

Your Inspection Report

554 Runnymede Road
Toronto, ON M6S 2Z7

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Tuesday, August 18, 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



TIP

THE
INSPECTION
PROFESSIONALS

August 19, 2026

Dear Gillian Ritchie,

RE: Report No. 9745
554 Runnymede Road
Toronto, ON
M6S 2Z7

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 # NACHI07020704)

"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

554 Runnymede Road, Toronto, ON August 18, 2026

Report No. 9745

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SUMMARY

ROOFING

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HIGHLIGHTS:

This century-old primarily masonry home on brick and stone foundations is in average condition overall compared to homes of similar age and style.

The exterior masonry is in generally good condition overall.

The electrical service is 100 amps with copper wiring in visible areas. All receptacles tested were grounded.

The home is heated by a high-efficiency furnace that is approximately 5 years old. The air conditioner is a high-efficiency unit approximately 5 years old.

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:

STRUCTURE

Localized rot/deterioration at structural framing above basement stairwell

INSULATION

Attic/roof space above third-floor finished area was not accessible for inspection

PLUMBING

Water heater past typical lifespan

INTERIOR

Moisture detected at basement partition wall

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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.

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Descriptions

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Approximate age: • 10-15 years

Typical life expectancy: • 15-20 years

Observations and Recommendations

RECOMMENDATIONS \ General

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

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: • [Patched](#)

Additionally, exposed fasteners were noted and were not sealed.

Location: Exterior Roof

Task: For Your Information / Seal fasteners

Time: Regular maintenance

Cost: Minor

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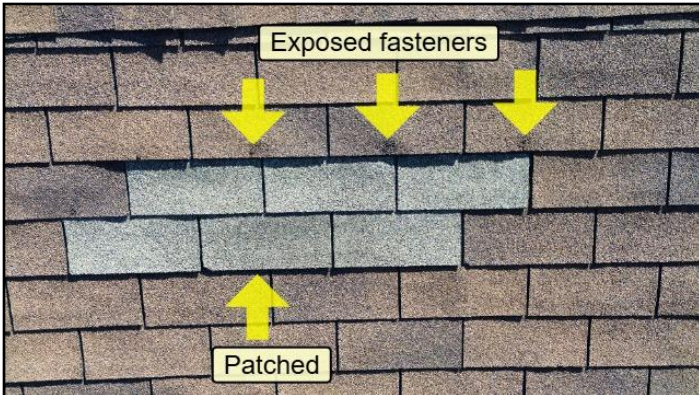
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2. Patched



3. Patched

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Damage, loose, open seams, patched](#)

Location: Front First Floor Exterior Roof

Task: Repair

Time: Less than 1 year

Cost: Minor



4.



5.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor roofing deficiencies and upkeep items noted during the inspection. These are common for the age of the home and should be addressed through routine maintenance to reduce risk of deterioration and/or leaks:

• Flashing paint peeling - Various exterior flashing - Improve, regular maintenance

Location: Roof

Task: Improve

Time: Routine maintenance

ROOFING

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

Inspection Methods and Limitations

Inspection performed: • With binoculars from the ground • With a drone
Age determined by: • Drone • Roof age estimated using historical imagery (Google Maps) from prior years.

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Descriptions

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

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

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

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

Wall surfaces - masonry: • [Brick](#)

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 and Downspouts

Condition: • Aging or Old

Various damaged downspout sections and split seams were noted. Repair or replace deteriorated sections and plan for replacement

Location: Throughout Exterior

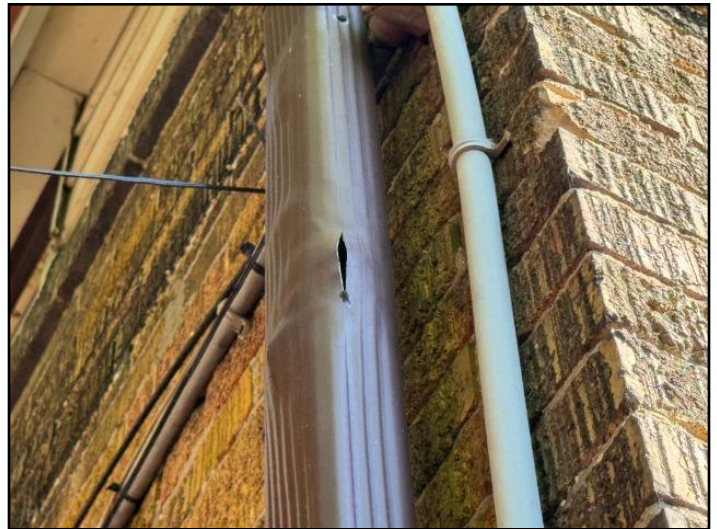
Task: Replace

Time: Less than 1 year

Cost: Consult with Contractor



6. example of damage



7. one example of split area

WALLS \ Flashings and caulking

Condition: • [Flashings missing](#)

Open gap noted at upper portion of boxed bay window.

Location: Rear Exterior box bay window

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Task: Correct

Time: Less than 6 months

Cost: Minor



8. Flashings missing

WALLS \ Wood siding

Condition: • [Cracked, split or broken](#)

Additionally, prior replacement of localized sections was noted.

Location: Various Left Upper Exterior Wall and rear boxed bay window

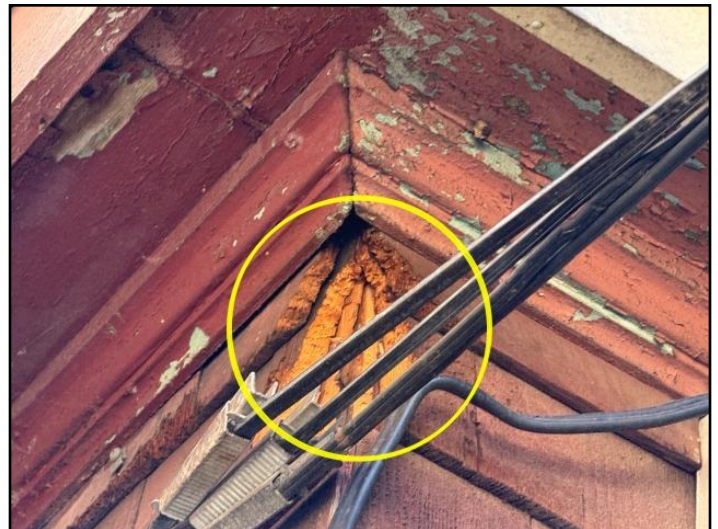
Task: Replace

Time: Less than 1 year

Cost: Consult contractor



9. one example at left side



10. one example at rear

WALLS \ Vinyl siding

Condition: • Vertical siding joints were aligned rather than staggered. Additionally, localized siding was loose below the

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eaves.

Location: Exterior Garage

Task: Improve / Repair

Time: If/as necessary

WALLS \ Masonry (brick, stone) and concrete

Condition: • Gap or Hole at wall

Location: Rear Exterior wall

Task: Patch

Time: Less than 1 year

Cost: Minor



11. Gap or Hole at wall

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 wall and window sills

Task: Repair

Time: Ongoing Regular maintenance

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12. example of spalling



13. one example at front

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Debris/Dirty

Location: Left Side Exterior

Task: Clean

Time: Ongoing regular maintenance



14. Debris/Dirty

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

Condition: • [Steps slope](#)

Rear steps are sloped and uneven, apparently due to growth of the adjacent tree roots.

Location: Rear Exterior Deck Staircase

Task: Repair

Time: Less than 1 year

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15. Steps slope

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

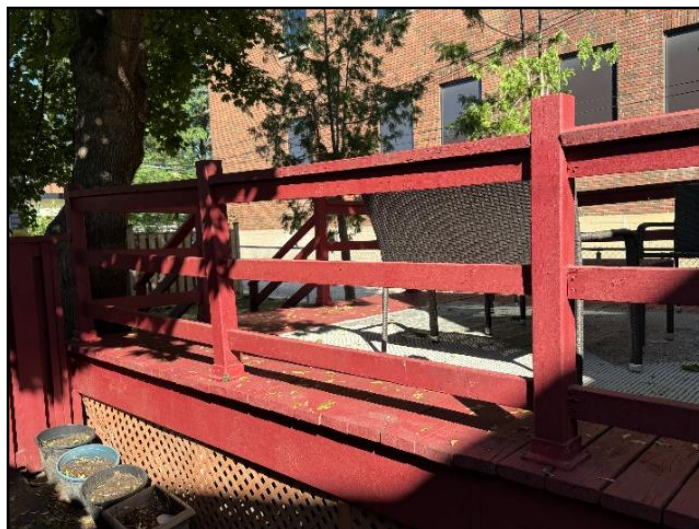
Condition: • [Spindles \(balusters\) climbable](#)

Location: Front porch and rear deck

Task: Improve

Time: As soon as practical

Cost: Depends on approach



16. one example

LANDSCAPING \ General notes

Condition: • Uneven/Heaved.

Asphalt surface at the rear is uneven and cracked from apparent tree root growth.

Location: Rear Exterior

Task: Repair / Level

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Time: When practical

GARAGE \ Vehicle doors

Condition: • Garage door not operational

The overhead garage door was not equipped with operating tracks/hardware and could not be opened or tested.

Location: Garage

Task: Restore operation if garage use is intended

Time: If/as necessary

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:

- Tree branches close to or touching roof - Rear exterior - Keep branches trimmed back at least 3 feet from roof line
- Caulking missing or ineffective - Various wall penetrations such as vents - Improve / seal as needed
- Downspout discharges too close to home - Rear exterior - Extend
- Sill near or at grade level - Rear right exterior - Maintain seal / monitor for moisture intrusion
- Gutter guards loose in some areas - Various gutters - Secure as needed
- Walkway/step cracked - Front walk / steps area - Patch as needed
- Door or window missing sill projections - Various left side exterior - Improve if/when necessary
- Prior wall repairs/modifications noted - Various exterior wall - For your information
- Prior repairs at soffit - Exterior left - For your information
- Animal deterrent screening noted - Various exterior soffit areas - For your information
- Paint/stain deteriorated - Various window frames/trim - Improve, regular maintenance
- Soffit / Fascia paint deteriorated - Various exterior - Improve
- Exposed wood not painted - Front garage - Improve
- Exterior light fixtures not sealed - Rear exterior - Seal
- Door concrete sill cracked - Rear exterior - Patch/Repair

Location: Various Exterior

Task: Repair / Replace or Improve as noted

Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

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

STRUCTURE

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Descriptions

Configuration: • [Basement](#)

Foundation material: • [Stone](#) • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

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

FOUNDATIONS \ General notes

Condition: • Spalling, crumbling or broken material

Location: Various Basement Furnace Room

Task: Patch / Repair

Time: Less than 1 year



17. one example

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

FOUNDATIONS \ Beams (Girders)

Condition: • [Rot](#)

STRUCTURE

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Localized rot/deterioration was noted at structural wood framing above the basement stairwell. The full extent and configuration could not be determined due to limited access.

Location: Above basement stairwell via access panel

Task: Further evaluation and repair / replace

Time: As soon as practical

Cost: Consult contractor



18. Rot

Inspection Methods and Limitations

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

Attic/roof space: • No access

Percent of foundation not visible: • 90 %

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

Descriptions

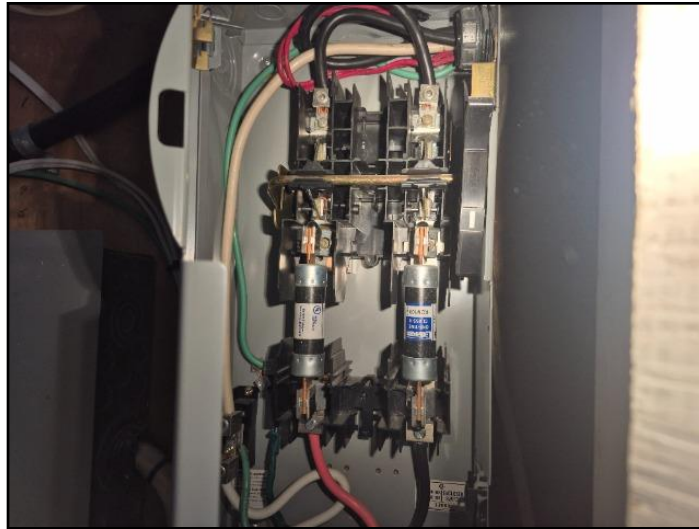
General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

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

Main disconnect/service box type and location:

• [Fuses - basement](#)

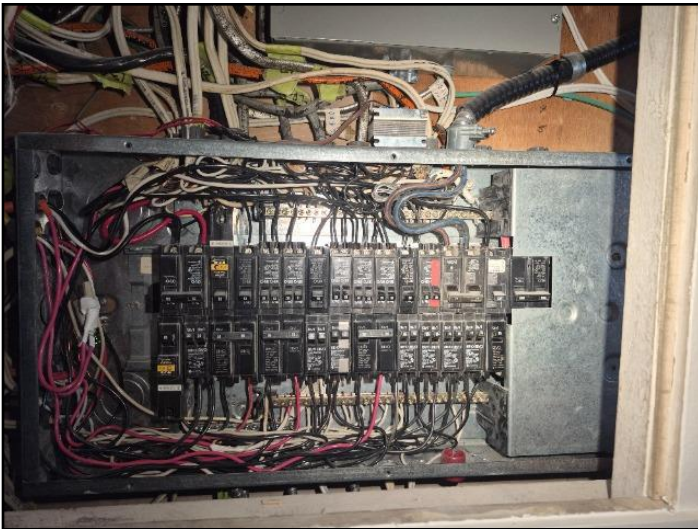


19. Fuses - basement

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

Distribution panel type and location:

• [Breakers - basement](#)



20. Breakers - basement



21. Breakers - Sub panel third floor

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Distribution panel rating: • [125 Amps](#)**Auxiliary panel (subpanel) type and location:** • Breakers - third floor**Auxiliary panel (subpanel) rating:** • [100 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](#) • [GFCI - kitchen](#)**Smoke alarms (detectors):** • [Present](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • ALL ELECTRICAL recommendations are safety-related. POTENTIAL worst-case implications include fire and shock hazards. 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 \ Distribution panel

Condition: • [Overheating](#)

A scorch mark was noted on the inside of the electrical panel cover. No visible damage was noted at the adjacent breaker at the time of inspection. The cause was not determined. Have a licensed electrician evaluate and, if required, correct.

Location: Basement panel

Task: Further evaluation / Correct

Time: As Soon As Possible

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

Location: Various basement panel

Task: Correct

Time: As Soon As Possible

Cost: Minor

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

Condition: • Unprotected Opening(s)

Location: Garage

Task: Correct - Provide knockout seals (aka panel fillers)

Time: As Soon As Possible

Cost: Minor



22. Unprotected Opening(s)

DISTRIBUTION SYSTEM \ Outdoor wiring (wires)

Condition: • Conduit missing cover plates

Location: Exterior right

Task: Correct

Time: As soon as practical



23. Example

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Second floor hallway bathroom

Task: Replace

Time: As Soon As Possible

ELECTRICAL

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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:

- Outlet damaged - Basement laundry area - Replace
- Outlets loose - Various all floors - Secure
- Outlet obstructed by ledge - Third floor bathroom - Correct
- No GFCI outlet - Front basement bathroom and Rear exterior - Replace with GFCI outlets
- Light inoperative - Garage ceiling - Replace as needed

Implication(s): Fire and/or shock hazards

Location: Various

Task: Correct

Time: As soon as practical

Cost: Regular maintenance

Inspection Methods and Limitations

General: • The electrical system has been substantially upgraded. A possible knob-and-tube wiring remnant was visible through a limited-access area but was not accessible for testing, and it could not be determined whether it remains active. All receptacles tested were grounded. Additional concealed remnants may be present in a home of this age.

System ground: • Quality of ground not determined

HEATING

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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: • [5 years](#)

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

Main fuel shut off at: • Meter

Auxiliary heat:

• [Electric baseboard heater](#)

• [Electric heater](#)

Garage

Fireplace/stove: • [Wood-burning fireplace](#)

Mechanical ventilation system for building: • None

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 drain line problems

Minor leak at condensate drain line noted at time of inspection.

Location: Basement furnace area

Task: Correct

Time: As soon as practical

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24. Example

FIREPLACE \ General notes

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.

Task: Inspect / Clean

Time: Prior to first use

REGULAR MAINTENANCE \ Comments \ Additional

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

- Filter dirty or clogged - Basement furnace - Replace as part of regular maintenance.

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: • 5 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

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Attic/roof insulation material: • Not visible

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

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof vent](#) • [Gable vent](#)

Foundation wall insulation material: • Not visible

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

Condition: • [Missing](#)

No access was provided to the attic/roof space above the third-floor finished area.

Implication(s): Difficult to service

Location: Attic

Task: Provide access and inspect

Time: As soon as practical

Inspection Methods and Limitations

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

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

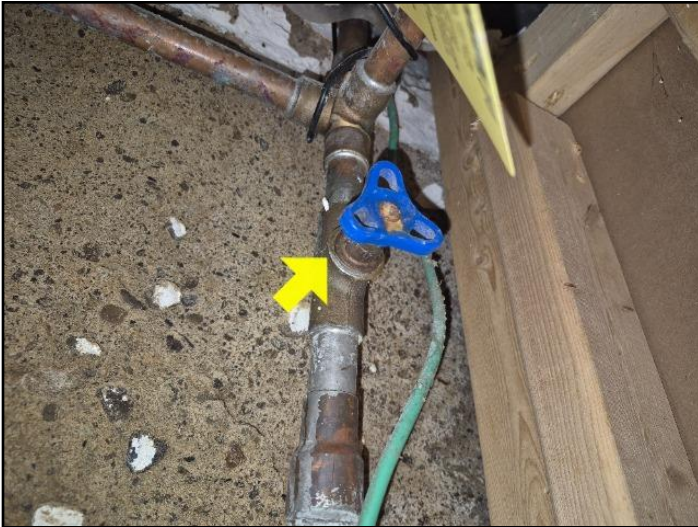
Descriptions

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

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

Main water shut off valve at the:

• Main water shut off valve - Basement



25. Main water shut off valve - Basement



26. Main water shut off valve - Basement

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 23 years

Water heater typical life expectancy: • 10 to 15 years

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

Pumps: • None

Floor drain location: • None found

Plumbing Miscellaneous: • Whirlpool not tested at time of inspection.

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.

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

PLUMBING

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Typical lifespan is 10-15 years. The current unit is 23 years old

Location: Basement

Task: Replace

Time: Less than 1 year

Cost: Rental \$35-\$55 monthly. Purchase \$2000 - and up

WASTE PLUMBING \ Traps - performance

Condition: • [Leak](#)

Location: Second floor hallway bathroom

Task: Correct

Time: As Soon As Possible



27. Leak

WASTE PLUMBING \ Floor drain

Condition: • [Not found](#)

A floor drain was not found in the basement.

Location: Basement

Task: Locate or Provide

Time: As soon as practical

Cost: Depends on work needed, consult contractor

FIXTURES AND FAUCETS \ Shower stall

Condition: • Shower door opens inward

The shower door opens inward. For improved access and safety, the shower door should open outward from the shower stall. Additionally, the door does not fully close

Location: Second floor hallway 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

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be addressed through routine maintenance to reduce the risk of leakage and/or deterioration.

- Toilet not well secured - Rear basement bathroom - Secure
- Grout loose, missing, or deteriorated - Second-floor hallway bathroom - Repair/replace
- Water continues to discharge from spout when shower head is in use - Rear basement bathroom - Clean / Repair or Replace diverter
- Slow-draining sink - Basement bathroom - Clean/unclog as part of regular maintenance

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.

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Descriptions

Windows: • A representative number of windows were checked for basic operation • [Fixed](#) • [Single/double hung](#) • Sliders • Sliders - basement • [Casement](#) • [Skylight](#) • All windows that were tested were functional

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

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

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

Moisture was detected at the lower portion of the partition wall in the furnace room and on the opposite side of the wall. The source was not determined.

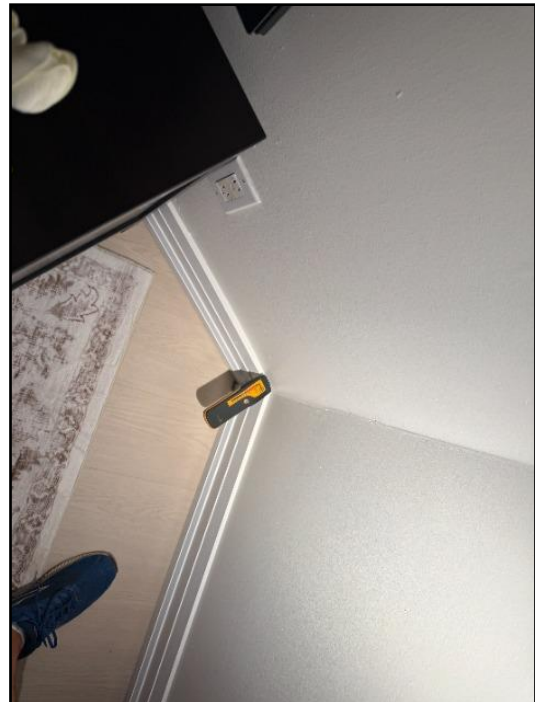
Location: Basement furnace room / adjacent wall

Task: Locate source / Correct

Time: As soon as practical



28. Water damage and wet



29. Opposite side of wall wet

WINDOWS \ General notes

Condition: • Windows Aging or Mixed Ages

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Windows are of mixed ages. Some fixed windows were dated 1977 and 1986, while some casement windows appeared newer. The ages of the remaining windows could not be determined. Several windows are aging but were generally serviceable at the time of inspection.

Location: Various

Task: Plan for upgrade or replacement

Time: Discretionary / As needed

Cost: \$60-\$100 per square foot

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Location: Front Left Second Floor Bedroom

Task: Replace

Time: Less than 6 months

Cost: Consult with Contractor



30. Cracked

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Additionally, provide spindles at lower run handrail

Location: Basement staircase

Task: Provide Handrail at upper run and spindles at lower run

Time: Less than 1 year

Cost: Minor

BASEMENT \ Wet basement - evidence

Condition: • Dampness on floor or walls

Localized elevated moisture was detected with a moisture meter below several basement windows. Minor surface irregularities were noted at some areas. No visible water staining or water accumulation was observed, and adjacent baseboards were dry. The source of the moisture was not determined.

Location: Various localized wall areas below windows

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Task: Monitor for continued or recurring dampness / Correct if necessary

Time: Ongoing / if necessary

Cost: Depends on approach

BASEMENT \ Wet basements - corrective action noted

Condition: • [New dampproofing material](#)

Location: Front Right Exterior

Task: For Your Information



31. *New dampproofing material*

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:

- Door does not latch - Basement bathroom - Improve, regular maintenance
- Smoke detector not yet installed - Third floor - Install
- Heavy efflorescence noted on exposed foundation masonry - Basement furnace room - Monitor for moisture and improve as needed
- Sash not secured - Front enclosed front porch window - Repair as needed
- Minor water staining at window trim, dry at time of inspection - First floor staircase area - For your information

Location: Various

Task: Repair/Replace/Improve

Time: Regular maintenance / Routine upkeep

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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

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 90 %

Basement leakage: • 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 - PLUMBING - Sewer backup insurance is recommended.

Condition: • ALL HOMES BUILT PRIOR TO 1975 - PLUMBING - A video scan of the waste plumbing is recommended on older homes to check for tree roots, blockages, damaged pipe, or collapse. Typical cost is roughly \$300 to \$400.

Condition: • ALL HOMES WITH SKYLIGHTS - Skylights are vulnerable to water leakage and should be monitored ongoing especially after heavy rain.

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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.

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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.

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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.

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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.

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» 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