



Your Inspection Report

30 Humber Trail
Toronto, ON

PREPARED FOR:
BEN FERGUSON

INSPECTION DATE:
Friday, April 14, 2017

PREPARED BY:
Brian Hardie



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report

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A thorough home inspection, clearly communicated.

ROOFING

Report No. 2240

30 Humber Trail, Toronto, ON April 14, 2017

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Flat roofing material: • [Modified bitumen](#)

Limitations

Inspection performed: • With binoculars

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

The roof is approximately 4 years old and in good condition.

EXTERIOR

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Description

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

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

Wall surfaces - masonry: • [Brick](#)

Limitations

Exterior inspected from: • Ground level

Recommendations/Observations

WALLS \ Trim

Condition: • [Caulking missing or deteriorated](#)

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

Location: North, Southwest

Task: Repair

Time: Less than 1 year

Cost: Minor



Caulking missing or deteriorated



Caulking missing or deteriorated

EXTERIOR GLASS/WINDOWS \ General

Condition: • [Caulking missing, loose or deteriorated](#)

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

Location: North

Task: Provide

Time: Less than 1 year

EXTERIOR

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Cost: Minor



Caulking missing, loose or deteriorated

EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • [Missing](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Front

Task: Repair

Time: Discretionary

Cost: \$1,000 - \$2,000



Missing storms

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

Description

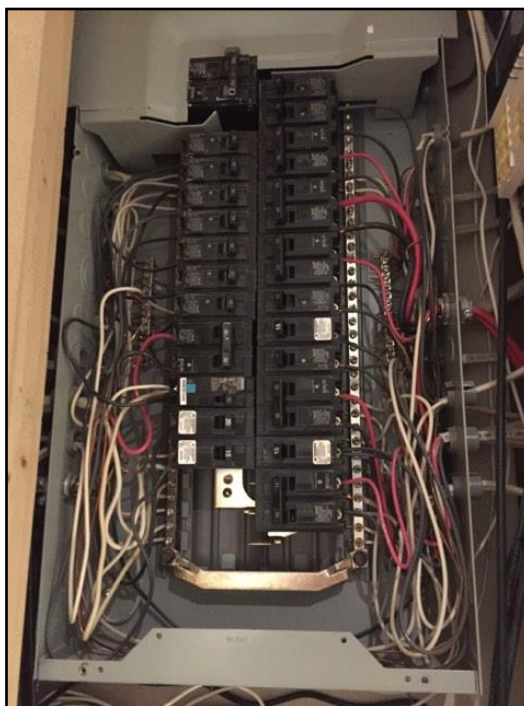
Service entrance cable and location: • [Overhead](#)

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

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)



Breakers - basement

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

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

HEATING

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Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#) • [Induced draft](#)

Approximate age: • [2 years](#)

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Combustion air source: • Outside - sealed combustion

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

COOLING & HEAT PUMP

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Description

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

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

Compressor approximate age: • 1 year

Limitations

Inspection limited/prevented by: • Heating system on

INSULATION AND VENTILATION

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

Attic/roof insulation amount/value: • [R-20](#)

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

Limitations

Inspection prevented by no access to: • Roof space

Attic inspection performed: • From access hatch

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

Description

Water supply source: • Public

Service piping into building: • 1/2" Copper

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

Main water shut off valve at the:

• Front of the basement



Water shut-off valve

Water heater type: • [Conventional](#) • Tank • Rental

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

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 3 years

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

Floor drain location: • Near laundry area

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

INTERIOR

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Description

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

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

Windows: • [Fixed](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Recommendations/Observations

DOORS \ Hardware

Condition: • Lock not effective on exterior door

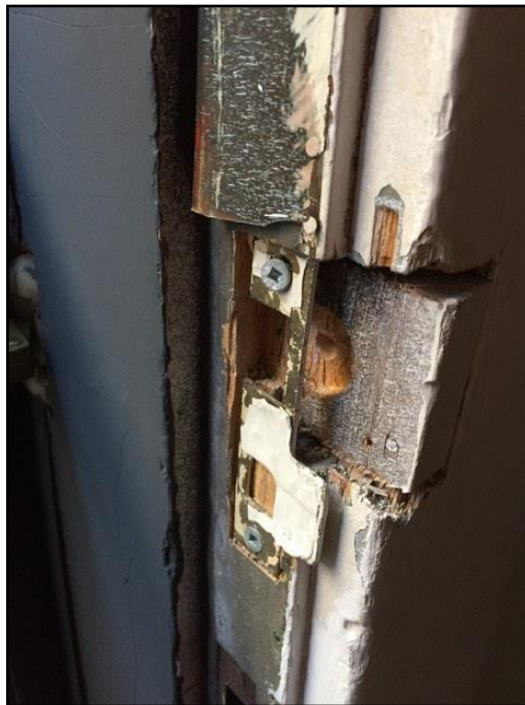
Implication(s): Poor security

Location: Side Door

Task: Repair

Time: Immediate

Cost: \$100 - \$300



Lock not effective on exterior door

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

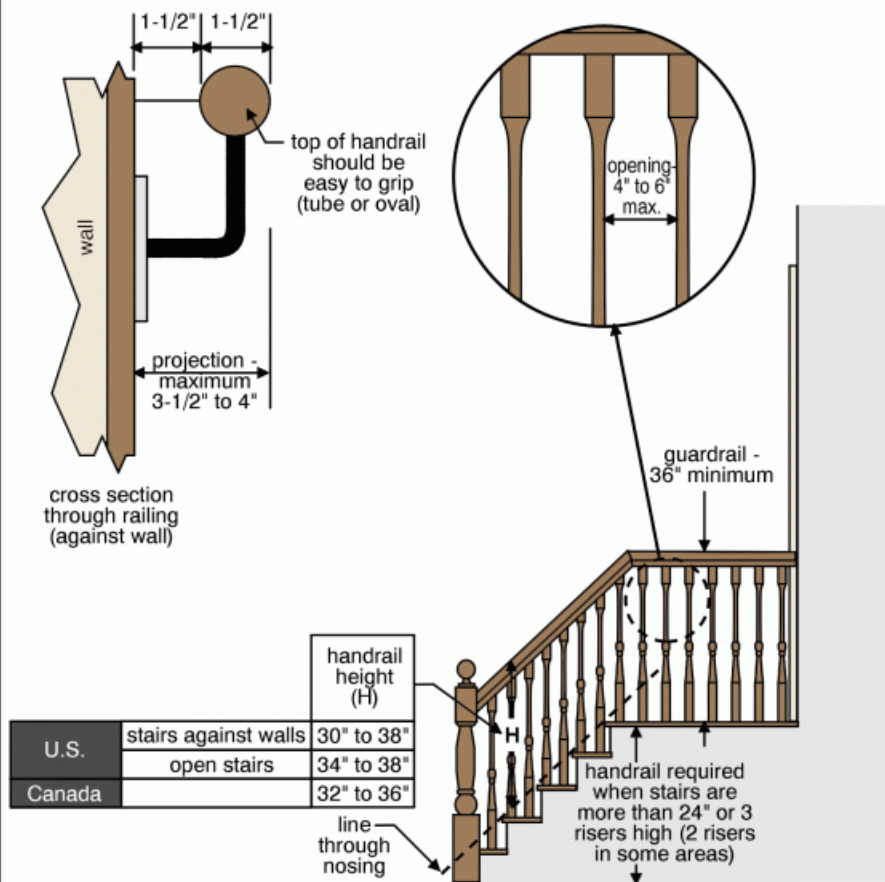
Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Depends on approach

Handrails and guards



INTERIOR

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Missing guardrail

EXHAUST FANS \ Exhaust fan

Condition: • [Noisy](#)

Implication(s): Reduced system life expectancy | Equipment failure

Location: Master Bathroom

Task: Replace

Time: Discretionary

Cost: \$200 - \$300

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