

Your Inspection Report

276 Durie Street
Toronto, ON M6S 3G3

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Wednesday, September 16, 2026

PREPARED BY:
ADAM HANNAN



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





September 22, 2026

Dear Gillian Ritchie,

RE: Report No. 9836, v.4
276 Durie Street
Toronto, ON
M6S 3G3

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a 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 Certified Master Inspector and member of the International Association of Certified Home Inspectors (CPI # NACHIO7020704)

"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 important component of the home inspection process. To more thoroughly familiarize yourself with the property and our findings, we recommend booking an Onsite Review by calling (416) 725-5568. Once the Onsite Review has been completed, the inspection report will be transferred to the buyer.

The fee for this service is \$295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

276 Durie Street, Toronto, ON September 16, 2026

Report No. 9836, v.4

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MAINTENANC	MORE INFO	APPENDIX	REFERENCE						

HIGHLIGHTS:

This 1922 detached solid masonry home on stone foundations is in very good condition overall compared to homes of similar age and style. No significant structural performance-related concerns were observed at the time of inspection. The roof covering features premium asphalt shingles that are approximately 8 to 10 years old and are in good condition overall.

The visible exterior masonry walls are in good condition overall.

The electrical service is 100 amps with copper wiring throughout, with many upgraded wiring components noted. All three-prong receptacles tested were grounded.

A sump pump is present at the rear basement addition.

As is typical for homes of this age, there is a mix of newer and older systems and components.

This summary outlines some of the potentially significant issues that may require short-term attention due to cost, safety, or performance concerns. The summary items below are brief references to findings detailed in the body of the report. This section is provided as a courtesy only and is not a substitute for reading the entire report. Please review the full report in detail.

SUMMARY:

HEATING

Furnace is functioning and nearing end of typical lifespan

COOLING

Air conditioner is functioning and past typical lifespan

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IMPORTANT NOTES:

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS.

NOTE: THE TERM 'MINOR' GENERALLY REFERS TO COSTS UNDER \$1000.

NOTE: FOR DIRECTIONAL PURPOSES, "FRONT" OF HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE OUTSIDE.

This inspection is not a technical audit. The focus of the home inspection is to identify visible significant defects or issues with major systems and components in accordance with the most recent CAHPI Standards of Practice. We recommend budgeting between 0.5% to 1% of the home's value annually for unforeseen repairs and maintenance.

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) named on this report. No liability is assumed for third parties reviewing this report. An onsite review must be arranged if you are a buyer, including signature on our inspection agreement. By relying on this report without our onsite review, you agree to waive all rights.

ROOFING

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Descriptions

Sloped roofing material:

- [Asphalt shingles](#)

Good condition overall



1. Asphalt shingles

Approximate age: • 8-10 years old

Typical life expectancy: • 15-25 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • Annual roof maintenance is recommended to identify and repair damage to roofing materials, flashings and caulking. Regular roof maintenance reduces the risk of leaks and resulting water damage and may help extend the service life of the roof.

Location: Exterior Roof

Task: Inspect annually

Time: Ongoing

SLOPED ROOFING \ Asphalt shingles

Condition: • Tree branches touching roof

Location: Exterior Garage Roof

Task: Trim

Time: Ongoing Regular maintenance

Inspection Methods and Limitations

Inspection performed: • With binoculars from the ground • With a drone

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Descriptions

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

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

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

Wall surfaces and trim: • [Asphalt shingles](#)

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

Wall surfaces - wood: • [Shingles](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Exterior issues noted have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, moisture intrusion, personal safety, shortened life expectancy of materials, and material deterioration

ROOF DRAINAGE \ Gutters

Condition: • Dirty/debris

Location: Various Exterior Gutters

Task: Clean

Time: Ongoing Regular maintenance



2. Dirty/debris example



3. Dirty/debris example

WALLS \ Masonry (brick, stone) and concrete

Condition: • Masonry and/or mortar deterioration

Tuckpoint / Repoint mortar and patch/repair spalled masonry. This is typical maintenance for a home of this age.

Photos show representative examples.

Location: Various Exterior

Task: Repair

Time: Ongoing Regular maintenance

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4. example near front



5. One example from left side foundation

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • Sill - Near or at Grade Level

Basement window at or near grade level. Modern standards recommend that the bottom of the window be at least 6 inches above grade or have a window well installed. Consider adding window well if regrading or when necessary. In the meantime, ensure windows remain well-sealed to prevent water intrusion.

Location: Right side

Task: Monitor for moisture intrusion / Improve

Time: As necessary

Cost: If/when upgrading to window wells in the future, \$2000 and up each



6. Sill - Near or at Grade Level

EXTERIOR GLASS/WINDOWS \ Window well drains

Condition: • Drain not visible / presence not confirmed

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No window well drain was visible at the time of inspection. The presence or configuration of any concealed drainage could not be confirmed. No evidence of moisture intrusion was observed at the corresponding interior area.

Location: Various Rear Exterior Addition

Task: Confirm drainage provision / Improve if necessary



7. one example

DOORS \ General notes

Condition: • Threshold too low

Having a minimal step makes the inside/outside transition easier. On the other hand, it also makes it more prone to snow buildup/leakage. While it is probably not practical to improve the current situation, it will be important to keep any weatherstripping/caulking in good condition.

Location: Rear Exterior

Task: Monitor for moisture intrusion / Improve

Time: If/as necessary



8. Threshold too low

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Not secured

Location: Front Exterior Staircase

Task: Repair or replace

Time: As soon as practical



9. Loose

Condition: • [Too low](#)

Masonry guard is lower than modern standards. This is common in older homes.

Location: Porch

Task: Upgrade

Time: When practical



10. example

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GARAGE \ Vehicle door operators (openers)

Condition: • Photoelectric safety sensors improperly configured / incomplete

Safety sensors are installed/configured to the wrong garage doors. Additionally one sensor is missing.

Location: Garage doors

Task: Correct

Time: As Soon As Possible

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor exterior deficiencies and upkeep items noted during the inspection. These should be addressed through routine maintenance to help reduce the risk of deterioration, moisture intrusion, or safety concerns:

- Minor cracks at steps/porch/columns - Front exterior - Patch, regular maintenance
- Localized cracking and prior mortar repairs above masonry arch - Rear exterior - Monitor for movement/deterioration and repair as needed
- Exterior garage entry door heavily weathered/deteriorated - Detached garage left side- Replace as needed
- Surface drainage channel present along detached garage - Rear exterior detached garage - Keep clear and monitor drainage performance
- Localized low areas noted near foundation - Front left exterior - Improve grading as needed to promote drainage away from the home

Location: Various Exterior

Task: Repair / Replace or Improve as noted

Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

Inspection limited/prevented by:

- Car/storage in garage
 - Inaccessible wall
- Left side

No or limited access to: • Space between buildings

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Descriptions

General: • No significant structural performance issues were observed in visible areas.

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Structure issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, weakened structure, chance of structural movement, and personal safety

Condition: • Documentation was provided indicating that remediation/treatment work was completed in the attic following conditions of discoloration / possible microbial growth on sheathing noted at the time of inspection. Interested parties may consult the seller or listing agent for additional information regarding the work performed.

Location: Attic

FOUNDATIONS \ General notes

Condition: • Typical Minor Cracks - Block, Brick, Stone

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

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Not included as part of a building inspection: • An opinion about the adequacy of structural components

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

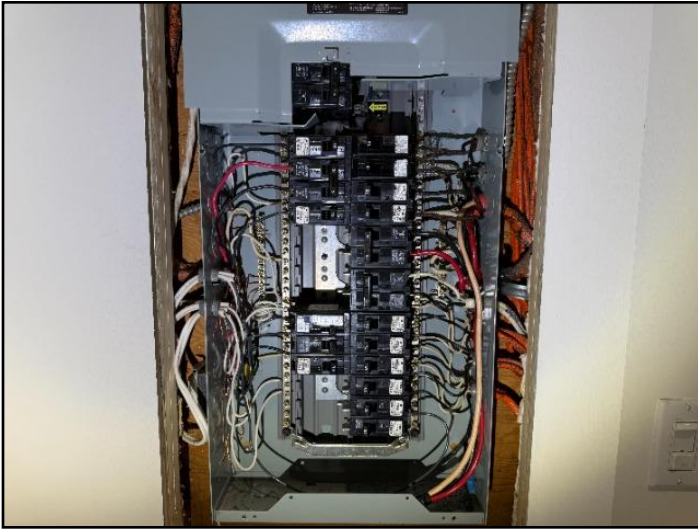
Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

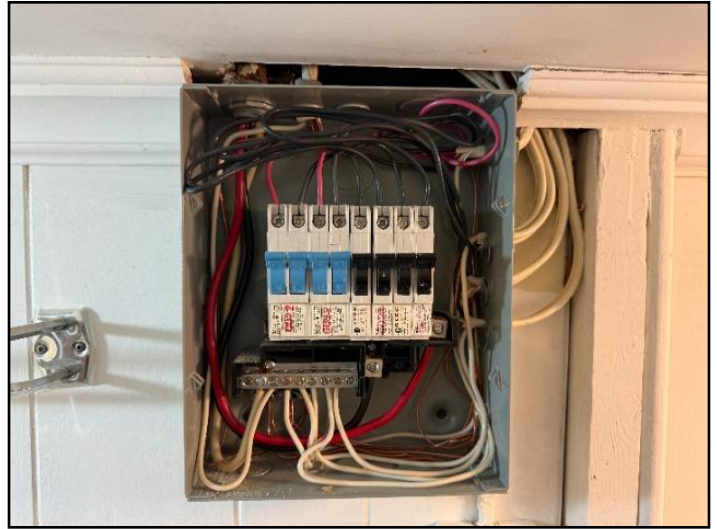
System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location:

• [Breakers - basement](#)



11. Breakers - basement



12. Breakers - sub panel

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

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

Auxiliary panel (subpanel) rating: • 70-Amps

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

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

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

Smoke alarms (detectors): • [Present](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • ALL ELECTRICAL recommendations are safety-related. POTENTIAL worst-case implications include fire, shock hazards, service access and operation. Treat them as high-priority items and assume the time frame is Immediate / As soon as possible unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • A Federal Pacific or Pioneer Stab-Lok sub panel is installed. There have been reported problems with these

panels.

Due to the potential risks, it is strongly recommended to have the sub panel inspected by a licensed electrician familiar with Stab-Lok panels. The electrician can assess the panel's condition, identify any specific issues, and recommend appropriate actions, which may include replacing certain breakers or the entire sub panel.

Location: Basement Sub Panel, Laundry area

Task: Sub panel should be inspected by a licensed electrician or upgraded to new panel

Time: As soon as possible

Cost: If upgrading to new sub panel is required, approximately \$1000-\$1500

DISTRIBUTION SYSTEM \ Junction boxes

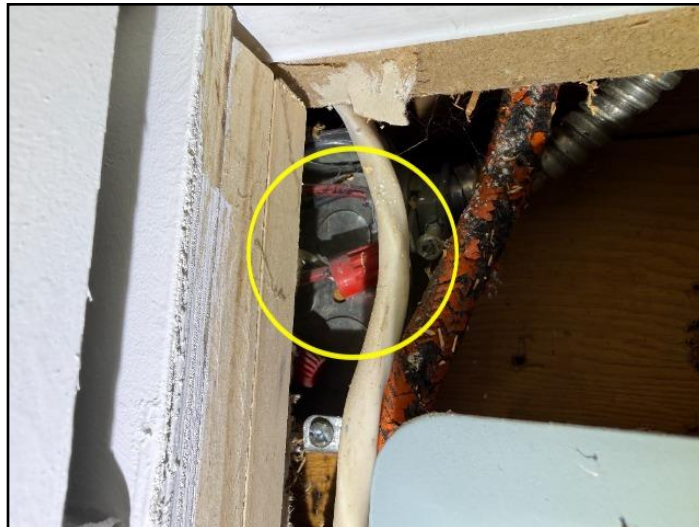
Condition: • Cover missing

Location: Basement near left of panel

Task: Provide Cover

Time: As Soon As Possible

Cost: Minor



13. Cover missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

Location: Second floor front right bedroom

Task: Repair / Replace / Remove

Time: As needed

Cost: Minor



14. Inoperative

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Additionally, broken pin in ground slot

Location: Rear Exterior Wall

Task: Replace

Time: Prior to first use

Cost: Minor



15. Test faulty on GFCI/GFI (Ground Fault...

Condition: • One two-prong receptacle was noted at the main-floor living room. Plastic-sheathed wiring was visible; however, grounding could not be confirmed with the standard plug-in tester.

Location: First Floor Living Room

Task: For Your Information / Replace as needed

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • [Too close to bathtub or shower](#)

Both outlet and switch. Additionally, outlet is missing cover plate.

Location: Second Floor Primary Bathroom

Task: Relocate

Time: As soon as practical



16. Too close to bathtub or shower



17. Too close to bathtub or shower

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

Condition: • Within 6 ft. of the outer edge of a kitchen sink or laundry tub

Location: Kitchen

Task: Upgrade to GFI outlets

Time: As soon as practical

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Smoke and CO detectors should be updated / provided as needed. These devices are not tested during the inspection. Replace if age is unknown or over 10 years.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Electrical maintenance items noted below are generally straightforward to address, but should still be treated as safety-related and corrected as part of routine electrical maintenance:

- White wire not identified as hot - Basement panel - Correct when practical
- Outlet cover damaged/missing - Exterior right side of porch - Replace
- Exterior wiring lacks mechanical protection - Exterior right side wall - Protect / conduit
- Cover missing at outlet - Various - Provide cover(s)

Implication(s): Fire and/or shock hazards

Location: Various

Task: Correct

Time: As soon as practical

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Cost: Regular maintenance

Inspection Methods and Limitations

General: • The electrical system has been upgraded at some point. Knob and Tube wiring was the typical wiring used in homes built prior to 1950. We did not observe any knob and tube during our inspection and most receptacles tested appeared grounded and functional except where otherwise noted. Sometimes remnants of knob and tube wiring is found during renovations. If found, remove during renovations.

System ground: • Quality of ground not determined

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Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • 66,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age: • [18 years](#)

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

Main fuel shut off at: • Meter

Fireplace/stove:

• [Wood stove](#)

Wood stove insert at main floor

Observations and Recommendations

GAS FURNACE \ Ducts, registers and grilles

Condition: • Typical of an older layout, some of the registers are at interior walls and/or floors and not below the windows. Provide auxiliary heating near windows if necessary (baseboards for example)

Location: Various

Task: Provide auxiliary heat source

Time: If necessary

Cost: Depends on approach

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • Condensate prior issues and/or rust

Various areas of rust and evidence of prior condensate leak noted inside furnace cabinet. Dry at time of inspection. Unknown if issue is resolved, active or intermittent. Have HVAC technician service the unit and check all interior components at next annual servicing.

Location: Basement Furnace

Task: Evaluate at next annual servicing

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18. Condensate prior issues and/or rust

CHIMNEY AND VENT \ Masonry chimney

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

Location: Exterior chimney

Task: Repair

Time: Less than 1 year / Regular maintenance



19. example

WOOD STOVE \ Combustion chamber

Condition: • Wood stove, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the unit is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See www.wettinc.ca. Many insurance companies are reluctant to offer insurance on homes with wood stoves

Location: Main floor wood stove insert

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Routine servicing to maintain efficiency and ensure dependable operation:

- Localized surface corrosion on gas piping/fittings beside furnace - Have HVAC technician assess during routine servicing

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Location: Various

Task: Improve

Time: Regular maintenance / Routine upkeep

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

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

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 18 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 18 years old and was functional. Service annually and continue to use until replacement is needed.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,000 - and up

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Routine servicing to maintain comfort, improve energy efficiency, and prevent breakdowns:

• Refrigerant line insulation sleeve incomplete/damaged - Exterior air conditioner line - Provide insulation sleeve

Location: Various

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: • [Glass fiber](#) • [Cellulose](#)

Attic/roof insulation amount/value: • R-20 to R-32

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

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Below current standards of R-60 (as of 2016). Additionally gaps or voids noted.

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

Cost: \$2000 and up

Inspection Methods and Limitations

Inspection limited/prevented by lack of 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

PLUMBING

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Descriptions

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

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

Main water shut off valve at the:

- Main water shut off valve - Front of the basement



20. Main water shut off valve - Front of the...

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

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

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 8 years

Water heater typical life expectancy: • 10 to 15 years

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

Pumps:

- [Sump pump](#)

At basement rear addition



21. Sump pump

Floor drain location:

- None found

A sump pump is present at lowest area of basement - rear addition.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure, no hot or cold water, leakage, possible hidden damage, difficult to service, sewage entering building, health hazards.

FIXTURES AND FAUCETS \ Faucet

Condition: • [Drip, leak](#)

Leakage was noted at both faucet handles and the faucet body/spout area during testing, with water dripping onto the floor behind the tub.

Location: Basement laundry tub faucet

Task: Repair / Replace

Time: Prior to first use

Cost: Minor

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22. leak

FIXTURES AND FAUCETS \ Shower stall

Condition: • Shower door opens inward

Shower door opens inward. A door stop prevents outward opening. For improved safety and access, the door should be modified to allow outward opening.

Location: Primary bathroom

Task: Adjust / Modify

Time: As soon as practical

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor plumbing deficiencies and upkeep items noted during the inspection. These should be addressed through routine maintenance to reduce the risk of leakage and/or deterioration.

- Toilet not well secured - Basement bathroom - Secure
- Tempering valve adjustment cap detached - Water heater - Secure or replace cap

Location: Various

Task: Improve or Correct or Repair

Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Descriptions

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

Windows: • A representative number of windows were checked for basic operation • [Fixed](#) • [Single/double hung](#) • Sliders • [Casement](#) • Fair condition overall. Most windows tested were functional

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Interior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

Condition: • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear. This can include worn or cracked flooring and blemishes on walls/ceilings

WINDOWS \ General notes

Condition: • Windows Aging or Mixed Ages

A mix of window ages and styles was observed. Some windows are dated 2002, while the front main-floor fixed window is dated 2026. The age of other windows could not be determined. Most representative windows tested were functional except where otherwise noted.

Location: Various

Task: Upgrade

Time: When necessary / As needed

Cost: Consult contractor when upgrading

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Location: Right Side Basement

Task: Replace

Time: As soon as practical

Cost: Minor

INTERIOR

276 Durie Street, Toronto, ON September 16, 2026

Report No. 9836, v.4

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

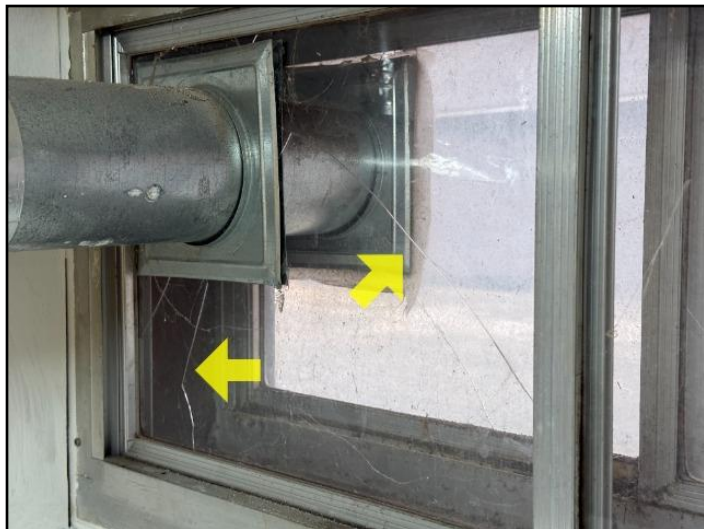
MORE INFO

APPENDIX

REFERENCE



23. Cracked



24. Cracked

WINDOWS \ Hardware

Condition: • [Inoperative](#)

Location: Second-floor rear-left bedroom, left window / Main-floor front casement window

Task: Repair / Replace operator hardware

Time: As soon as practical



25. Inoperative



26. Inoperative

CARPENTRY \ Trim

Condition: • Water damage and/or stains

Localized staining noted at baseboard. Area was dry when tested with a moisture meter.

Location: Right Side Basement

Task: For Your Information



27. Water damage and/or stains, tested dry

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Location: Basement staircase / Top run of staircase to second floor

Task: Provide handrail and spindles at basement staircase open side / Provide handrail at top run of staircase to second floor

Time: Less than 1 year

Cost: Minor

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.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Ongoing care to maintain finishes, function, and overall interior condition:

• Bathroom exhaust fan noisy - Primary Bathroom - Improve / replace as needed

Location: Various

Task: Repair/Replace/Improve

Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

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

Cosmetics: • No comment offered on cosmetic finishes

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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.

Descriptions

General: • This section includes general maintenance and precautionary recommendations that apply to most homes, and are provided for future reference.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • ALL HOMES - WALLS - Flashings and caulking - Caulking around windows, doors, and wall penetrations should be inspected regularly and improved as needed to prevent moisture entry and air leakage.

Condition: • ALL HOMES - WALLS - Masonry (brick, stone) and concrete - 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.

Condition: • ALL HOMES - EXTERIOR - During rainfall, walk the perimeter of the home to observe whether any areas allow water to drain toward the foundation. Improve grading in those areas as needed to promote proper drainage away from the structure

Condition: • ALL HOMES BUILT BEFORE 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.

Condition: • ALL HOMES - HEATING - Set up annual service plan which includes coverage for parts and labour.

Condition: • ALL HOMES - PLUMBING - Grout and Caulking should be checked regularly and maintained to ensure water tight seal in bathtub and shower areas

Condition: • ALL HOMES WITH SUMP PUMP - PLUMBING - Provide backup power source for sump pump, keep backup sump pump on hand. Also consider providing a high water level alarm to alert of sump pump failure.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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. • To manage water drainage around the exterior, ensure that grading (ground) is maintained with a positive slope away from the home and extend any downspouts away from walls and all building components. • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS EVER OBSERVED Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is 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 \$500 to \$600 per crack or \$300 per hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Insulation Amounts - Current Standards: • Attic current standards as of 2016 is R-60

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.

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

This inspection was performed in accordance with the most recent CAHPI Standards of Practice. Click the blue link above to view the full document.

END OF REPORT

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This is a copy of our Home Inspection contract and outlines the terms, limitations and conditions of the Home Inspection

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the National Standards of Practice of the Canadian Association of Home & Property Inspectors (CAHPI). A copy of these Standards is available at <https://www.cahpi.ca/en/home-inspectors/inspector-standards>

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and Report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accept no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 9 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor, engineer, or other qualified specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life. Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling. If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. Thermal Imaging: Thermal imaging equipment may be used as an inspection aid but does not guarantee detection of all issues or moisture conditions.

9. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client(s) named herein. No use of the information by any other party is intended, except as set out in item 10 below.

10. PRE-LISTING INSPECTIONS: Where an inspection is performed for a seller or listing agent, repairs or alterations may be completed after the inspection. In such cases, the inspection report may be revised to reflect the condition of the property at the time of the final report publication. The client may provide the report to prospective buyers, at their own discretion. Prospective buyers are encouraged to obtain their own independent home inspection. If prospective buyers wish to rely on this report, they must arrange an Onsite Review with The Inspection Professionals and agree to our inspection agreement. Upon completion of this process, the report may be transferred to the buyer named in the inspection agreement, and that buyer shall become the client for purposes of reliance on the report. The Inspection Professionals will not be responsible for the use of or reliance upon this report by any third party who has not completed this process.

11. The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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