



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
2 Forfar Court
Toronto, ON M9A 2C8

PREPARED FOR:
WENDY HAMMOND

INSPECTION DATE:
Tuesday, April 30, 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

May 1, 2019

Dear Wendy Hammond,

RE: Report No. 2446
2 Forfar Court
Toronto, ON
M9A 2C8

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

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

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

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

-Adam

BUYERS -

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

Sincerely,

ADAM HANNAN
on behalf of
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SUMMARY

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

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>

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 14 years old and could not be tested due to the low outdoor temperature. Check operation in the spring

Implication(s): Equipment failure | Reduced comfort

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - 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

SUMMARY

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles

- [Strip when reroofing](#)

Approximate age: • 8-9 years as per seller

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • In general, this type of asphalt shingle is sold as a 20 shingle but typically has a normal lifespan of 13-17 years.

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

ROOFING

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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 to ice damming](#)

Large roof overhangs are more prone to ice damming. This cannot be determined at a home inspection. Monitor

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

Location: Various

Task: Monitor

Time: Unpredictable

Inspection Methods and Limitations

Inspection performed: • From roof edge

Age determined by: • Reported by seller

EXTERIOR

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

General

• inactive wasp nest. Homeowner had nest treated.

Location: Garage

Task: Remove old nest

Time: As soon as possible



4.

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 \ 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 \ Window well drains

Condition: • [Obstructed/clogged](#)

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

Location: Various Exterior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

EXTERIOR

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



5. Example

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

Condition: • [Rot](#)

Implication(s): Weakened structure

Location: Various Rear Exterior Deck

Task: Repair / Replace

Time: Less than 1 year

Cost: Regular maintenance item / Consult with Specialist



6. Rot example

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

Condition: • [Steps springy, loose or sagging](#)

Implication(s): Trip or fall hazard

Location: Rear Exterior Deck

Task: Repair / Replace

Time: Regular maintenance

EXTERIOR

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

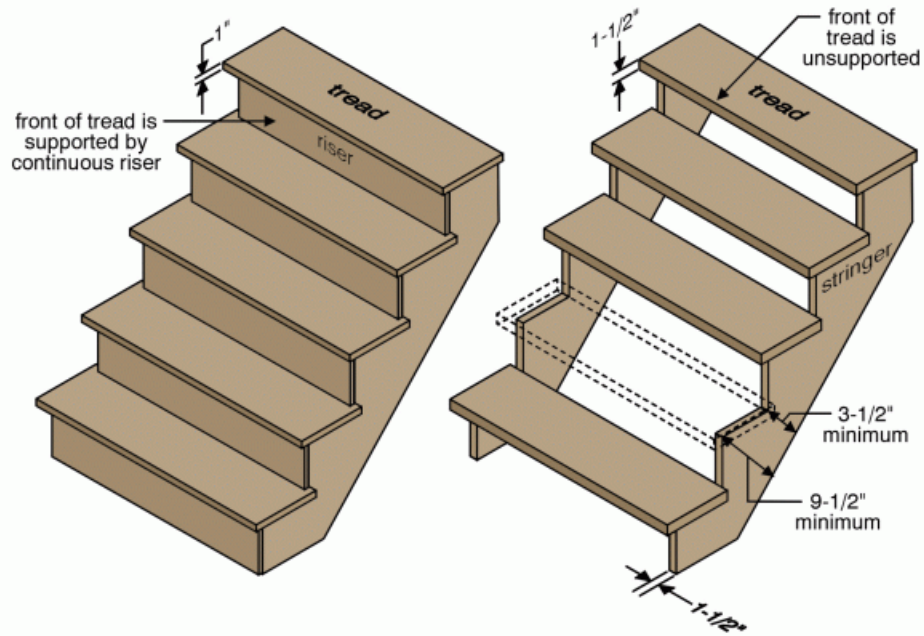
LINKS

PHOTOS

MORE INFO

REFERENCE

Designing steps that aren't springy



BASEMENT WALKOUTS \ General

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

Implication(s): Fall hazard

Location: Rear Exterior

Task: Provide Handrails

Time: Less than 1 year

Cost: Minor

EXTERIOR

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

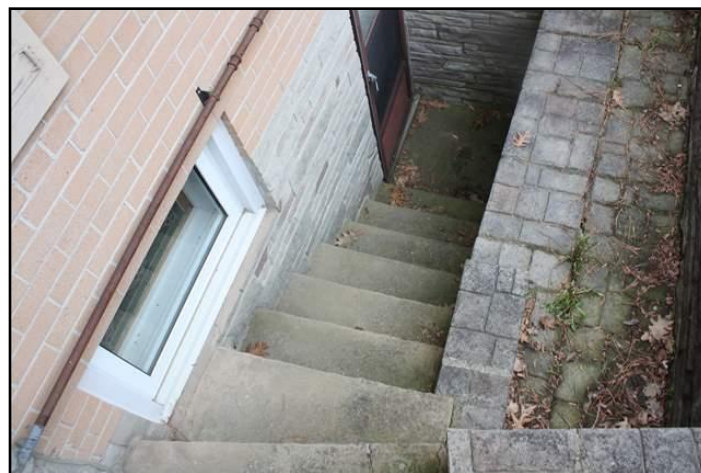
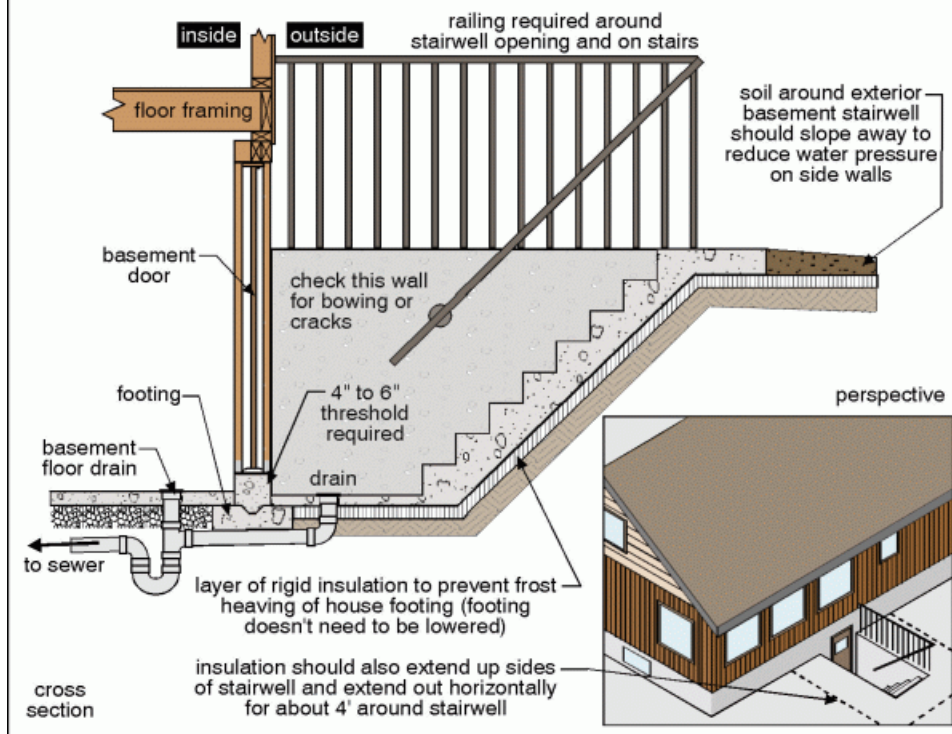
LINKS

PHOTOS

MORE INFO

REFERENCE

Insulated exterior basement stairwell



7. Guard and handrail problems

Condition: • [Step and landing problems](#)

Settlement.

Implication(s): Trip or fall hazard

Location: Rear Exterior

Task: Repair / Replace

Time: As Needed / Regular maintenance

Cost: Consult with Contractor

EXTERIOR

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

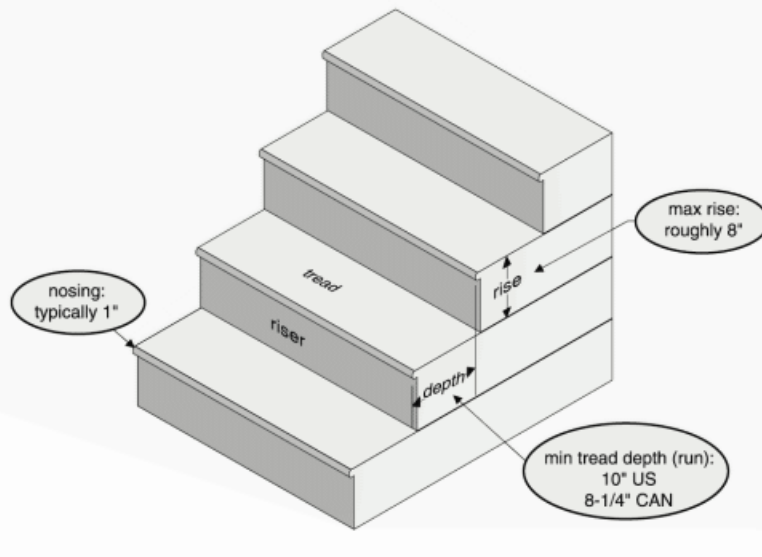
LINKS

PHOTOS

MORE INFO

REFERENCE

Rise, tread depth (run) and nosing



8. Step and landing problems

LANDSCAPING \ Lot grading

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

LANDSCAPING \ Walkway

Condition: • [Improper slope or drainage](#)

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

Location: Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

EXTERIOR

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



9. Improper slope or drainage

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

Configuration: • [Basement](#)**Foundation material:** • [Masonry block](#)**Floor construction:** • [Joists](#)**Exterior wall construction:** • [Masonry](#)**Roof and ceiling framing:** • Rafters

Observations and Recommendations

FOUNDATIONS \ General

Condition: • Typical minor cracks

Almost all houses with concrete foundations have minor settlement and/or shrinkage cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

Implication(s): Chance of water entering building**Location:** Various Exterior Wall**Task:** Monitor / Repair**Time:** ongoing / if necessary

FLOORS \ Concrete slabs

Condition: • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

WALLS \ Solid masonry walls

Condition: • [Cracked](#)

Settlement Cracks noted at wall. These are common above and below windows and doors. Our recommendation is to repair the cracks (Tuckpoint mortar and patch bricks) to prevent water entry and/or further damage. Note the date, and monitor for activity. Crack repairs / maintenance can be expected with most homes of this age.

Implication(s): Weakened structure**Location:** Exterior Wall Garage**Task:** Patch**Time:** Less than 2 years

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



10. Cracked

ROOF FRAMING \ Sheathing

Condition: • [Sagging](#)

Sagging noted. This is common with homes of this era when a thinner 3/8 inch sheathing were used. We recommend that you replace parts of the roof sheathing when replacing the roof covering.

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

Location: Various

Task: Replace various sheathing

Time: When replacing roof covering

Cost: typically \$100 per 4x8 sheet



11. Sagging

STRUCTURE

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Inspection Methods and Limitations

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

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

Service size: • [100 Amps \(240 Volts\)](#)

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](#) • [Copper - metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke alarms (detectors): • Provide New

Observations and Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Too close to duct, pipe, vent or chimney](#)

Implication(s): Electric shock | Fire hazard

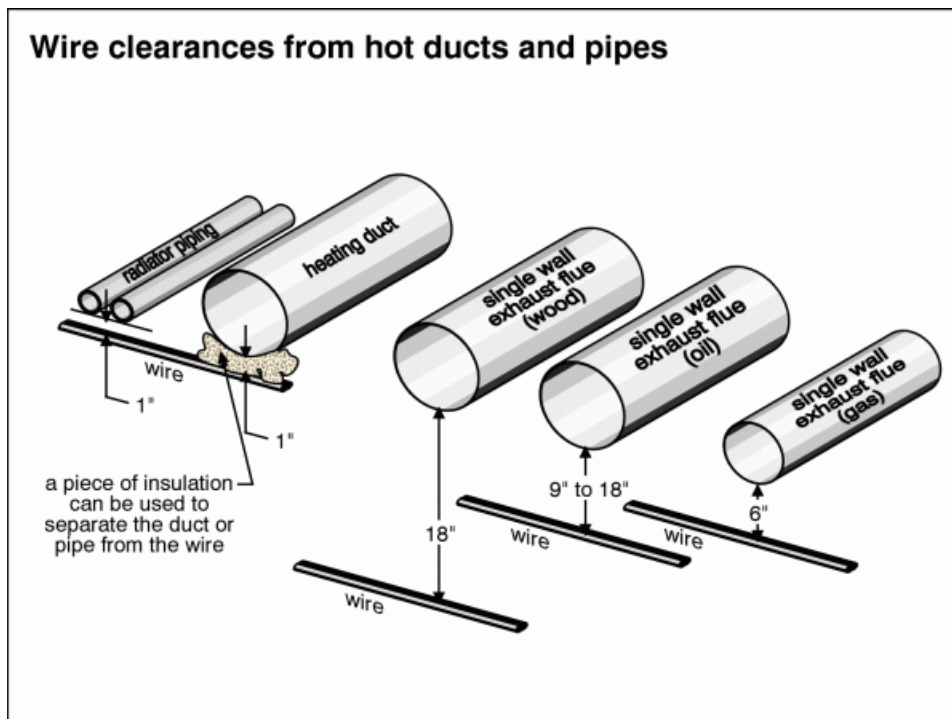
Location: Basement

Task: Correct

Time: As Soon As Possible

Cost: Minor

Wire clearances from hot ducts and pipes





12. Too close to duct, pipe, vent or chimney

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Many outlets were found with reversed polarity (hot and neutral wires reversed)

Implication(s): Electric shock

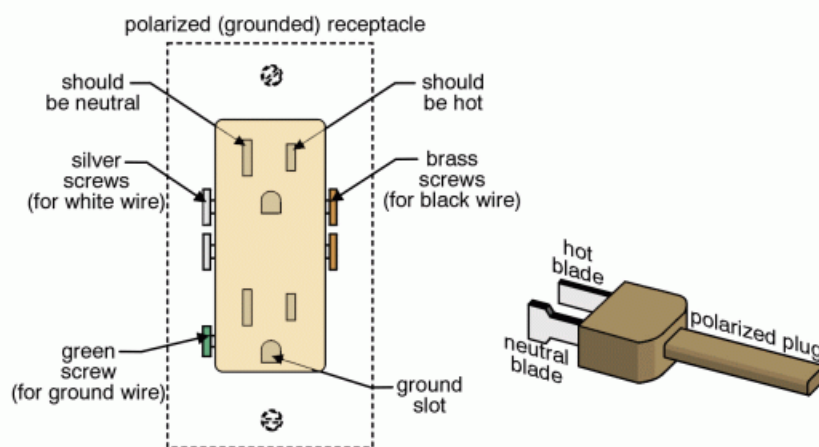
Location: Various Basement and first floor

Task: Correct

Time: Immediate

Cost: Minor

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

DISTRIBUTION SYSTEM \ Lights

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor



13. Damage

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

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [14 years](#)

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

Fireplace/stove: • [Gas fireplace](#)

Observations and Recommendations

General

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

Location: Basement Furnace Room

Task: Service annually

Time: Ongoing

Cost: Regular maintenance item

• A home inspection cannot determine if the heat exchanger is damaged because the heat exchanger is not visible without removal of furnace components. Have HVAC licensed technician inspect the furnace prior to first use and annually.

GAS FURNACE \ Life expectancy

Condition: • Aging

Typical lifespan for this type of furnace is 15-20 years. The current unit is 14 years old. Service annually and continue to use.

Location: Basement Furnace

Task: Service annually

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Condensate problems](#)

Minor condensate leak and condensate tube. Service by HVAC technician required.

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

Location: Basement Furnace Area

Task: Repair

Time: As Soon As Possible

Cost: Minor



14. Condensate problems

CHIMNEY AND VENT \ Masonry chimney

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

Implication(s): Material deterioration

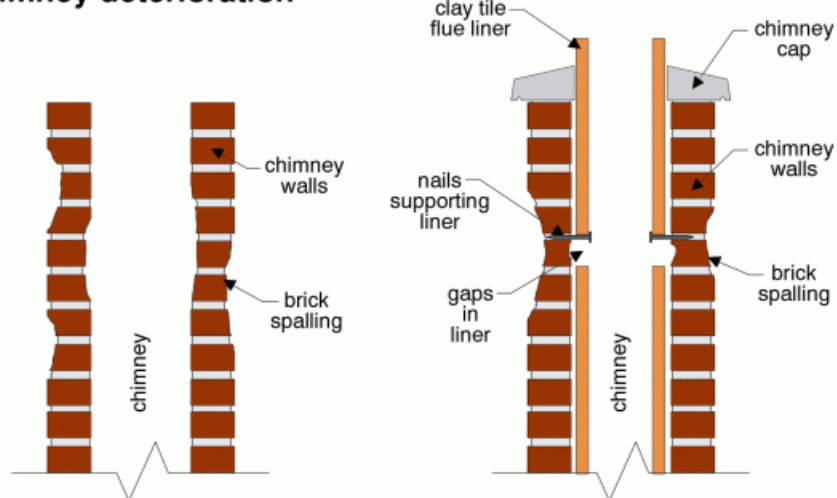
Location: Various Chimney

Task: Repair

Time: Less than 1 year

Cost: Consult with Specialist

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

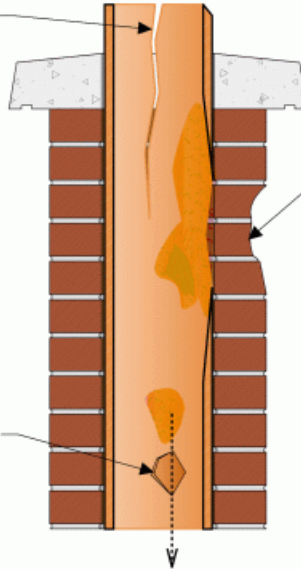
even lined chimneys can suffer from condensation related brick damage

Deteriorated clay chimney liner

cracks and chips on the exterior can allow rain water to enter the chimney liner

this moisture may subsequently gain access to the brick interior of the chimney and the appliances that are venting into the chimney

chips of liner material may fall into the cleanout and into the furnace, boiler, and/or water heater



cracks, chip, and worn areas on the interior can allow moisture from rain water and from exhaust to damage the chimney brick

this may result in deterioration of the interior of the brick, spalling, and efflorescence



15. Loose, missing or deteriorated masonry



16. Loose, missing or deteriorated masonry



17. Loose, missing or deteriorated masonry

Condition: • [Efflorescence](#)

Implication(s): Material deterioration

Location: Exterior

Task: Click link to read more information

FIREPLACE \ Gas fireplace

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

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

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

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

Compressor approximate age: • 14 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 14 years old and could not be tested due to the low outdoor temperature. Check operation in the spring

Implication(s): Equipment failure | Reduced comfort

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Inspection Methods and Limitations

Inspection limited/prevented by: • To reduce risk of damaging the compressor, air conditioning systems are not tested until they have been started up for the season.

Inspection limited/prevented by: • Low outdoor temperature

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

INSULATION AND VENTILATION

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-32](#)

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

Attic/roof air/vapor barrier: • [Kraft paper](#)

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Below current standards of R-50 (as of 2012)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

ATTIC/ROOF \ Hatch/Door

Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Less than \$100

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

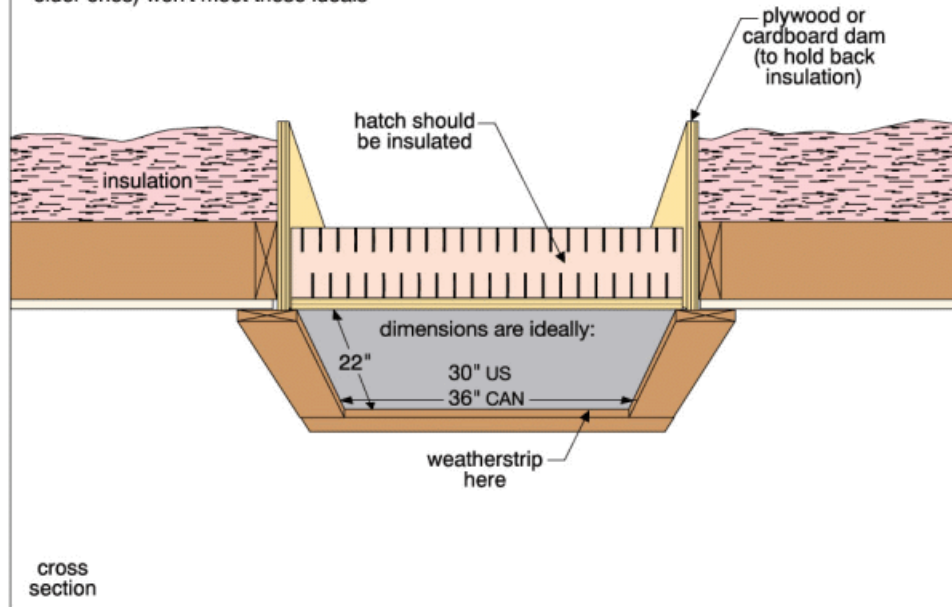
MORE INFO

REFERENCE

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

Service piping into building: • [Copper](#)

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

Main water shut off valve at the: • Basement

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 2 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location:

• Near laundry area



18. Near laundry area

Observations and Recommendations

GAS SUPPLY \ Gas piping

Condition: • [Rust](#)

Implication(s): Fire or explosion

Location: Rear Exterior

Task: Further evaluation / Replace

Time: Less than 1 year

Cost: Minor



19. Rust

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

This is recommended on all homes built prior to 1970

Implication(s): Drainage and/or leakage problems

Location: Basement

Task: Camera inspection

Time: Immediate

WASTE PLUMBING \ Traps - performance

Condition: • Prior repair.

Location: Basement Laundry Area

Task: Repair / Replace

Time: As Needed

Cost: Minor



20.

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Resilient](#)

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

Windows: • [Fixed](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

General

• Typical flaws noted on walls and ceilings. Finishes in home will need eventual updating, however this is discretionary. Renovations are a major expense.

RECOMMENDATIONS \ Overview

Condition: • Seller noted that the basement has been dry and not encountered any leakage.

WINDOWS \ General

Condition: • Windows are aging and vary between 1992 and late 1990's. They appeared in good working order. In general, we recommend upgrading windows if inoperative or leaks observed.

Location: Various

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)

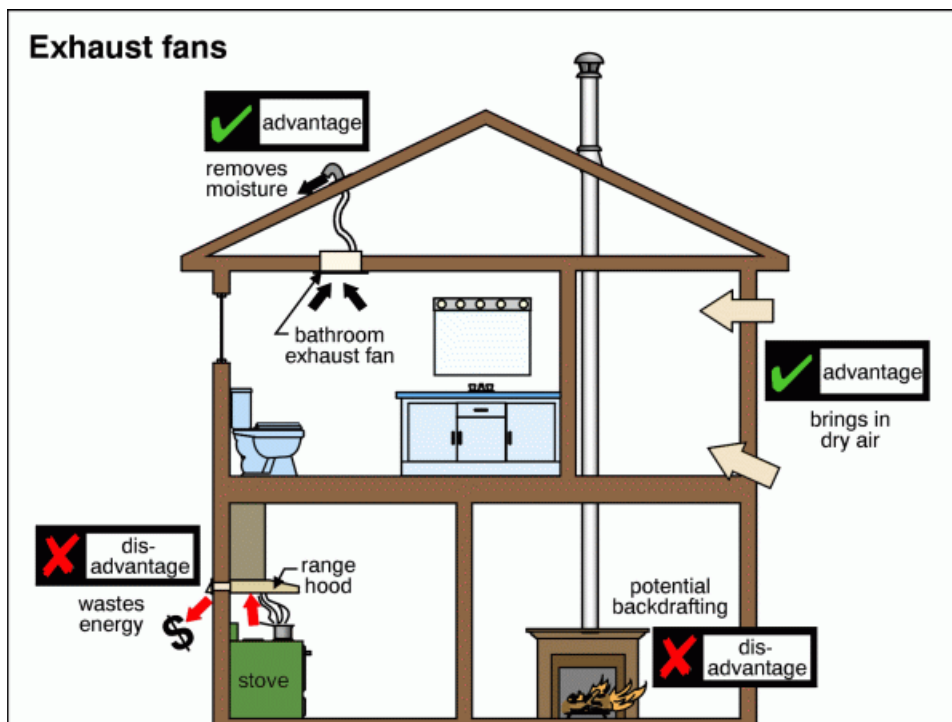
Implication(s): Chance of condensation damage to finishes and/or structure

Location: First Floor Bathroom

Task: Upgrade

Time: Less than 1 year

Exhaust fans



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 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 and cabinets / cupboards

INTERIOR

2 Forfar Court, Toronto, ON April 30, 2019

Report No. 2446

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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: • 90 %

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

LINKS

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Descriptions

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

General: • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#)

General: • [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.

General: • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#)

General: • [\(Life Cycles and Costs\)](#)

General: • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#)

General: • [Common Building Technical Terms Explained](#)

PHOTOS

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Descriptions

General: • pictures taken during inspection

MORE INFO

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ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	PHOTOS	MORE INFO	REFERENCE						

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