



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

27 St Johns Road  
Toronto, ON M6P 1T7

PREPARED FOR:  
GILLIAN RITCHIE

INSPECTION DATE:  
Thursday, August 13, 2020

## 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)



August 14, 2020

Dear Gillian Ritchie,

RE: Report No. 2705, v.2  
27 St Johns Road  
Toronto, ON  
M6P 1T7

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

The Inspection Professionals (TIP) is a Full-Time Professional, Certified multi-inspector award-winning 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). A full phone report review is also available for \$97.00

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

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# SUMMARY

27 St Johns Road, Toronto, ON August 13, 2020

Report No. 2705, v.2

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

SUMMARY

ROOFING

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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.

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OVERALL CONDITION OF PROPERTY IS VERY GOOD AS COMPARED TO SIMILAR PROPERTIES OF THE SAME AGE. NUMEROUS UPGRADES OBSERVED:

- NEW ROOF
- NEW DECK
- SECOND FLOOR AND THIRD FLOOR RECENT RENOVATIONS
- PREMIUM WINDOWS ADDED
- NEW AIR CONDITIONING UNITS ADDED THROUGHOUT

-----

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 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>

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## Heating

### GAS HOT WATER BOILER \ Life expectancy

**Condition:** • Aging

Typical lifespan is 20-35 years for this type of slant/fin boiler. The current unit is 23 years old. Service annually and continue to use until replacement is needed. Seller noted that boiler has been recently serviced.

**Location:** Basement Boiler Room

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$5,000 - and up

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>

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## Descriptions

### General:

- Newer premium roof coverings
- New metal sloped roof and new modified bitumen flat roof

### Sloped roofing material:

- [Metal](#)

Premium newer metal roof



1. Metal



2. Metal

### Flat roofing material:

- [Modified bitumen membrane](#)



3. Modified bitumen membrane

**Approximate age:** • New

### Typical life expectancy:

- 30- 50 years
- Metal (Many metal roofs have a lifespan of 50 years)



## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • General Recommendation for all homes - Strip Roof Covering when replacing. 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:** • Any penetrations through roof, i.e. skylights, vents, etc should be checked annually and sealed as needed.

### RECOMMENDATIONS \ Overview

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

**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 \ Metal

**Condition:** • [Vulnerable areas](#)

skylights are vulnerable areas on all roofs. Monitor regularly

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

**Location:** Roof

**Task:** Inspect annually

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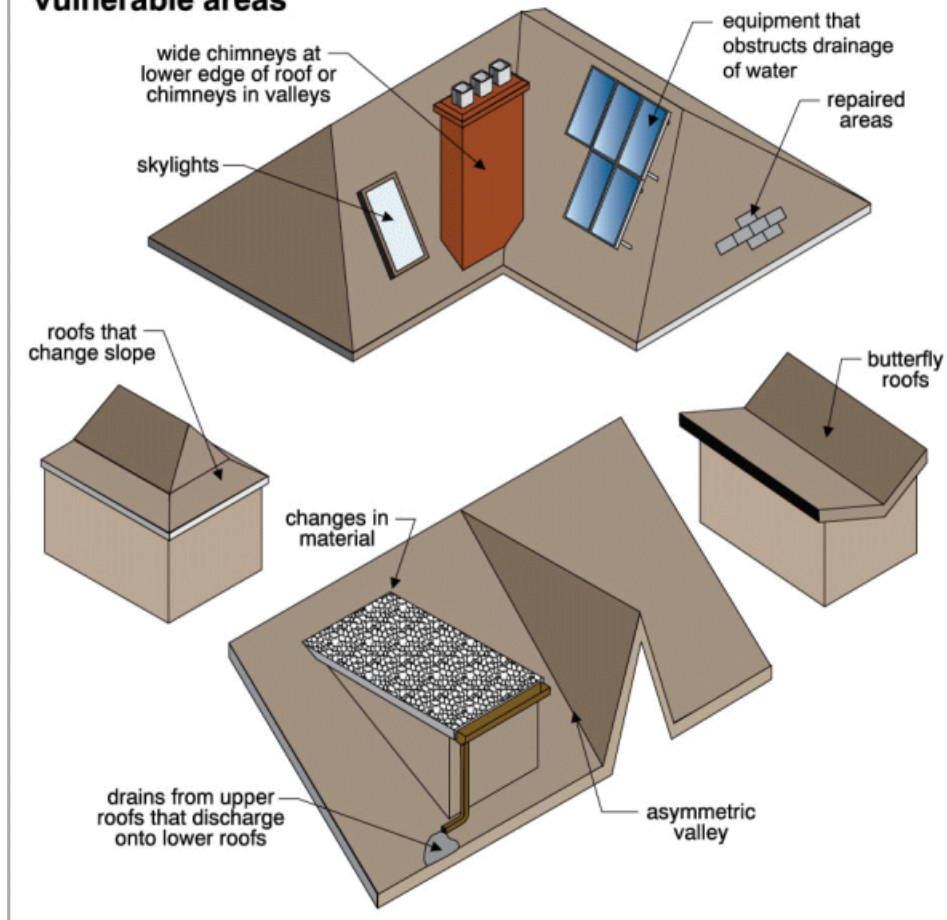
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## Vulnerable areas



## Inspection Methods and Limitations

**Inspection performed:** • By walking on roof • From roof edge

**Age determined by:** • Reported by seller

# EXTERIOR

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## Descriptions

**General:** • The exterior has been well maintained overall • The exterior of the home is in good condition.

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

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

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

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

**Wall surfaces - masonry:** • [Brick](#)

**Wall surfaces - wood:** • [Shingles](#)

**Deck:** • New rear deck in good condition.

## Observations and Recommendations

### 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

### EXTERIOR GLASS/WINDOWS \ Exterior trim

**Condition:** • [Sill deteriorated](#)

Minor cracks of parging at sill. Patch to prevent further damage. Typical Maintenance

**Implication(s):** Material deterioration

**Location:** Front Exterior

**Task:** Patch /Parge

**Time:** Regular maintenance

**Cost:** Regular maintenance item



4. Sill deteriorated

### LANDSCAPING \ Lot grading

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



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## Inspection Methods and Limitations

Upper floors inspected from: • Ground level

## Descriptions

**General:** • The solid masonry walls and foundations that are visible are in good condition overall.

**Configuration:** • [Basement](#)

**Foundation material:**

• Not visible

based on the age of original construction, the original foundation is likely stone. brick or concrete block

**Floor construction:** • [Joists](#)

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

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

## Observations and Recommendations

### FOUNDATIONS \ General notes

**Condition:** • [Parging damaged or missing](#)

**Location:** Left Exterior Wall

**Task:** Provide parging

**Time:** Regular maintenance

**Cost:** Regular maintenance item



5. Parging damaged or missing

### WALLS \ Solid masonry walls

**Condition:** • [Mortar deteriorating](#)

Repointing / Tuck-Pointing of mortar needed at various areas. This is COMMON MAINTENANCE for all homes of this age. Overall brick is in good condition.

**Location:** Various Exterior Walls

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item

# STRUCTURE

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6. Example



7. Example

## Inspection Methods and Limitations

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

**Attic/roof space:** • No access

**Percent of foundation not visible:** • 95 %

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## Descriptions

**General:** • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS • The Electrical system has been updated and is in good condition overall.

**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](#)

**System grounding material and type:** • [Copper - water pipe](#)

**Distribution panel type and location:**

• [Breakers - basement](#)

x 4 breakers



8. Breakers - basement

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

**Distribution wire (conductor) 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 alarms (detectors):** • [Present](#)

## Observations and Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Openings in panel](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Various Basement Panel

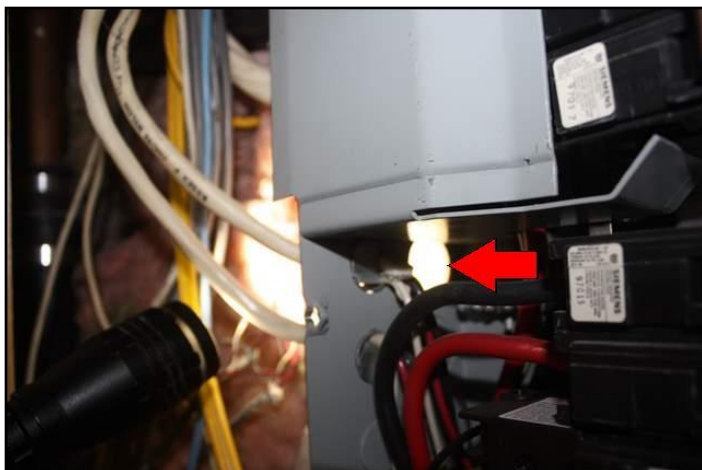
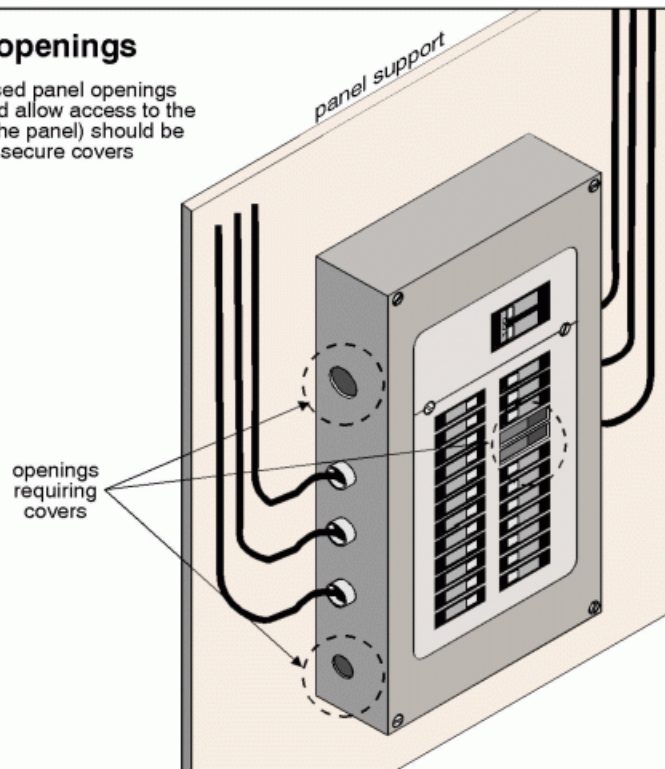
**Task:** Correct

**Time:** Immediate

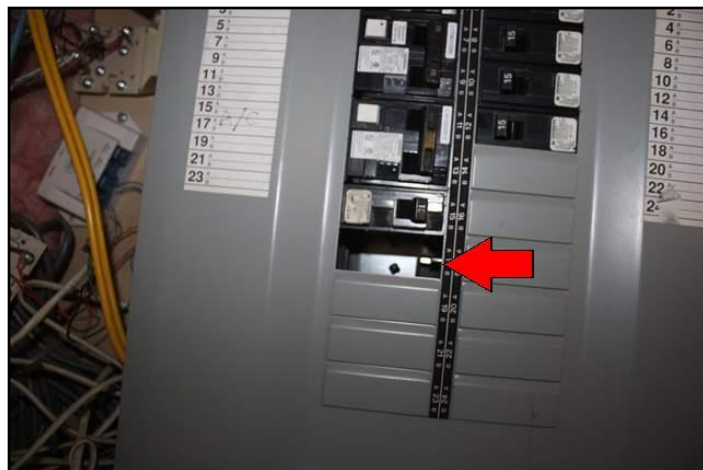
**Cost:** Minor

**Panel openings**

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



9. First panel on left



10. Openings in panel



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11. Openings in panel

#### **DISTRIBUTION SYSTEM \ Cover plates**

**Condition:** • For outlet (receptacle) is damaged

**Implication(s):** Electric shock

**Location:** Basement Kitchen

**Task:** Replace

**Time:** As Soon As Possible

**Cost:** Less than \$10

#### **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.

### 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:** • 120,000 BTU/hr

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [23 years](#)

**Typical life expectancy:** • Boiler (cast-iron) 20 to 35 years

**Fireplace/stove:** • Wood-burning fireplace - not in service

## Observations and Recommendations

### GAS HOT WATER BOILER \ Life expectancy

**Condition:** • Aging

Typical lifespan is 20-35 years for this type of slant/fin boiler. The current unit is 23 years old. Service annually and continue to use until replacement is needed. Seller noted that boiler has been recently serviced.

**Location:** Basement Boiler Room

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$5,000 - and up

## 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

**General:** • All the mini split systems are newer systems. There are 4 interior units present. 2 manufactured in 2018 and 2 are brand new.

**Air conditioning type:** • [Air cooled](#) • [Ductless \(Mini split\) system](#)

**Cooling capacity:** • [1 Ton](#) • [2 Tons](#)

**Compressor approximate age:** • 0 - 5 years

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

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • In general, air conditioning units have a lifespan of 10-15 years but often last longer with regular servicing.

### 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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## Descriptions

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

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

## Inspection Methods and Limitations

**Inspection limited/prevented by lack of access to:** • Attic • Walls, which were spot checked only

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Descriptions

### General:

- Several components have been updated
- The second and third floor has been updated

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

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

### Main water shut off valve at the:

- Front of the basement



12. Front of the basement

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

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

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

### Water heater tank capacity:

- 189 liters
- x2

### Water heater approximate age:

- 8 years
- x2

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near laundry area • Near heating system



## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • Some older fixtures / components remain at main floor and basement. Update as needed.

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • Sewer backup insurance is recommended for ALL homes

Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

**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.

GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

### FIXTURES AND FAUCETS \ Bathtub enclosure

**Condition:** • [Unprotected window](#)

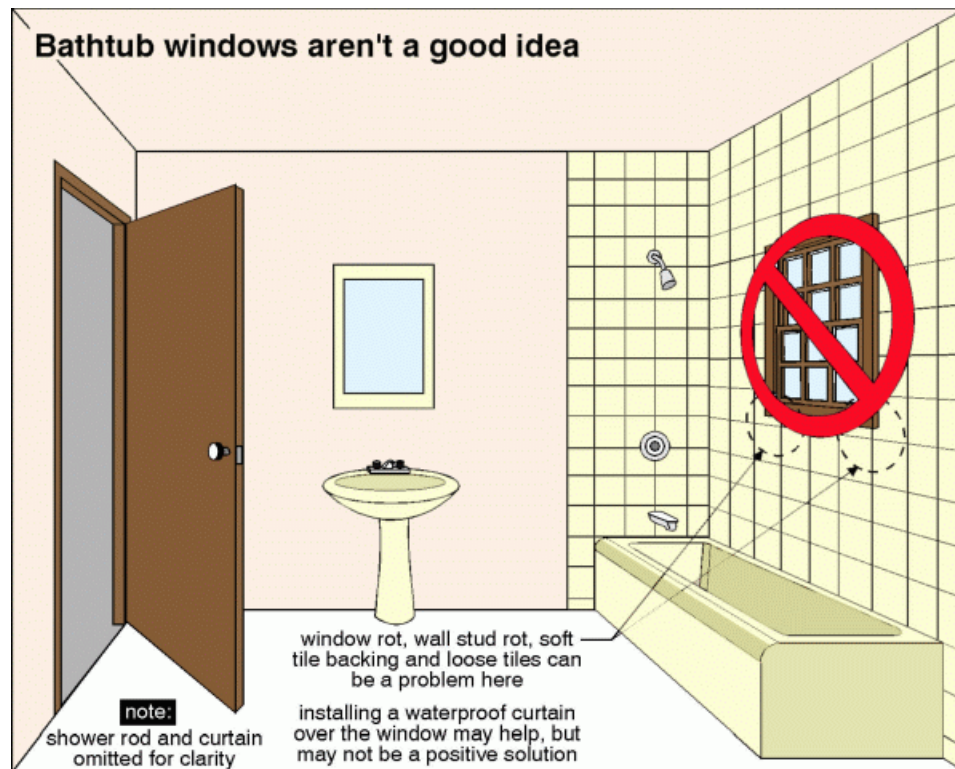
Shower Curtain can provide a temporary solution.

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

**Location:** Basement Bathroom

**Task:** Improve

**Time:** Less than 1 year



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## Inspection Methods and Limitations

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

## Descriptions

**General:** • Many interior components have been updated

**General:** • The second and third floor have been recently renovated. • Windows on second and third floor and some on first floor have been recently replaced with premium high-efficient double-paned windows.

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

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

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

**Glazing:** • [Double](#) • [Primary plus storm](#)

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

## Observations and Recommendations

### RECOMMENDATIONS \ General

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

### FLOORS \ General notes

**Condition:** • Worn

**Implication(s):** Material deterioration

**Location:** First Floor Hardwood

**Task:** Replace or stain

**Time:** Regular Maintenance

**Cost:** Depends on approach

### FLOORS \ Wood/laminate floors

**Condition:** • [Buckled](#)

Minor Settlement at floor. This is common above beams in older homes.

**Location:** First Floor Dining Room

**Task:** For Your Information

### WINDOWS \ General notes

**Condition:** • Painted shut

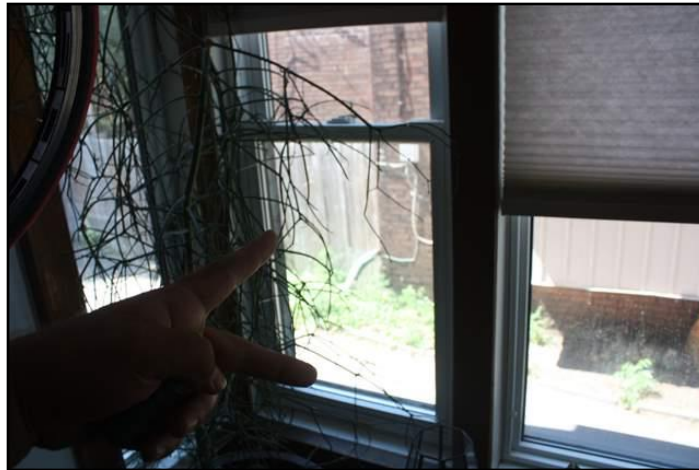
Single hung windows in dining room do not open likely due to recent painting from exterior.

**Implication(s):** Nuisance | Equipment inoperative

**Location:** First Floor Dining Room

**Task:** Correct

**Time:** Less than 1 year



13. Painted shut

**Condition:** • Aging

Varying ages and styles of windows noted. Windows on second and third floor and some on main floor have recently been replaced with premium quality windows. There are some older windows on main floor and basement. We noted windows on main floor manufactured in 1997. We typically recommend replacement on windows that are leaking or non-functioning. Upgrade when needed.

**Location:** Various

**Task:** Upgrade older windows as needed

**WINDOWS \ Glass (glazing)**

**Condition:** • [Cracked](#)

**Implication(s):** Physical injury

**Location:** Rear Basement Laundry Area

**Task:** Replace

**Time:** As Soon As Possible

**Cost:** \$200 - \$400



14. Cracked

# INTERIOR

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**Condition:** • [Cracked](#)

**Implication(s):** Physical injury

**Location:** First Floor

**Task:** Replace

**Time:** Less than 1 year

**Cost:** \$200 - \$400



15. Cracked

## DOORS \ Doors and frames

**Condition:** • Does not latch properly

**Implication(s):** System inoperative or difficult to operate

**Location:** Front First Floor Door

**Task:** Adjust

**Time:** Regular maintenance

## CARPENTRY \ Cabinets

**Condition:** • [Defective hardware](#)

Various damaged handles on cabinets and drawers

**Implication(s):** System inoperative or difficult to operate

**Location:** Basement Kitchen

**Task:** Replace

**Time:** Regular maintenance

**Cost:** Minor

## STAIRS \ Guardrails

**Condition:** • [Too low](#)

Below modern standards

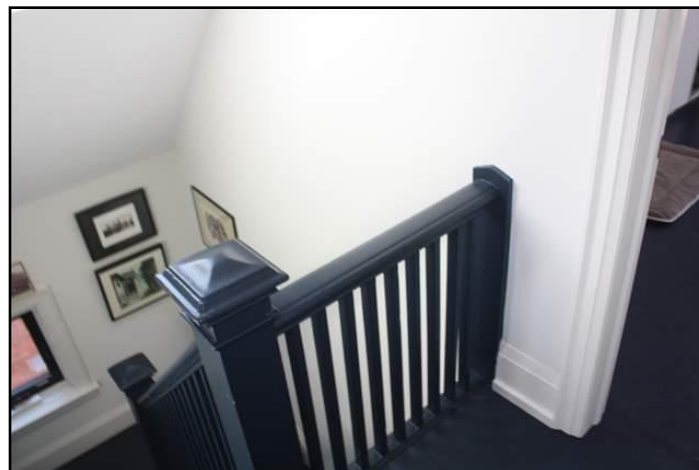
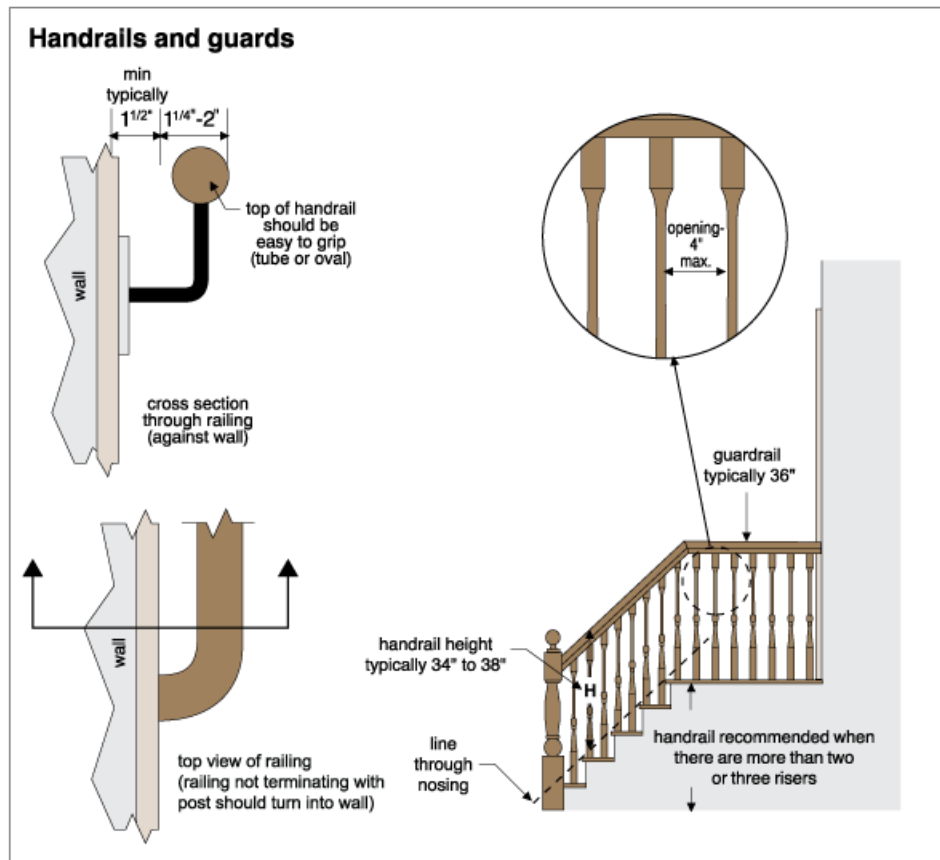
**Implication(s):** Fall hazard

**Location:** Second Floor

**Task:** Upgrade

**Time:** Discretionary





16. Too low

## EXHAUST FANS \ General notes

**Condition:** • [Missing](#)

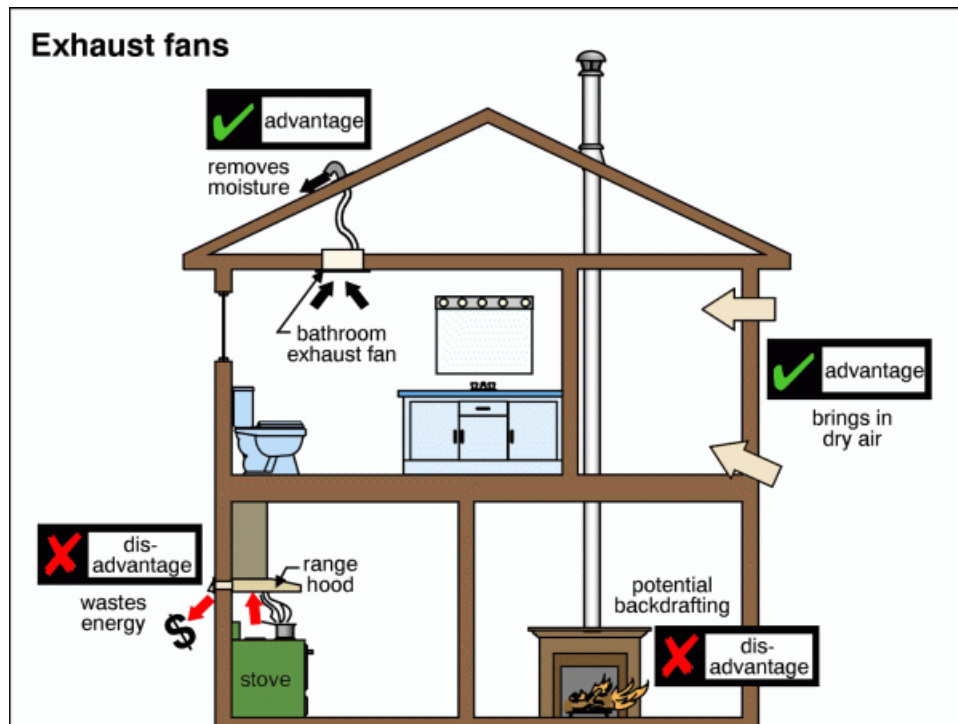
Exhaust Fans Desirable in bathrooms. (This was not standard when house was originally built)

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

**Location:** Basement Bathroom

**Task:** Upgrade

**Time:** When remodelling



## EXHAUST FANS \ Kitchen range exhaust system

**Condition:** • Not vented to exterior

Venting to the exterior was not standard when home was built

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

**Location:** Basement and first floor kitchen exhaust

**Task:** Upgrade

**Time:** When remodelling

## BASEMENT \ Leakage

**Condition:** • \*\*\*FOR FUTURE REFERENCE\*\*\* Basement Leakage 4-step method.

Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

## Inspection Methods and Limitations

**General:** • 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 / stipple ceilings, glue, insulation around heating ducts and registers, plaster 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. If you plan to remove/disturb any building material, testing for asbestos is recommended beforehand.

**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 • Aesthetics or quality of finishes

**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:

- Storage in basement limited inspection
  - Basement leakage is common. Most basements will experience leakage at some point. We cannot predict future occurrence or extent of basement leakage
  - Monitor the basement for leaks in the Spring.
- ongoing recommendation for all homeowners

# LINKS

27 St Johns Road, Toronto, ON August 13, 2020

Report No. 2705, v.2

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

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## Descriptions

**General:** • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#) • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix. Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.](#) • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#) • [\(Life Cycles and Costs\)](#) • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#) • [Common Building Technical Terms Explained](#)

**General:** • [The Inspection Professionals Website](#)

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## Descriptions

**GOOD ADVICE FOR ALL HOMEOWNERS:** • The following items apply to all homes and explain how to prevent and correct some common problems.

**Roof Leaks:** • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

**Annual Roof Maintenance:** • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

**Ice Dams on Roofs:** • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

**Maintaining the Exterior of Your Home:** • Regular maintenance includes painting and caulking of all exterior wood.

**Insulation Amounts - Current Standards:** • Attic and roof space: R-40 (R-50 if electric heat)

**Reduce Air Leaks:** • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

**Bathtub and Shower Maintenance:** • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

**Basement/Crawlspace Leakage:** • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for more information.](#)

**MORE GOOD ADVICE FOR ALL HOMES:** • Here is some more information that applies to all homes.

**MORE GOOD INFORMATION:** • The following links give you access to documents that provide additional information on a range of topics.

**Life Cycles and Costs:** • [Ballpark estimates based on a typical three-bedroom home.](#)

**Priority Items for Home Buyers:** • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

**Maintenance:** • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#) This document helps you look after your home.

**When Things Go Wrong:** • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

**Standards of Practice:** • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

**END OF REPORT**



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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