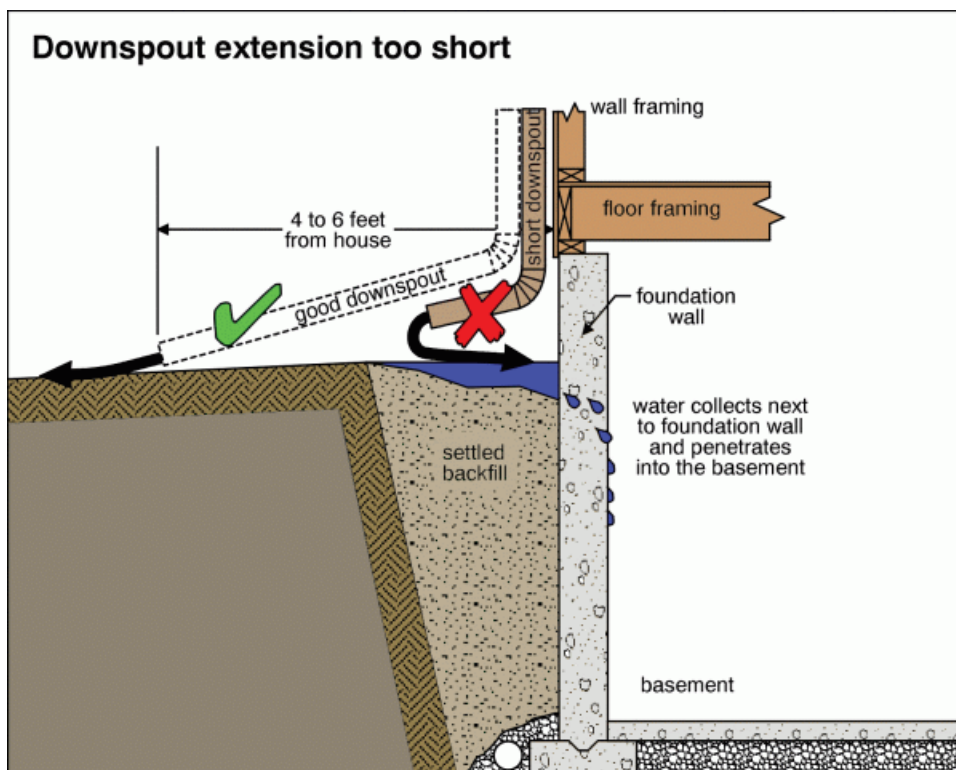
Task: Monitor / Improve

Time: If necessary

Gutter and downspout installation



Downspout extension too short



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5. Discharge too close to building

WALLS \ EIFS and Stucco

Condition: • EIFS (Synthetic stucco) needs good maintenance to prevent water entry. Vulnerable areas include doors, windows and wall penetrations

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Window sill is at or below grade.

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item



6. Window sill is at or below grade.

LANDSCAPING \ General

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

Keep tree branches trimmed back 3 feet from roof line.

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

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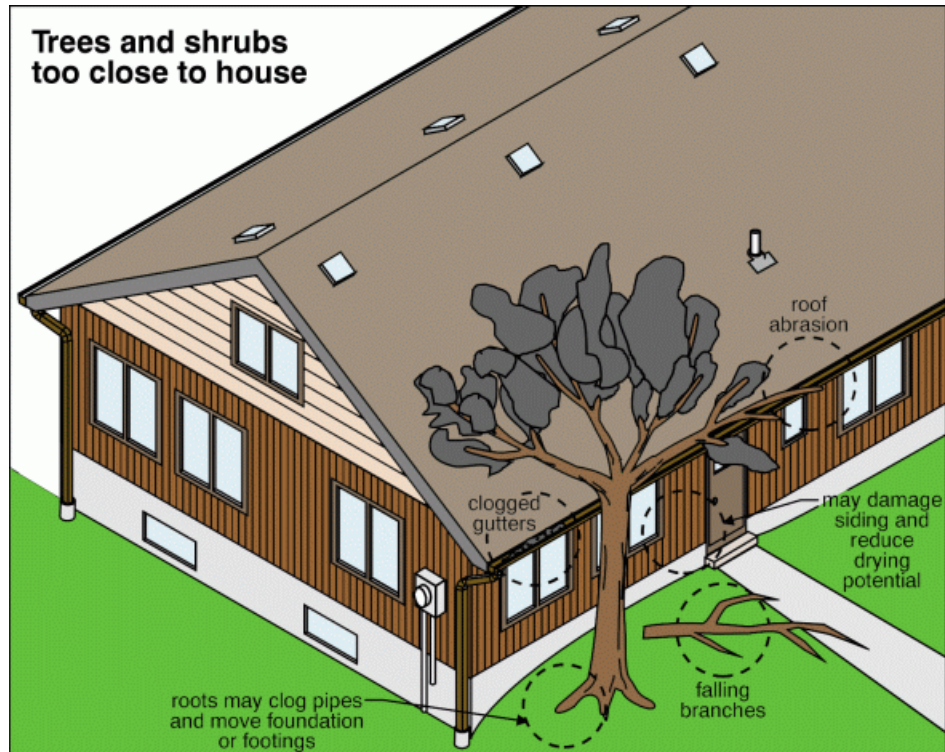
INTERIOR

REFERENCE

Location: Exterior Garage

Task: Improve

Time: Ongoing



7. Trees or shrubs too close to building

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

Keep tree branches trimmed back 3 feet from roof line.

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

Location: Rear Exterior

Task: Improve

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Time: Ongoing / Regular maintenance

Cost: Regular maintenance item



8. Trees or shrubs too close to building

Condition: • Vines on building

Vines may damage the home over time. If vines are to remain, and we understand the aesthetic reasons for leaving them, we recommend controlling the growth so vines do not attach to wood surfaces or roofs, and do not clog gutters and downspouts and soffit vents.

Implication(s): Chance of damage to finishes | Chance of pests entering building

Location: Rear Exterior

Task: Remove

Time: Less than 1 year



9. Vines on building



10. Vines on building

LANDSCAPING \ Lot grading

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

EXTERIOR

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Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

Descriptions

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

FOUNDATIONS \ General

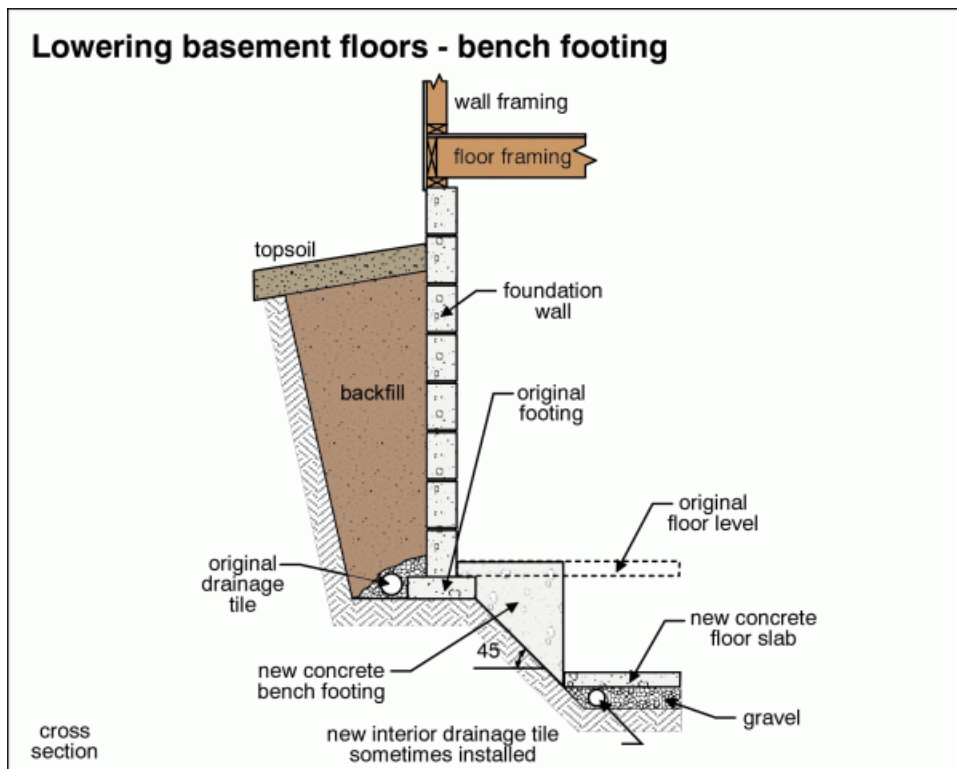
Condition: • [Basement lowered](#)

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

Implication(s): Chance of structural movement

Location: Throughout Basement

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



STRUCTURE

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Inspection Methods and Limitations

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

Attic/roof space: • No access

Percent of foundation not visible: • 99 %

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

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 and exterior](#)

Smoke detectors: • [Present](#)

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

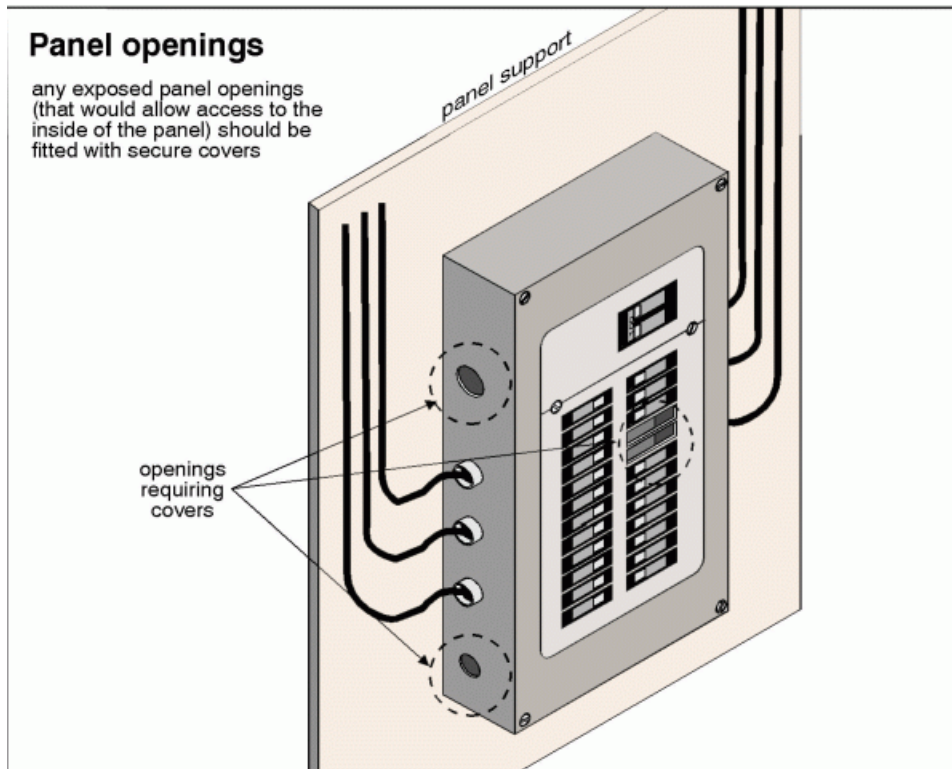
Implication(s): Electric shock | Fire hazard

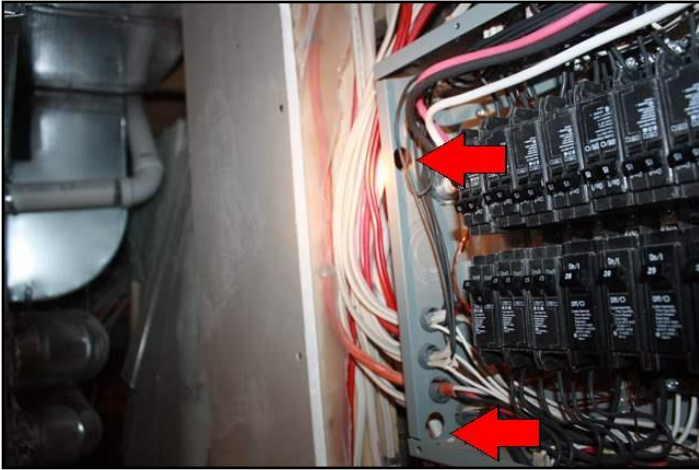
Location: Basement Panel

Task: Correct

Time: Immediate

Cost: Minor





11. Openings in panel



12. Openings in panel

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

Descriptions

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Approximate age: • [New](#)

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

Fireplace/stove: • None

Observations and Recommendations

CHIMNEY AND VENT \ Metal chimney or vent

Condition: • [Chimney walls rusting or pitting](#)

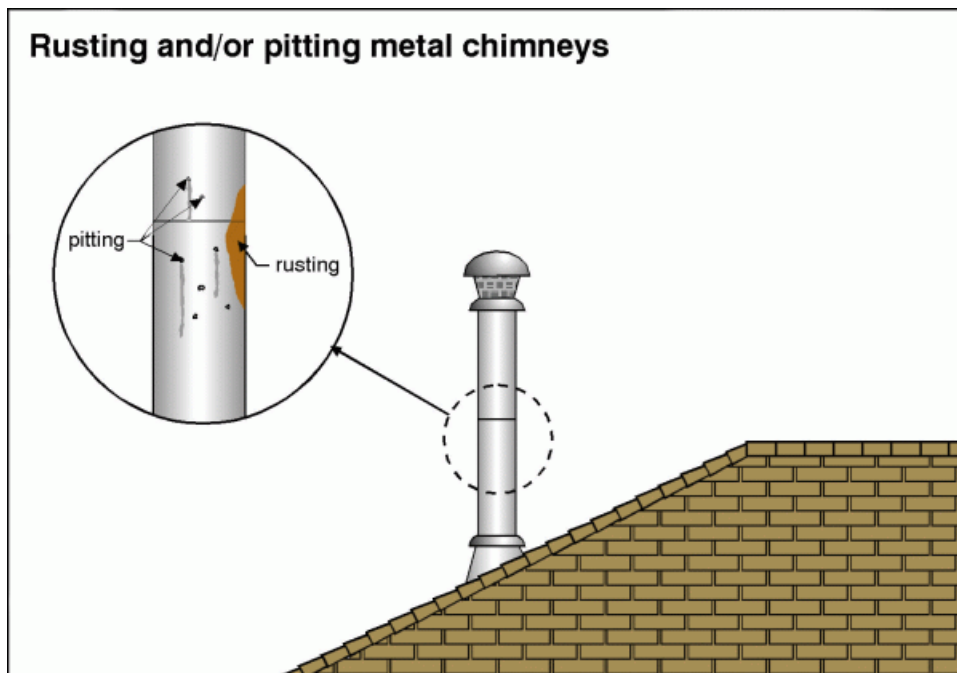
Metal chimney no longer in use. Remove if desired.

Implication(s): Chance of movement | Hazardous combustion products entering home

Location: Exterior Roof

Task: Remove

Time: Less than 2 years



HEATING

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13. Chimney walls rusting or pitting

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

168 Sixth Street, Toronto, ON August 27, 2018

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Descriptions

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

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

Compressor approximate age:

• 1 year
manufactured 2017

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

168 Sixth Street, Toronto, ON August 27, 2018

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Descriptions

Attic/roof insulation material: • Not visible

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

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

Attic/roof ventilation: • [Roof and soffit vents](#)

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: • 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:

- [Copper](#)

Portion entering through ground not visible

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Required

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

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

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

Tank capacity: • 50 gallons • 189 liters

Water heater approximate age: • New

Typical life expectancy: • 10 - 15 years

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

Pumps: • [Solid waste pump \(ejector pump\)](#) • [Sump pump](#)

Floor drain location: • Near heating system

Backwater valve:

- Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.



14. Present. These valves help prevent sewer...

Observations and Recommendations

SUPPLY PLUMBING \ Shut off valve

Condition: • [Missing or cannot be located](#)

main shut off valve is required prior to meter.

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

Location: Basement Furnace Room

Task: Provide shut off valve

Time: As Soon As Possible

Cost: Consult with plumber.



15. Missing

WASTE PLUMBING \ Drain piping - performance

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.

We make this recommendation on all homes built prior to 1970

WASTE PLUMBING \ Sump pump

Condition: • [Discharge pipe problems](#)

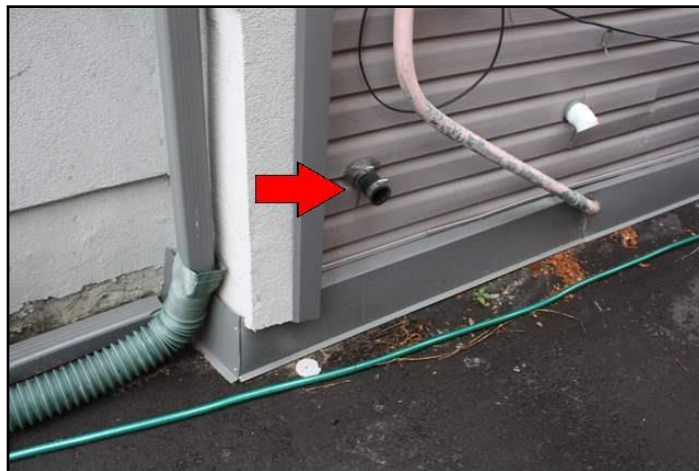
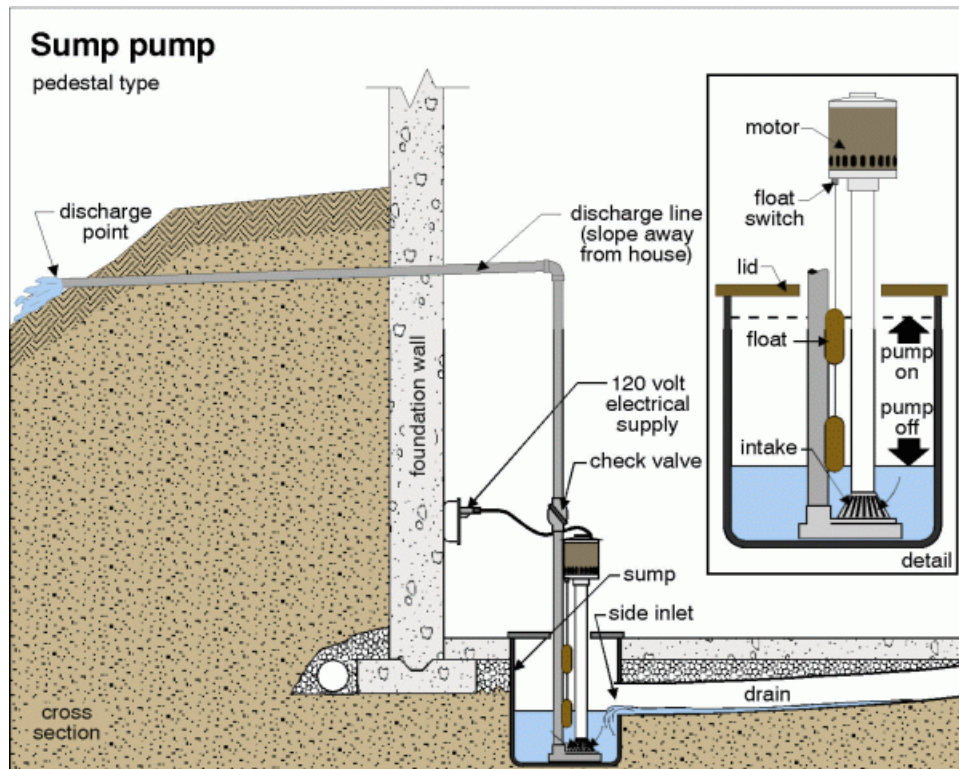
Ideally, the discharge of the sump should drain to the exterior of the home extended to 12 feet away.

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

Location: Right Side Exterior

Task: Monitor / Improve

Time: If necessary



16. Discharge pipe

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: • [Laminate](#)

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

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

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

General

- New finishes - Newly renovated
- Work in Progress Observed

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 - corrective action noted

Condition: • [Drainage membrane](#)

For Your Information - Homeowner noted that a drainage membrane was added to the foundation wall. This is a common method used to help manage moisture on stone foundations.

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

Location: Throughout Basement

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



17. Drainage membrane

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: • Work in Progress

Inspection limited/prevented by: • Absence of historical clues due to recent renovation.

Inspection limited/prevented by: • Carpet • New finishes/paint

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: • 95 %

Basement leakage: • Cannot predict how often or how badly basement will leak

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