



# YOUR INSPECTION REPORT

*KNOW YOUR HOME*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:  
235 Indian Grove  
Toronto, ON M6P 2H4

PREPARED FOR:  
INDRE VALADKA PAZ

INSPECTION DATE:  
Tuesday, September 12, 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](http://www.inspectionpros.ca)  
[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)

# TIP

THE  
INSPECTION  
PROFESSIONALS

September 13, 2017

Dear Indre Valadka Paz,

RE: Report No. 2162, v.2  
235 Indian Grove  
Toronto, ON  
M6P 2H4

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  
THE INSPECTION PROFESSIONALS, INC.

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## INVOICE

September 13, 2017

Client: Indre Valadka Paz

Report No. 2162, v.2

For inspection at:

235 Indian Grove

Toronto, ON

M6P 2H4

on: Tuesday, September 12, 2017

Century old or heritage house	\$650.00
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Additional kitchen units	\$195.00
--------------------------	----------

Special Discount	(\$270.00)
------------------	------------

Subtotal	\$575.00
----------	----------

HST	\$74.75
-----	---------

Total	\$649.75
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PAID IN FULL - THANK YOU!

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# SUMMARY

235 Indian Grove, Toronto, ON September 12, 2017

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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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>

## Exterior

### GARAGE \ General

**Condition:** • Typical low quality structure

WE DID NOT ACCESS THE INTERIOR OF THE GARAGE DUE TO LOCKS. From the exterior, this appears to be a typical Toronto old garage that needs ongoing work. The roof covering is in good condition. The metal cladding is worn and leaning/bulging in various areas. Due to the lack of access we could not determine if the interior wall is leaning. Also there was a beam going across the front of the garage out jetted out approximately 8 feet. We could not determine if this was intended as structural support. Overall, extensive repairs would be needed to bring it up to modern standards. Replacement of garages are expensive, \$20,000 and up, therefore most people choose to repair the garage ongoing as needed.

**Implication(s):** Chance of structural movement | Chance of pests entering building | Physical injury | Chance of water entering building

**Location:** Rear Exterior Garage

**Task:** Repair

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**Time:** As Needed / Ongoing

## Structure

### FOUNDATIONS \ Performance opinion

**Condition:** • This home is reported to be 100+ years old. There have been many additions / modifications performed in the past. Structures this old do not necessarily follow the modern standards and current codes. Purchasing an old house requires an understanding that different building standards were used when this was built, therefore we are looking at the building from a standpoint of performance and whether this structure has withstood the test of time. When you are renovating the home, be sure to consult with a structural specialist before any renovations / modifications are performed.

## Electrical

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**Condition:** • [Exposed on walls or ceilings](#)

Wires secured to walls or baseboards is no longer an accepted method of installation. This was done in past to save time and cause less damage from due to full wire replacement.

**Implication(s):** Electric shock

**Location:** Throughout the home

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Consult with Contractor - Major cost

### DISTRIBUTION SYSTEM \ Knob-and-tube wiring

**Condition:** • [Replace when renovating](#)

Based on the age of the property Knob and Tube may be present in the walls or ceiling, although NONE WAS OBSERVED during the inspection. We checked various outlets and opened a light switch on the main level and did not observe knob and tube type wiring. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies. Many insurance companies will require an electrical audit to determine if there is knob and tube present.

**Implication(s):** Nuisance | Potential problem when obtaining home insurance

**Task:** Replace

**Time:** if found

**Cost:** \$1500 per areas

## Heating

### GAS HOT WATER BOILER \ Life expectancy

**Condition:** • [Old](#)

The boiler is 26 years old. The normal lifespan for this type of unit is 20-25 years. Service and plan for replacement

**Implication(s):** Equipment failure | No heat for building

**Location:** Basement

**Task:** Replace

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**Time:** When necessary / Unpredictable

**Cost:** \$6,000 - and up

## GAS HOT WATER BOILER \ Piping

**Condition:** • The insulation on the boiler or heating pipes may contain asbestos. Health Canada recommends the insulation be left in place undisturbed. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work. Please see the Asbestos article in the Supplementary section of the text.

For more information read web link from Health Canada

**Location:** Various Basement

**Task:** Further evaluation / Protect / Remove

**Time:** Immediate

**Cost:** Depends on approach

## Interior

### General

• OVERALL - We noted flaws on floors, walls, and ceilings typical of an old home. The home finishes, kitchen and bathrooms will need extensive updating. This is obviously a major expense which is highly dependant on personal preferences with finishes. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics.

**Location:** Throughout

**Task:** Upgrade/Update finishes throughout

**Time:** Discretionary

**Cost:** Major - Tens of thousands of dollars.

### WINDOWS \ General

**Condition:** • Many of the windows are older but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly \$30 to \$50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

We noted windows with varying ages from very old original to updated ones that were replaced as recently as 2015. The older windows including the original and all single hung single pane windows are at the point where upgrading is needed.

**Location:** Throughout

**Task:** Upgrade

**Time:** Less than 1 year

**Cost:** \$30-\$50 per sq for moderate quality and \$50-\$100 per sq for higher end windows.

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.



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

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## Descriptions

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

**Flat roofing material:**

• [Modified bitumen membrane](#)

Flat roof at rear is in good condition overall



1. Modified bitumen membrane



2. Modified bitumen membrane



3. Modified bitumen membrane

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • When replacing a roof covering, it is common to apply a second layer over the first to minimize costs. Best practice however, is to remove the old roof covering before installing the new roof. Adding a third layer of roofing is not recommended. It is common when re-roofing to find concealed damage to roofing boards, these and other hidden components. There is no practical way to predict the presence or extent of the damage

**Condition:** • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which



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roofs will suffer the most damage under adverse weather

## **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Multiple layers](#)

**Implication(s):** Shortened life expectancy of material

**Location:** Sloped roofing

**Task:** Remove

**Time:** When Replacing

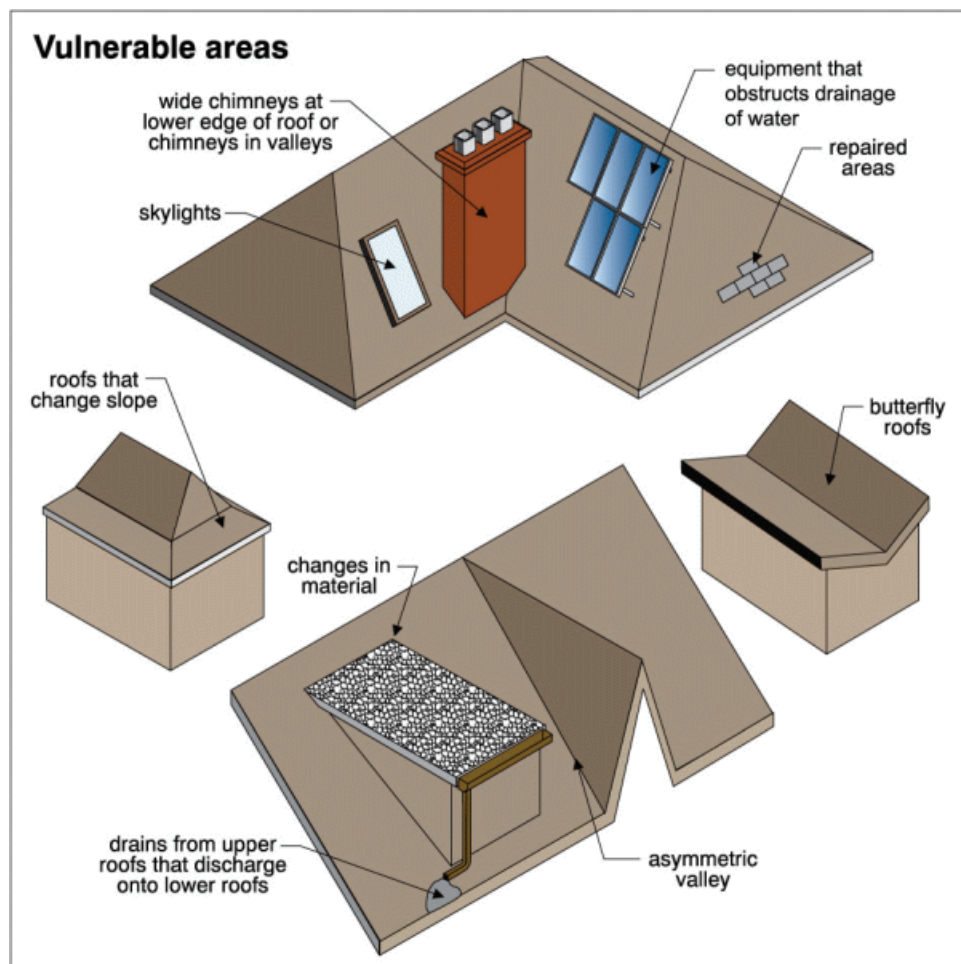
**Condition:** • [Vulnerable areas](#)

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

**Location:** Various Roof

**Task:** Inspect annually / Click link to read more information

**Time:** Ongoing



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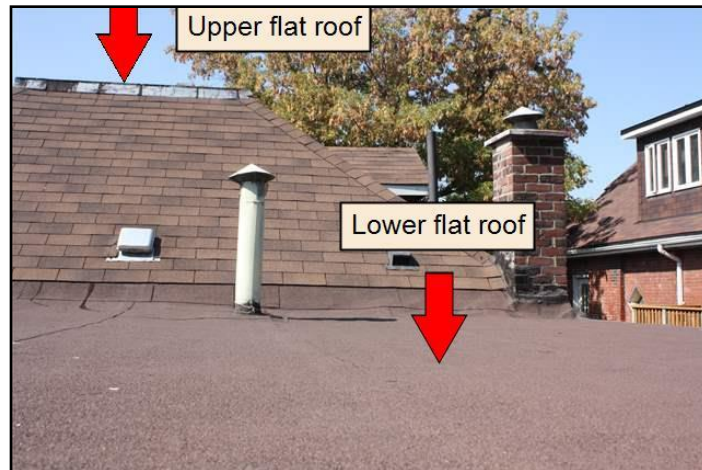
REFERENCE

## Inspection Methods and Limitations

### Roof inspection limited/prevented by:

- Lack of access (too high/steep)

No access was gained to the uppermost flat roof. A full evaluation by a specialist is recommended to provide more information about the condition of the roof.



4. Lack of access (too high/steep)

**Inspection performed:** • With binoculars from the ground • From roof edge

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## Descriptions

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

**Lot slope:**

• [Away from building](#)

The grading around the house is in good condition overall. The ground around the home is directed away from the home and toward the front

• [Flat](#)

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Various repairs needed

**Location:** Throughout

**Task:** Repair

**Time:** Regular maintenance

### ROOF DRAINAGE \ Gutters

**Condition:** • [Loose or damaged](#)

Gutters AND Downspouts are at the end of their typical lifespan. Damage, wear and tear noted throughout (Replace with a 5-inch gutter system)

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

**Location:** Various Exterior

**Task:** Repair or replace

**Time:** Less than 2 years

**Cost:** \$5-\$10 per linear foot

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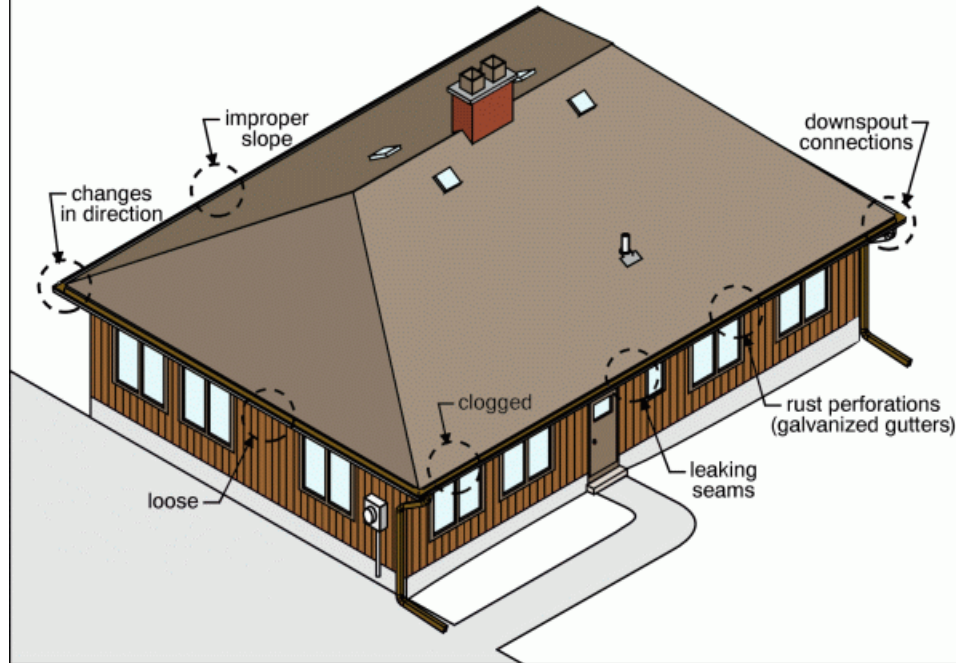
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## Gutters - common reasons for leakage



### ROOF DRAINAGE \ Downspouts

**Condition:** • [Downspouts discharge below grade](#)

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

**Location:** Various Exterior

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor

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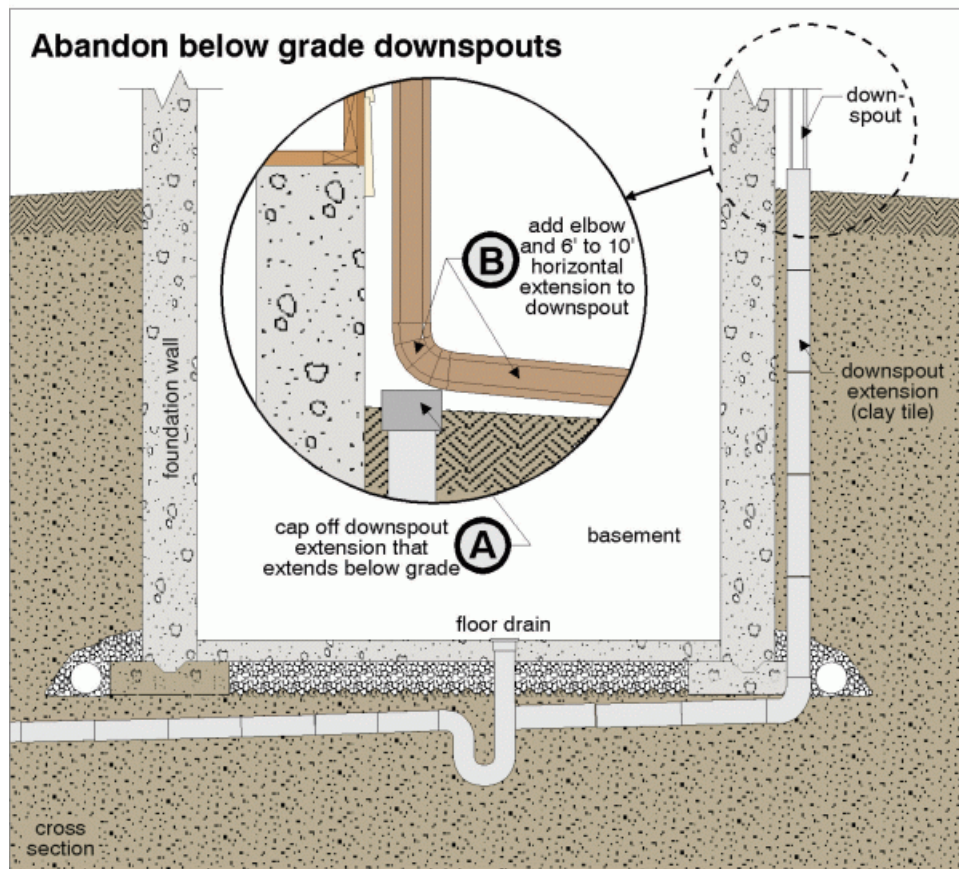
COOLING

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## WALLS \ Soffits and fascia

**Condition:** • [Loose or missing pieces](#)

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

**Location:** Various Exterior

**Task:** Repair or replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item



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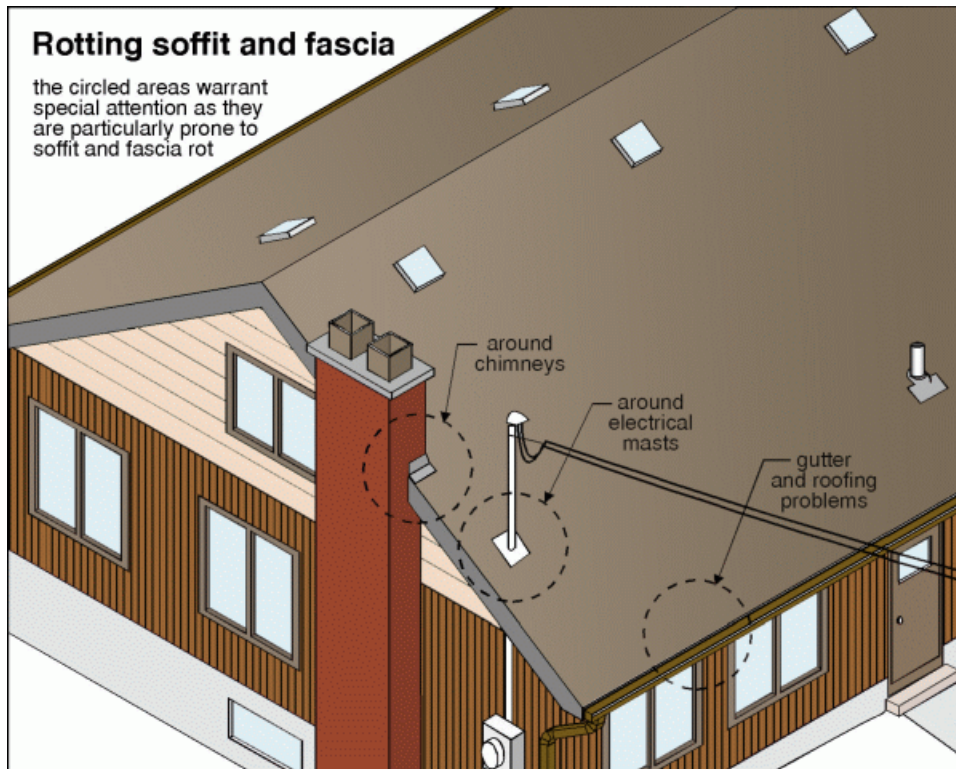
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5. example

## 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

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## Condition: • [Mortar deterioration](#)

Tuck Pointing (Re-pointing) is a common maintenance item with all older brick homes.

Provide mortar (Repointing, Tuck pointing) at various wall locations.

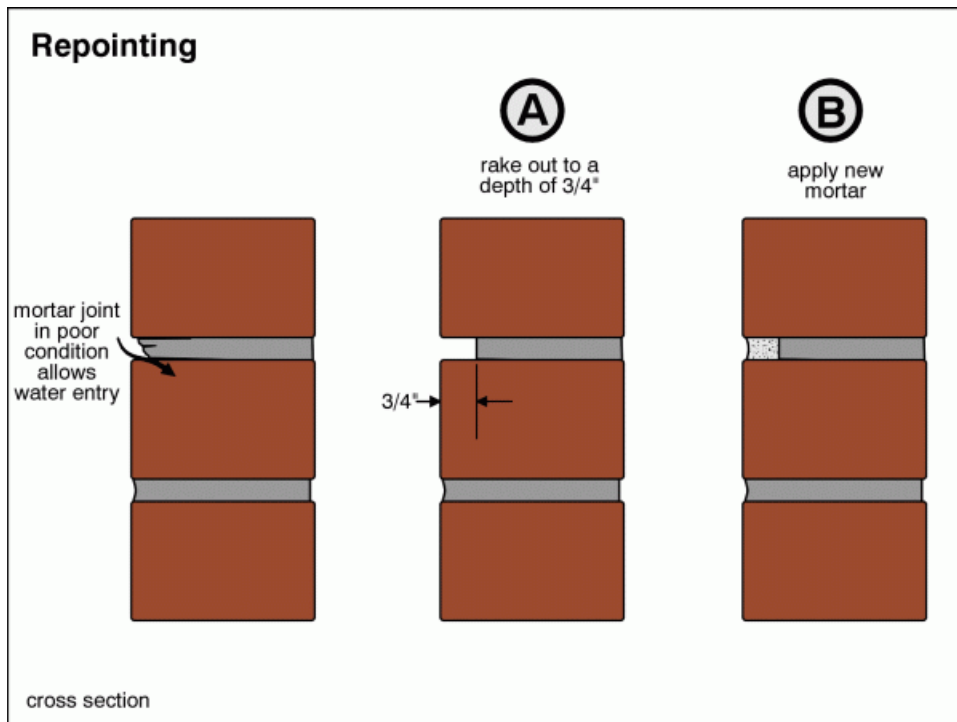
- Soft mortar (minimum \$500) \$3.00-\$6.00 per sq. ft.
- Hard mortar (minimum \$500) \$5.00-\$10.00 per sq. ft.

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

**Location:** Various Exterior Wall

**Task:** Improve

**Time:** Regular maintenance



## EXTERIOR GLASS/WINDOWS \ General

**Condition:** • Sill - Near or at Grade Level

Front basement window is vulnerable for leakage.

**Location:** Front Exterior

**Task:** Protect

**Time:** Less than 1 year

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6. Sill - Near or at Grade Level

## 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:** • [Cracked or damaged surfaces](#)

**Implication(s):** Trip or fall hazard

**Location:** Front Exterior

**Task:** Repair or replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item



7. Cracked or damaged surfaces

## LANDSCAPING \ Retaining wall

**Condition:** • [Bowing or bulging](#)

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

**Location:** Left Side Exterior

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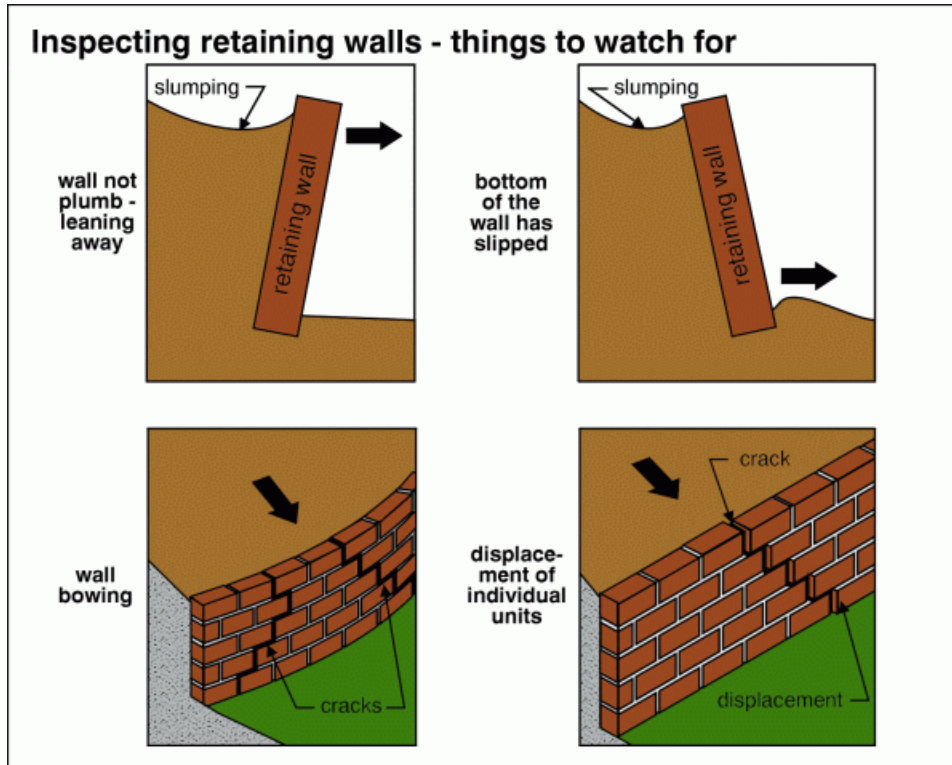
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**Task:** Repair

**Time:** Less than 1 year

**Cost:** Consult with Contractor



8. Bowing or bulging

## GARAGE \ General

**Condition:** • Typical low quality structure

WE DID NOT ACCESS THE INTERIOR OF THE GARAGE DUE TO LOCKS. From the exterior, this appears to be a typical Toronto old garage that needs ongoing work. The roof covering is in good condition. The metal cladding is worn and leaning/bulging in various areas. Due to the lack of access we could not determine if the interior wall is leaning. Also there was a beam going across the front of the garage out jetted out approximately 8 feet. We could not determine if this



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was intended as structural support. Overall, extensive repairs would be needed to bring it up to modern standards. Replacement of garages are expensive, \$20,000 and up, therefore most people choose to repair the garage ongoing as needed.

**Implication(s):** Chance of structural movement | Chance of pests entering building | Physical injury | Chance of water entering building

**Location:** Rear Exterior Garage

**Task:** Repair

**Time:** As Needed / Ongoing



9. Typical old Toronto Garage

## Inspection Methods and Limitations

**No or limited access to:** • Garage

**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

### RECOMMENDATIONS \ Overview

**Condition:** • Cracks were noted. It is not possible from a one-time visit to determine whether movement is ongoing, and if so at what rate

### FOUNDATIONS \ Foundation

**Condition:** • [Typical minor settlement](#)

**Location:** Various

**Task:** Monitor

**Time:** Ongoing

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

**Location:** Various Basement

**Task:** Improve

**Time:** Regular maintenance

### FOUNDATIONS \ Performance opinion

**Condition:** • This home is reported to be 100+ years old. There have been many additions / modifications performed in the past. Structures this old do not necessarily follow the modern standards and current codes. Purchasing an old house requires an understanding that different building standards were used when this was built, therefore we are looking at the building from a standpoint of performance and whether this structure has withstood the test of time. When you are renovating the home, be sure to consult with a structural specialist before any renovations / modifications are performed.

### WALLS \ Solid masonry walls

**Condition:** • [Prior repairs](#)

**Implication(s):** Weakened structure

**Location:** Various Exterior Wall

**Task:** Monitor

**Time:** Ongoing

**Cost:** Regular maintenance item

# STRUCTURE

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## Inspection Methods and Limitations

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

**Attic/roof space:** • No access

## Descriptions

**Service entrance cable and location:** • [Overhead - cable type not determined](#)

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

**Main disconnect/service box type and location:** • [Fuses - 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 and ungrounded - typical](#)

**Smoke detectors:** • Provide new

## Observations and Recommendations

### **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

**Condition:** • [Exposed on walls or ceilings](#)

Wires secured to walls or baseboards is no longer an accepted method of installation. This was done in past to save time and cause less damage from due to full wire replacement.

**Implication(s):** Electric shock

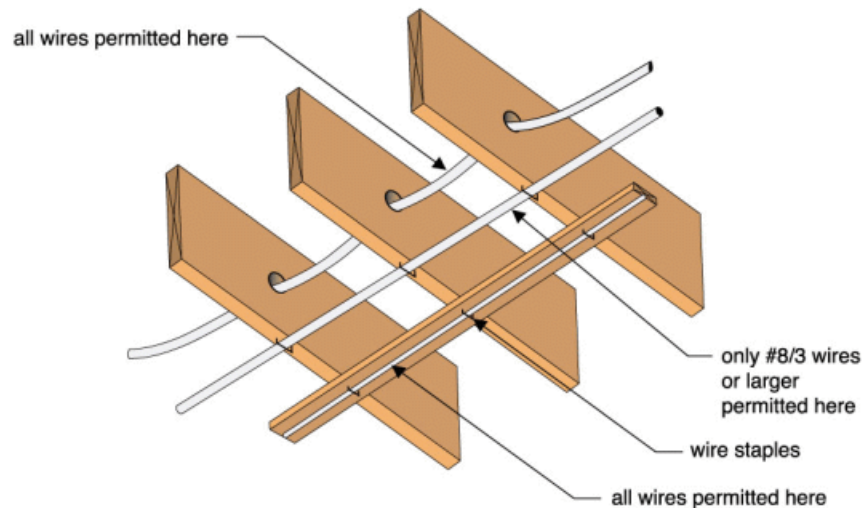
**Location:** Throughout the home

**Task:** Correct

**Time:** As Soon As Possible

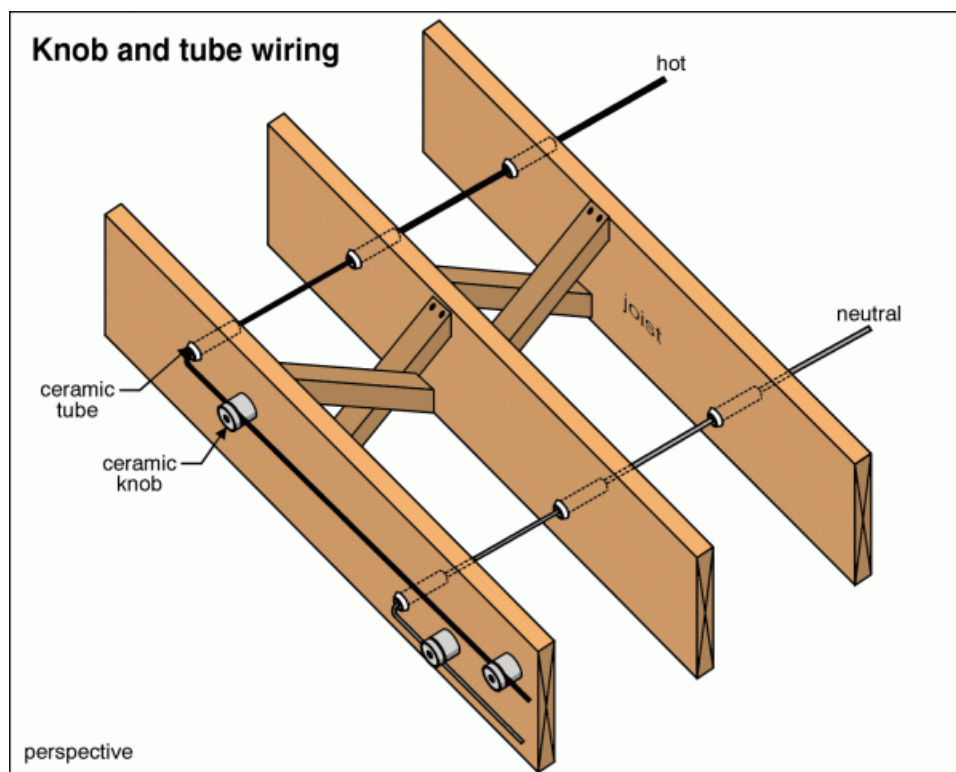
**Cost:** Consult with Contractor - Major cost

### **Wire installations below floors**



**DISTRIBUTION SYSTEM \ Knob-and-tube wiring****Condition:** • [Replace when renovating](#)

Based on the age of the property Knob and Tube may be present in the walls or ceiling, although NONE WAS OBSERVED during the inspection. We checked various outlets and opened a light switch on the main level and did not observe knob and tube type wiring. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies. Many insurance companies will require an electrical audit to determine if there is knob and tube present.

**Implication(s):** Nuisance | Potential problem when obtaining home insurance**Task:** Replace**Time:** if found**Cost:** \$1500 per areas**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • Ungrounded Wiring - We noted ungrounded outlets in some areas of the home. This is typical with homes of this era, as conductors did not include a ground wire. For purposes of occupant safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For usage with electronic equipment such as computers, true grounding is recommended. Also, we recommend that you consult with your insurance company for their requirements. In many areas we noticed the use of GFI outlets. These outlets provide an extra level of shock safety but are not as good as true grounding.

**Location:** Throughout**Task:** Consult with your insurance company about their policy with ungrounded wiring**Time:** immediate

**Condition:** • [Inoperative](#)

**Implication(s):** Equipment inoperative

**Location:** First Floor

**Task:** Repair

**Time:** Prior to first use

**Cost:** Minor

## **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:** • Continuity not verified • Quality of ground not determined



## Descriptions

**System type:** • [Boiler](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:** • [Radiators](#)

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

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [26 years](#)

**Typical life expectancy:** • Boiler (steel) 20 to 25 years

**Fireplace/stove:** • Decorative only • Non-functional

## Observations and Recommendations

### General

• 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 HOT WATER BOILER \ Life expectancy

**Condition:** • [Old](#)

The boiler is 26 years old. The normal lifespan for this type of unit is 20-25 years. Service and plan for replacement

**Implication(s):** Equipment failure | No heat for building

**Location:** Basement

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$6,000 - and up

### GAS HOT WATER BOILER \ Piping

**Condition:** • The insulation on the boiler or heating pipes may contain asbestos. Health Canada recommends the insulation be left in place undisturbed. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work. Please see the Asbestos article in the Supplementary section of the text.

For more information read web link from Health Canada

**Location:** Various Basement

**Task:** Further evaluation / Protect / Remove

**Time:** Immediate

**Cost:** Depends on approach



10. The insulation on the boiler or heating...



11. The insulation on the boiler or heating...

## CHIMNEY AND VENT \ Masonry chimney

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

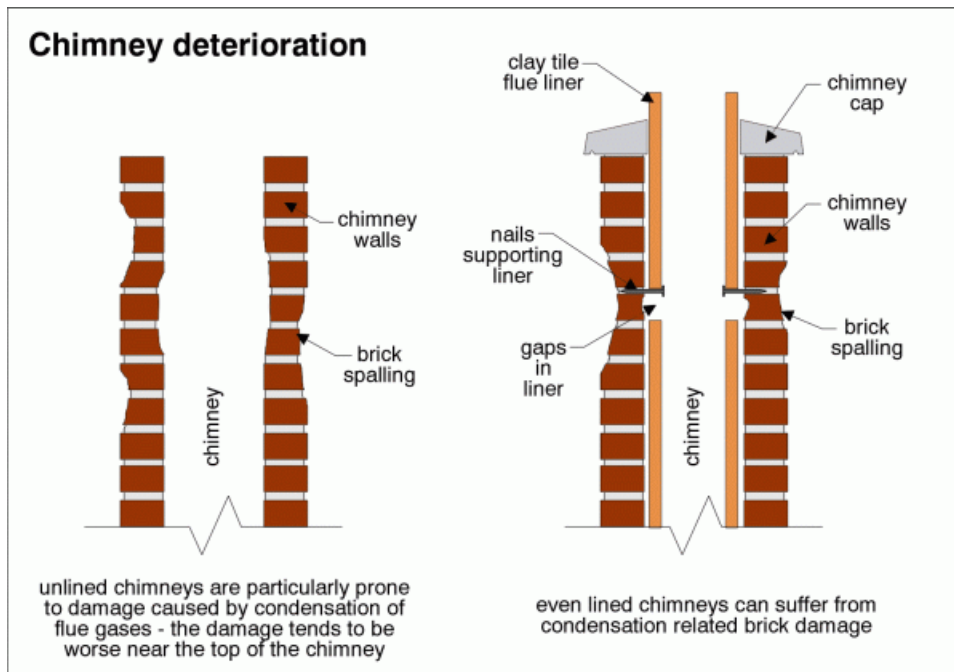
Appears to be an abandoned chimney. Rather than repair, you may consider removing the chimney altogether

**Implication(s):** Material deterioration

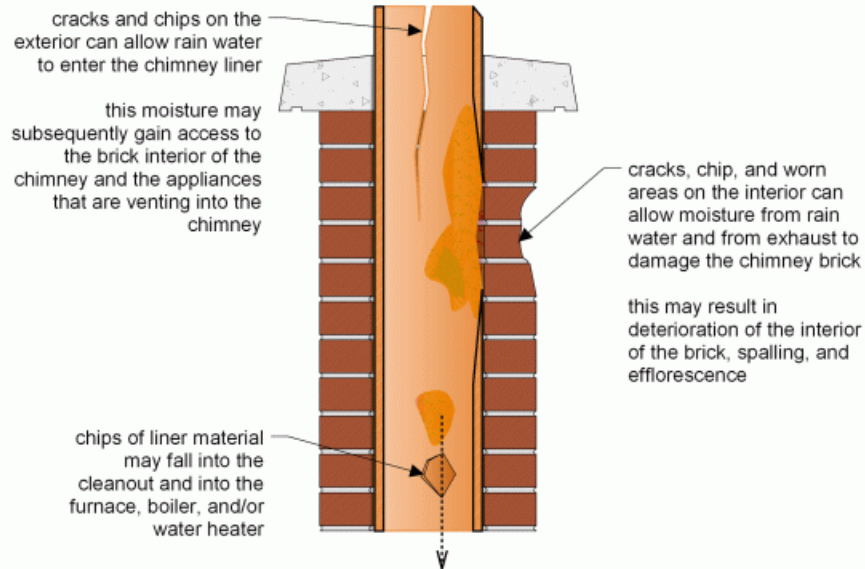
**Location:** Exterior Roof

**Task:** Remove

**Time:** As Needed



## Deteriorated clay chimney liner



12. Loose, missing or deteriorated masonry

## FIREPLACE \ General

**Condition:** • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See [www.wettinc.ca](http://www.wettinc.ca).

**Condition:** • Not functional

The fireplaces are non functional.

**DO NOT USE FIREPLACES. THEY MUST BE SERVICED AND UPGRADED TO MEET MODERN STANDARDS**

**Implication(s):** System inoperative

# HEATING

235 Indian Grove, Toronto, ON September 12, 2017

Report No. 2162, v.2

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

SUMMARY

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**Location:** Fireplaces

**Task:** Repair / Upgrade

**Time:** Before using

**Cost:** Major

## 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

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

# COOLING & HEAT PUMP

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## Descriptions

**Air conditioning type:** • [Independent system](#)

**Cooling capacity:** • [1 Ton](#)

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

## Inspection Methods and Limitations

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



# INSULATION AND VENTILATION

235 Indian Grove, Toronto, ON September 12, 2017

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## Descriptions

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

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

## Observations and Recommendations

### WALLS \ Insulation

**Condition:** • [Exposed combustible insulation](#)

**Implication(s):** Increased fire hazard

**Location:** Basement

**Task:** Remove

**Time:** As Soon As Possible



13. *Exposed combustible insulation*

## 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](#)

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

**Main water shut off valve at the:** • Front of the basement

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

**Water heater type:** • [Conventional](#)

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

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 9 years

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

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

**Floor drain location:** • Center of basement

## Observations and Recommendations

### 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.

**Location:** Various

**Task:** Replace

**Time:** Consult with your insurer

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Loose](#)

**Implication(s):** Equipment failure

**Location:** Kitchen

**Task:** Repair or replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## Inspection Methods and Limitations

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

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa

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

## Descriptions

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

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

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

## Observations and Recommendations

### General

• OVERALL - We noted flaws on floors, walls, and ceilings typical of an old home. The home finishes, kitchen and bathrooms will need extensive updating. This is obviously a major expense which is highly dependant on personal preferences with finishes. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics.

**Location:** Throughout

**Task:** Upgrade/Update finishes throughout

**Time:** Discretionary

**Cost:** Major - Tens of thousands of dollars.

### RECOMMENDATIONS \ Overview

**Condition:** • We noted a window in the basement that has coal dropping out. This may go back to when the house was originality built at a time when coal furnaces and boilers were prevalent (pre 1935). This window may have been the location of an old chute.

**Location:** Basement

**Task:** Further evaluation

**Time:** Less than one year.

**Condition:** • Evidence of basement leakage was noted.

### CEILINGS \ General

**Condition:** • Stains

Multiple water stains noted. All stains that were accessible were tested with a Moisture meter. Dry at time of home inspection.

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

**Location:** Various

**Task:** Monitor

**Time:** Ongoing

# INTERIOR

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14. Example



15. Example

## WALLS \ General

**Condition:** • Damage

**Implication(s):** Damage or physical injury due to falling materials

**Location:** Various

**Task:** Repair

**Time:** Regular maintenance



16. Damage example

**Condition:** • Water stains

It is very common to observe stains and efflorescence (white mineral deposits) on walls and floors in a home of this age with stone foundations. We did not observe any standing water.

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

**Location:** Throughout basement

**Task:** Monitor / Repair

**Time:** ongoing/as needed

## WALLS \ Masonry or concrete

**Condition:** • [Efflorescence](#)

**Location:** Various Basement

**Task:** Click link to read more information

## WINDOWS \ General

**Condition:** • Many of the windows are older but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly \$30 to \$50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

We noted windows with varying ages from very old original to updated ones that were replaced as recently as 2015. The older windows including the original and all single hung single pane windows are at the point where upgrading is needed.

**Location:** Throughout

**Task:** Upgrade

**Time:** Less than 1 year

**Cost:** \$30-\$50 per sq for moderate quality and \$50-\$100 per sq for higher end windows.

## WINDOWS \ Glass (glazing)

**Condition:** • [Cracked](#)

**Implication(s):** Physical injury

**Location:** Various Original windows

**Task:** Replace

**Time:** Less than 1 year



17. Example

## WINDOWS \ Hardware

**Condition:** • [Broken](#)

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

**Location:** Second Floor

**Task:** Repair or replace

**Time:** Regular maintenance

**Cost:** Minor

# INTERIOR

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18. Broken

## DOORS \ Doors and frames

**Condition:** • [Loose or poor fit](#)

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

**Location:** Right Side

**Task:** Adjust

**Time:** Regular maintenance



19. Loose or poor fit

## STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

**Location:** Rear Staircase

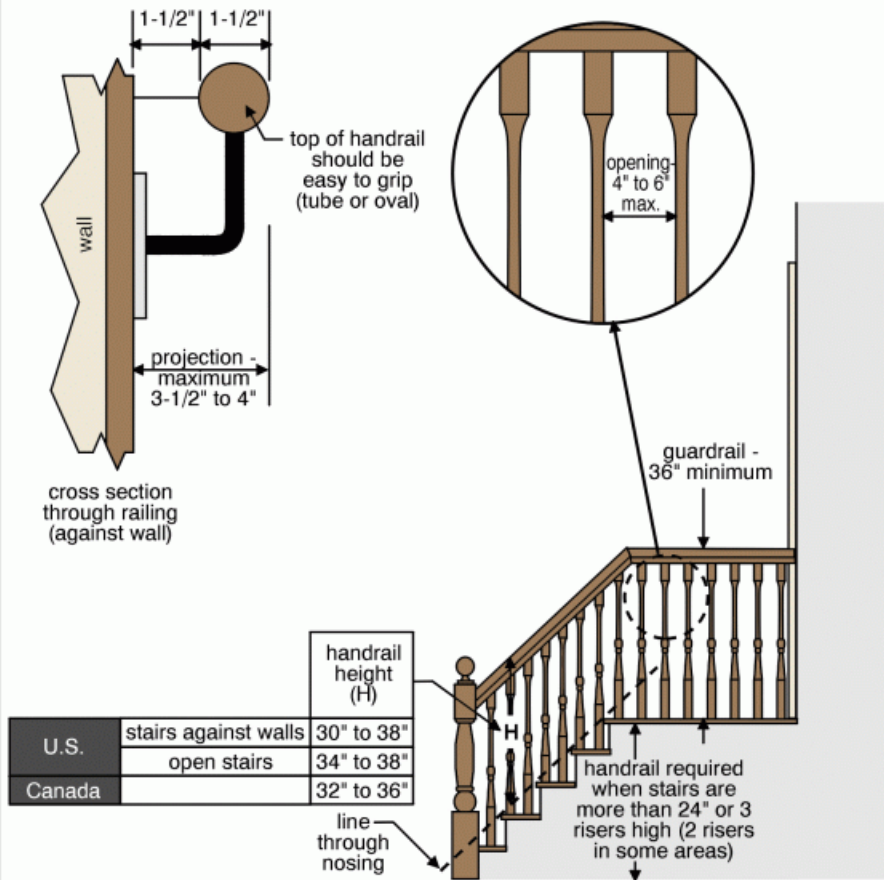
**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor



## Handrails and guards



20. Missing



21. Missing

## STAIRS \ Spindles or balusters

Condition: • [Too far apart](#)

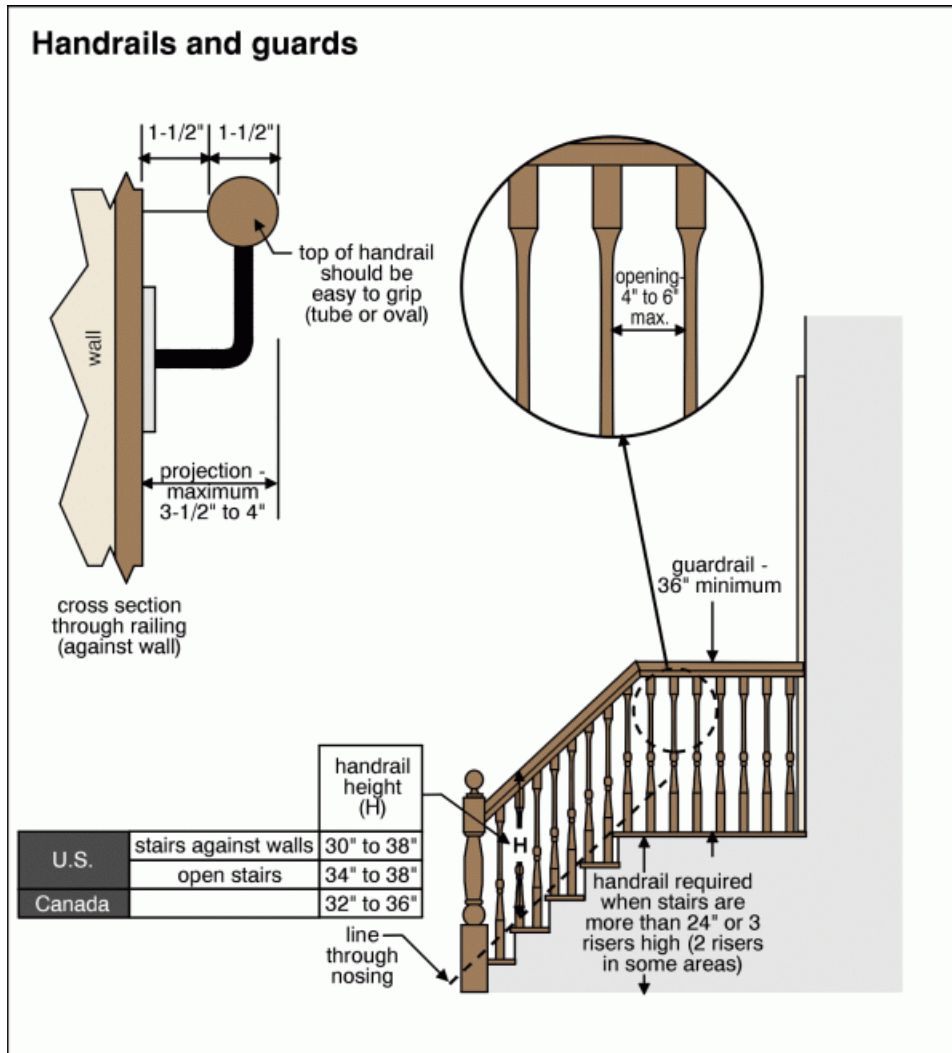
Implication(s): Fall hazard

Location: Rear Staircase

Task: Correct

Time: Less than 1 year

Cost: Minor





22. Too far apart

## **BASEMENT \ Leakage**

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

## **BASEMENT \ Wet basement - evidence**

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

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

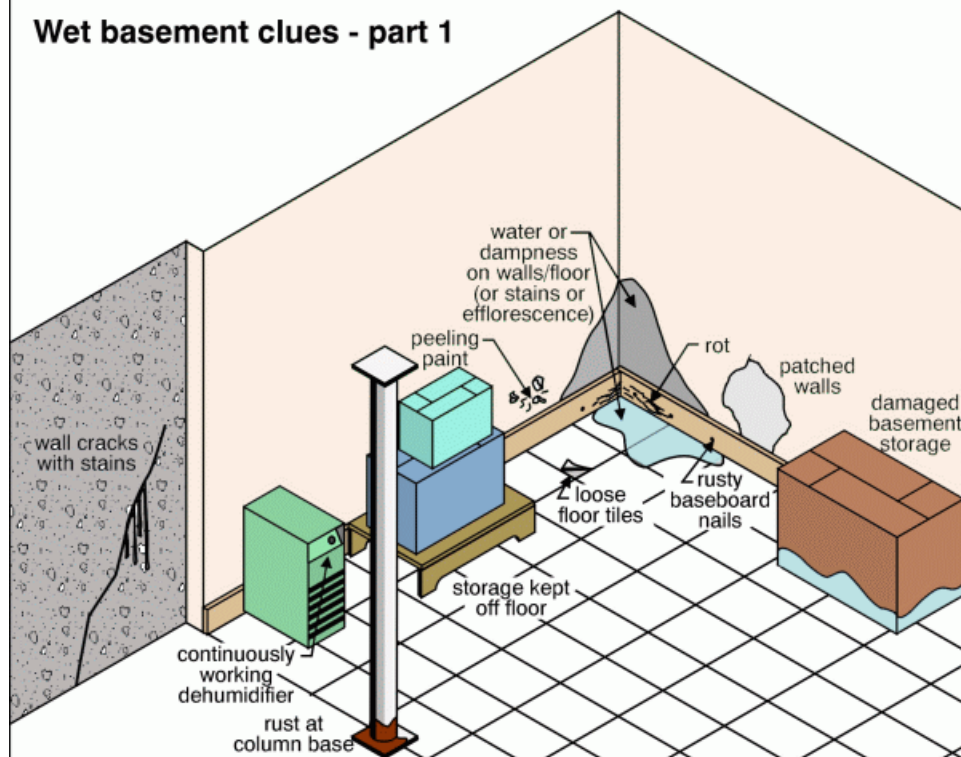
**Location:** Front Basement

**Task:** Repair

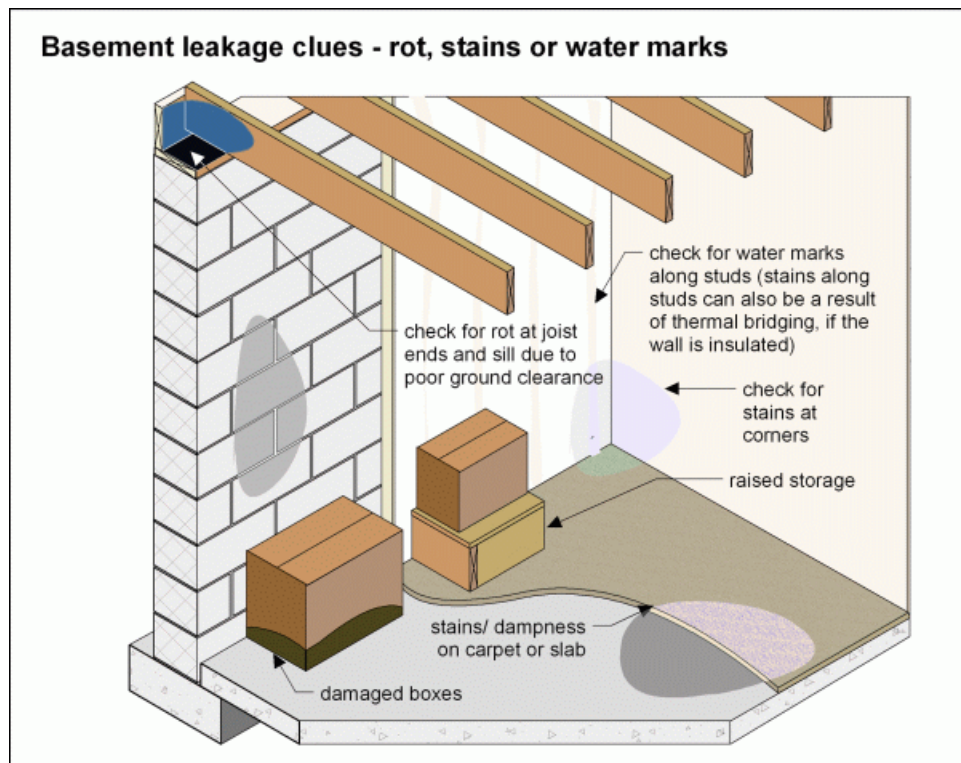
**Time:** Immediate

**Cost:** Consult with Contractor

## Wet basement clues - part 1



## Basement leakage clues - rot, stains or water marks







23. Dampness on floor or walls



24. Dampness on floor or walls



25. Dampness on floor or walls



26. Dampness on floor or walls

## **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.

**Location:** Throughout Basement

## **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.

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

# INTERIOR

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**Inspection limited/prevented by:** • Storage/furnishings • 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:** • 75 %

**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