



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

98 Willingdon Boulevard
Toronto, ON M8X 2H7

PREPARED FOR:
WENDY HAMMOND

INSPECTION DATE:
Thursday, January 31, 2019

TIP

THE
INSPECTION
PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca

TIP

THE
INSPECTION
PROFESSIONALS

February 1, 2019

Dear Wendy Hammond,

RE: Report No. 2395
98 Willingdon Boulevard
Toronto, ON
M8X 2H7

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

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

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

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

-Adam

BUYERS -

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

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

98 Willingdon Boulevard, Toronto, ON January 31, 2019

Report No. 2395

www.inspectionpros.ca

SUMMARY

ROOFING

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This Summary outlines some of the potentially short-term significant issues from a cost standpoint. This section is provided as a COURTESY ONLY and cannot be considered a substitute for reading the entire report. Please read the complete document.

It is not possible for a home inspector to predict the future. It would be advisable to annually budget between 0.5% to 1% of the value of the home for unforeseen repairs and maintenance. This would hold true for any house that you were considering.

Things will wear out, break down, and fail without warning. This is a fact of home ownership.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$500

NOTE: FOR DIRECTIONAL PURPOSES USED THROUGHOUT THE REPORT, THE "FRONT" OF THE HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE EXTERIOR.

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list all the minor deficiencies. But rather, the focus of this inspection was to identify MAJOR issues with MAJOR systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows.

- 1)OBSERVABLE STRUCTURAL DEFECTS
- 2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.
- 3)OBSERVABLE ELECTRICAL DEFECTS
- 4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

For Ballpark costs of various home components, please click here:

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

Roofing

RECOMMENDATIONS \ Overview

Condition: • Snow on roof limited/restricted inspection. Inspect roof in the Spring when the snow has melted.

Exterior

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

Condition: • Rot

Ineffective guardrails. Weak, rotted and climbable. Unsafe

Implication(s): Fall hazard

Location: Rear Exterior Balcony

Task: Replace

Time: Prior to first use / As soon as possible

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Cost: \$500 - and up

LANDSCAPING \ Lot grading

Condition: • When the snow melts, ensure that the grading around the home is promoting drainage of water away from the home.

GARAGE \ General

Condition: • Typical low quality structure

This is a typical very old garage commonly found in Toronto. The concrete floor is cracked and displaced. The garage structure has moved / settled / cracked, therefore the garage doors no longer close. Some of the interior studs show rot at the bottom. We also observed prior repairs. We cannot determine on a one-time visit if movement is still active. Replacement garages are expensive, therefore most people choose to repair/reinforce garage ongoing. Consult with a contractor to discuss whether measures are needed to reinforce/stabilize the garage or replace fully

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

Location: Garage

Task: Repair / Replace

Time: Unpredictable

Cost: Major

Structure

ROOF FRAMING \ Sheathing

Condition: • [Mold](#)

Mold was noted in attic on the sheathing. Air Quality testing and remediation is beyond the scope of a home inspection. We are not environmental specialists. If you would like to arrange an air quality test which can check the indoor air for mold spores, please call us to make arrangements. We can provide this type of testing. If you like to have the mold remediated by a professional company, contact us for a list service providers.

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

Location: Throughout Attic

Task: Further evaluation / Remove

Time: Discretionary

Cost: Depends on approach \$3000 and up to remove.

Electrical

RECOMMENDATIONS \ Overview

Condition: • Old fuse service boxes and panel. Recommend upgrading to new breaker panel

Location: Basement

Task: Upgrade

Time: Less than one year

Cost: \$900 - \$1,500

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DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Outdated](#)

The home contains the original Knob and tube wiring which was installed pre-1950. A small area at the kitchen addition contains some newer grounded wiring.

The ESA authority does not consider this wiring unsafe. However, Knob and tube wiring is an insurance issue as most insurers require that this wiring be upgraded.

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

Location: Throughout

Task: Upgrade

Time: As Soon As Possible

Cost: \$10,000 - and up

Heating

GAS HOT WATER BOILER \ Piping

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

Location: Various as seen in basement. (other areas are behind walls/ceilings)

Task: Further evaluation / Remove

Time: before disturbing the wrap.

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Possible Zonolite](#)

Vermiculite insulation was found in attic. This type insulation may contain asbestos, a material that has been linked to Respiratory disease. Although a home inspection is not an environmental assessment, and we are not health scientists, this is mentioned as a courtesy. Health Canada's position is that vermiculite insulation is best left in place, and health precautions should be taken if working in the attic or disturbing the insulation. More information can be found on Health Canada's website at

<http://healthycanadians.gc.ca/healthy-living-vie-saine/environnement-environnement/air/contaminants/asbestos-amiant-eng.php>. and EPA' website:<http://www2.epa.gov/asbestos/protect-your-family-asbestos-contaminated-vermiculite-insulation>.

Despite the facts, vermiculite may have an effect on market price or insurability. This is also something to consider when performing renovations. This is outside the scope of a home inspection, but we wanted to bring it to your attention.

Implication(s): Environmental contamination

Location: Throughout Attic

Task: Remove

Time: Discretionary / Before disturbing

Cost: Major when removing \$10,000 and up

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Plumbing

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Galvanized steel](#)

Insurance companies will not insure homes with active Galvanized plumbing and therefore replacement is required. The galvanized piping is corroded which affects the pressure / flow and is high leak risk. Click on the blue link for more information.

Implication(s): Reduced water pressure and volume

Location: Throughout

Task: Replace

Time: As Soon As Possible

Cost: Major \$15,000 - and up

Interior

General

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

Cost: Major

WINDOWS \ General

Condition: • The windows throughout the house are very old single pane windows. There are numerous glass cracks throughout and issues with windows that do not function. Overall we recommend that you upgrade to new energy efficient windows throughout. That being said, many homeowner like the charm of the old stained glass windows and choose to repair and restore and use them as a cosmetic feature of the home. Other homeowners choose to sell the stained glass windows. pictures show a very small sampling

Implication(s): Energy efficiency, air drafts, potential leakage, and non functionality.

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: Major \$20,000 - and up

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.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a

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pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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

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Descriptions

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

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

Approximate age:

• 7 years

Reported by seller.

Typical life expectancy: • 15-20 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Condition: • Snow on roof limited/restricted inspection. Inspect roof in the Spring when the snow has melted.

FLAT ROOFING \ Modified bitumen

Condition: • [Loss of granules](#)

Granule loss is a normal occurrence as roof covering ages. The flat roof is reported by homeowner to be approx. 10 years old. The granule loss was likely caused by wear and tear from being walked on.

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

Location: Rear Exterior Balcony

Task: Further evaluation

Time: In spring when all snow has melted



1. Loss of granules

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Inspection Methods and Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

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Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • Various repairs needed

Location: Various

Task: Repair / Replace

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

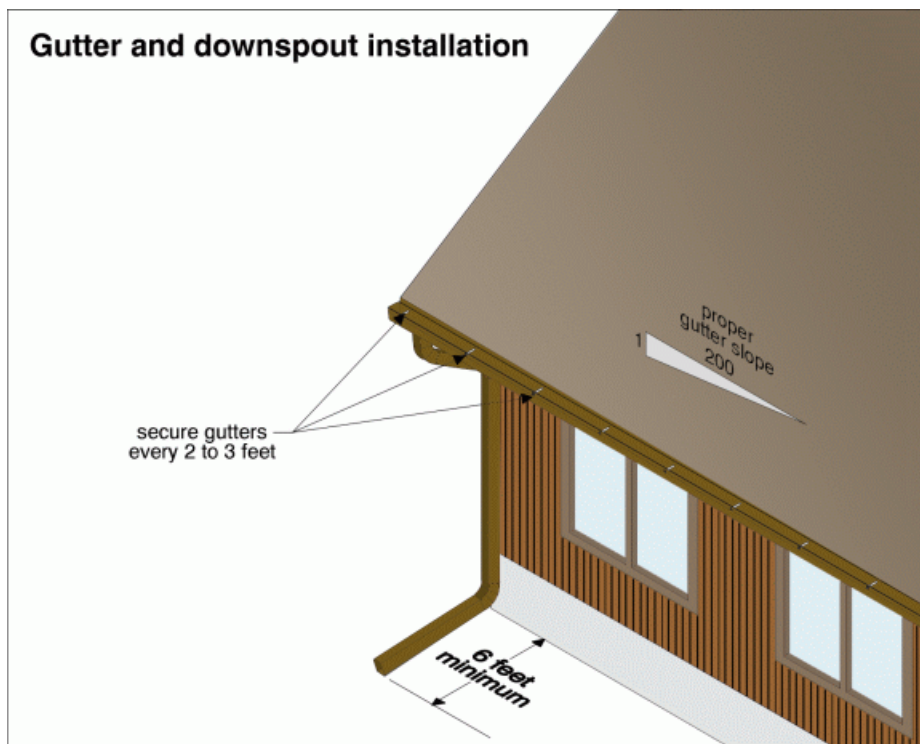
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Improve

Time: Regular maintenance

Cost: Minor



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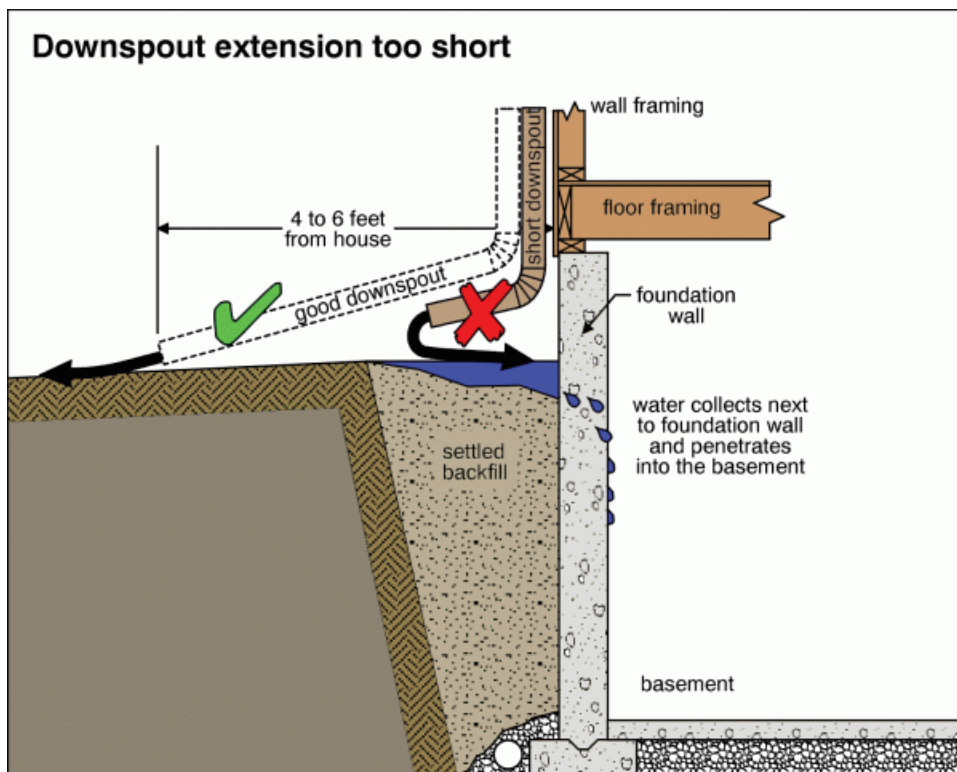
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WALLS \ Flashings and caulking

Condition: • Regular Caulking Maintenance is required at all windows, doors, and wall penetrations. Deficiencies with caulking in these areas should be checked and improved annually.

WALLS \ Masonry (brick, stone) and concrete

Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

EXTERIOR GLASS/WINDOWS \ General

Condition: • Sill - Near or at Grade Level

This was common practise during this era.

Location: Left and Rear Exterior

Task: Monitor / Improve

Time: As Needed

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2. Sill - Near or at Grade Level



3. Sill - Near or at Grade Level

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

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

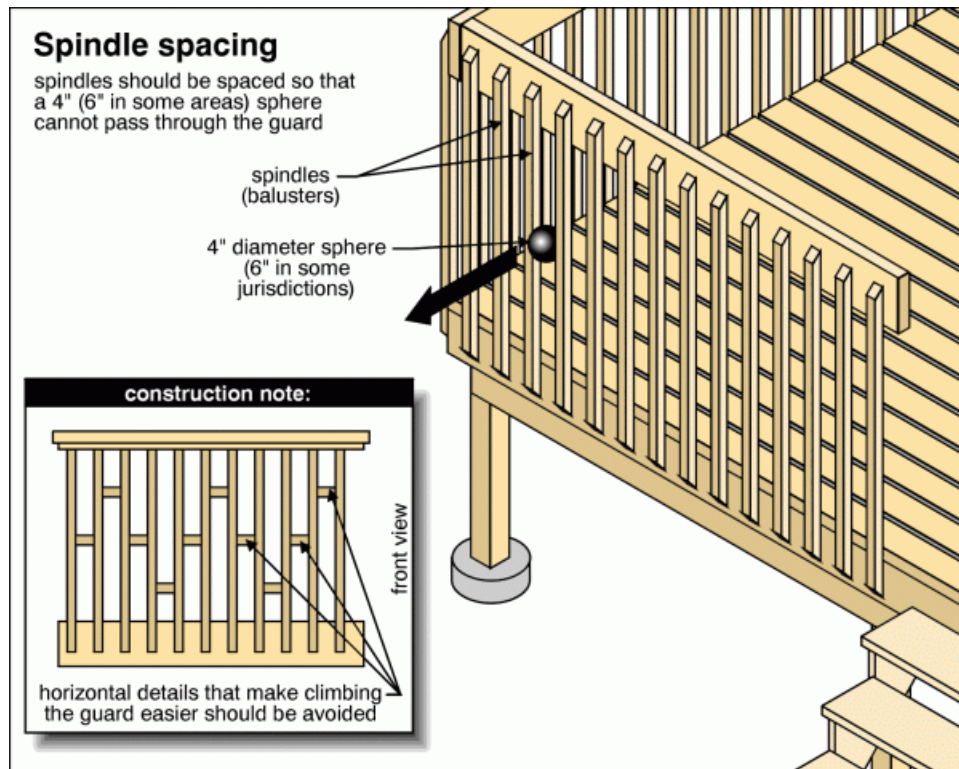
Implication(s): Fall hazard

Location: Rear Exterior Deck

Task: Improve

Time: Less than 1 year

Cost: Minor



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4. Spindles (balusters) climbable

Condition: • Rot

Ineffective guardrails. Weak, rotted and climbable. Unsafe

Implication(s): Fall hazard

Location: Rear Exterior Balcony

Task: Replace

Time: Prior to first use / As soon as possible

Cost: \$500 - and up



5. Rot



6. Rot

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7. Rot

LANDSCAPING \ Lot grading

Condition: • When the snow melts, ensure that the grading around the home is promoting drainage of water away from the home.

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

GARAGE \ General

Condition: • Typical low quality structure

This is a typical very old garage commonly found in Toronto. The concrete floor is cracked and displaced. The garage structure has moved / settled / cracked, therefore the garage doors no longer close. Some of the interior studs show rot at the bottom. We also observed prior repairs. We cannot determine on a one-time visit if movement is still active. Replacement garages are expensive, therefore most people choose to repair/reinforce garage ongoing. Consult with a contractor to discuss whether measures are needed to reinforce/stabilize the garage or replace fully

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

Location: Garage

Task: Repair / Replace

Time: Unpredictable

Cost: Major

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8. Typical low quality structure



9. Typical low quality structure



10. Typical low quality structure



11. Typical low quality structure



12. Typical low quality structure

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Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

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Descriptions

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

Observations and Recommendations

FOUNDATIONS \ General

Condition: • Typical minor cracks

Almost all houses with poured concrete foundations have minor settlement and/or shrinkage cracks. Monitor all cracks for

movement and nuisance water leakage. Repair cracks only if necessary

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

ROOF FRAMING \ Rafters/trusses

Condition: • Prior repairs noted in attic**Location:** Various Attic**Task:** Monitor**Time:** ongoing

13.



14.

ROOF FRAMING \ Collar ties/rafter ties

Condition: • Prior repairs observed. We can not verify the quality of repairs during a home inspection.**Location:** Various Attic**Task:** For Your Information

ROOF FRAMING \ Sheathing

Condition: • [Mold](#)

Mold was noted in attic on the sheathing. Air Quality testing and remediation is beyond the scope of a home inspection. We are not environmental specialists. If you would like to arrange an air quality test which can check the indoor air for mold spores, please call us to make arrangements. We can provide this type of testing. If you like to have the mold remediated by a professional company, contact us for a list service providers.

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

Location: Throughout Attic

Task: Further evaluation / Remove

Time: Discretionary

Cost: Depends on approach \$3000 and up to remove.



15. Mold



16. Mold



17. Mold

STRUCTURE

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Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

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

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](#)

Distribution panel type and location: • [Fuses - basement](#)

Distribution panel rating: • [100 Amps](#)

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

Type and number of outlets (receptacles):

• [Grounded - minimal](#)

only in kitchen addition

• [Ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

Smoke alarms (detectors): • Provide New

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • Old fuse service boxes and panel. Recommend upgrading to new breaker panel

Location: Basement

Task: Upgrade

Time: Less than one year

Cost: \$900 - \$1,500

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Implication(s): Fire hazard | Electric shock

Location: Basement Panel

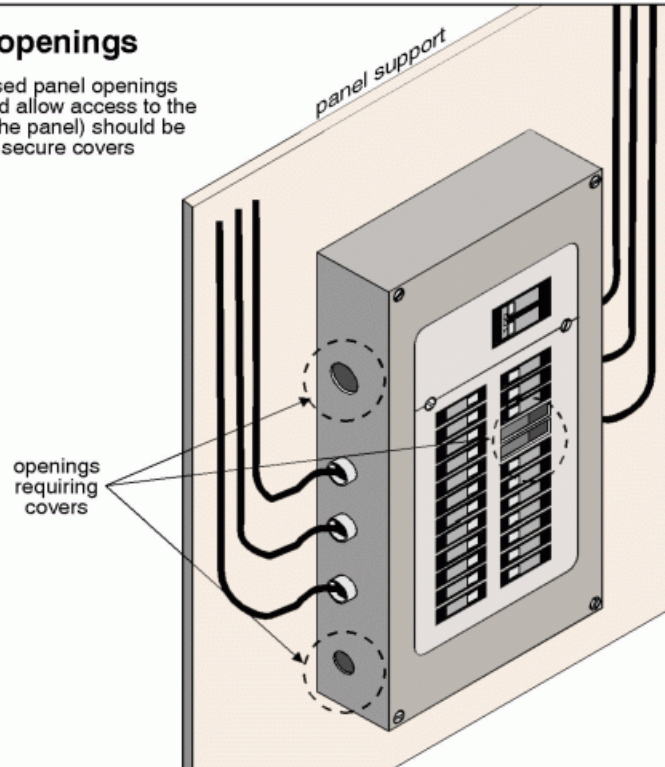
Task: Correct

Time: Immediate

Cost: Minor

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



18. Openings in panel

Condition: • [Double taps](#)

Double tapped and lack of space to add distribution lines. Many insurance companies now require that fuse boxes be upgraded to a newer combination breaker panel. Approximate cost is \$900-\$1200 per panel

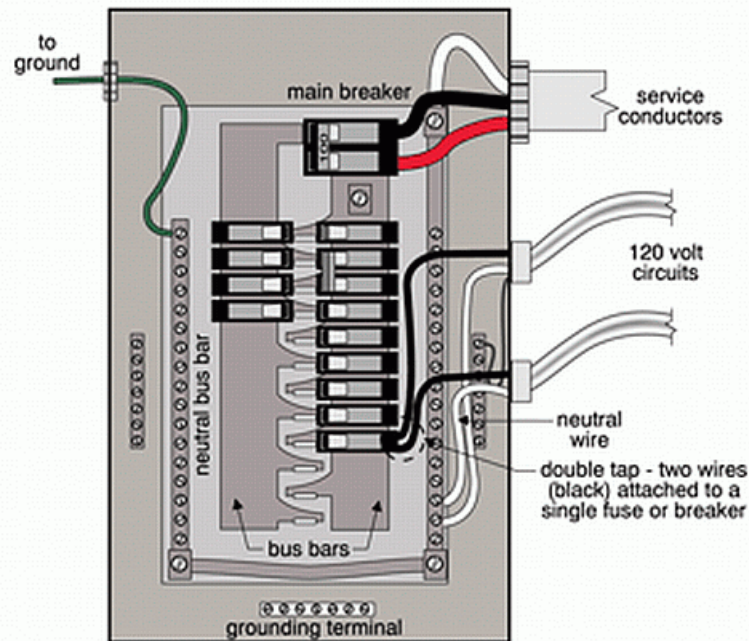
Implication(s): Fire hazard

Location: Basement Panel

Task: Correct / Upgrade

Time: Immediate

Double tapping (double lugging)



DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Outdated](#)

The home contains the original Knob and tube wiring which was installed pre-1950. A small area at the kitchen addition contains some newer grounded wiring.

The ESA authority does not consider this wiring unsafe. However, Knob and tube wiring is an insurance issue as most insurers require that this wiring be upgraded.

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

Location: Throughout

Task: Upgrade

Time: As Soon As Possible

Cost: \$10,000 - and up

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

ELECTRICAL

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Inspection Methods and Limitations

System ground: • Quality of ground not determined

Descriptions

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Boiler manufacturer: • Weil McLain

Heat distribution: • [Radiators](#)

Approximate capacity: • [110,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [4 years](#)

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

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

Observations and Recommendations

GAS HOT WATER BOILER \ Piping

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

Location: Various as seen in basement. (other areas are behind walls/ceilings)

Task: Further evaluation / Remove

Time: before disturbing the wrap.



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



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



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

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [No drip edge on cap](#)

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

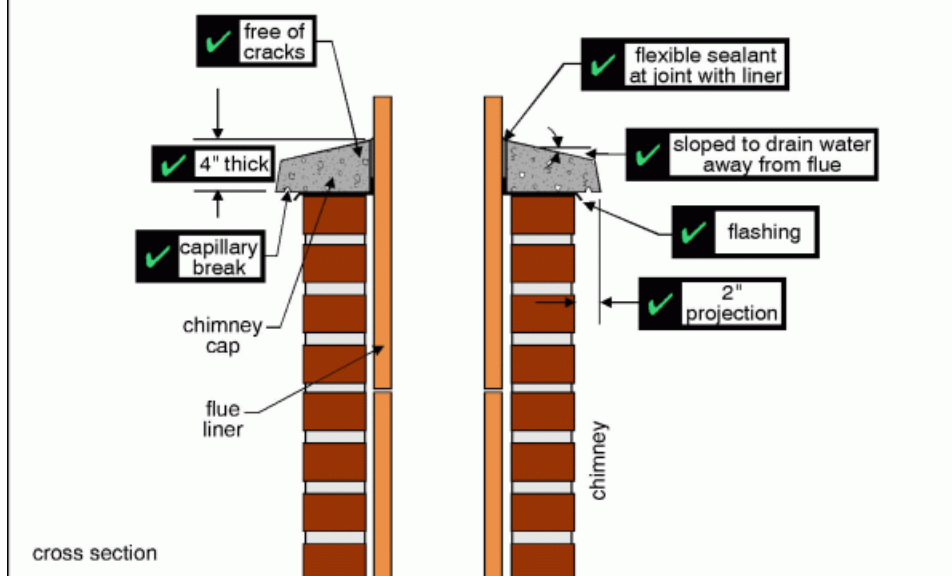
Location: Exterior

Task: Improve

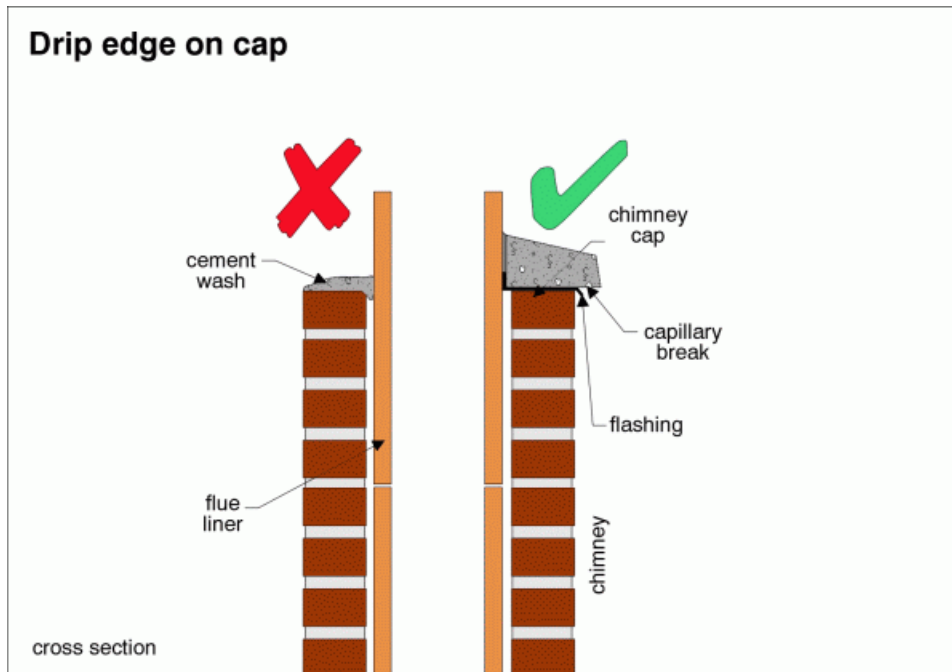
Time: Less than 2 years

Cost: \$500 - \$1,000

What makes a good chimney cap?



Drip edge on cap



22. No drip edge on cap

FIREPLACE \ General

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

Task: Service

Time: Prior to first use

FIREPLACE \ Gas fireplace

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

HEATING

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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: • None present

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

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Descriptions

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

Attic/roof insulation amount/value: • [R-20](#) • [R-24](#)

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

Attic/roof air/vapor barrier: • [None found](#)

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Below current standards of R-50 (as of 2012) The current level in the attic approximately R-32

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

Condition: • [Possible Zonolite](#)

Vermiculite insulation was found in attic. This type insulation may contain asbestos, a material that has been linked to Respiratory disease. Although a home inspection is not an environmental assessment, and we are not health scientists, this is mentioned as a courtesy. Health Canada's position is that vermiculite insulation is best left in place, and health precautions should be taken if working in the attic or disturbing the insulation. More information can be found on Health Canada's website at

<http://healthycanadians.gc.ca/healthy-living-vie-saine/environnement-environnement/air/contaminants/asbestos-amiant-eng.php>. and EPA' website:<http://www2.epa.gov/asbestos/protect-your-family-asbestos-contaminated-vermiculite-insulation>.

Despite the facts, vermiculite may have an effect on market price or insurability. This is also something to consider when performing renovations. This is outside the scope of a home inspection, but we wanted to bring it to your attention.

Implication(s): Environmental contamination

Location: Throughout Attic

Task: Remove

Time: Discretionary / Before disturbing

Cost: Major when removing \$10,000 and up

INSULATION AND VENTILATION

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23. Possible Zonolite



24. Possible Zonolite

Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

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Descriptions

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

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

Main water shut off valve at the: • Basement

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

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

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

Water heater tank capacity: • 50 gallons • 189 liters

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 10 - 15 years

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

Floor drain location: • Center of basement

Observations and Recommendations

SUPPLY PLUMBING \ Supply piping in building

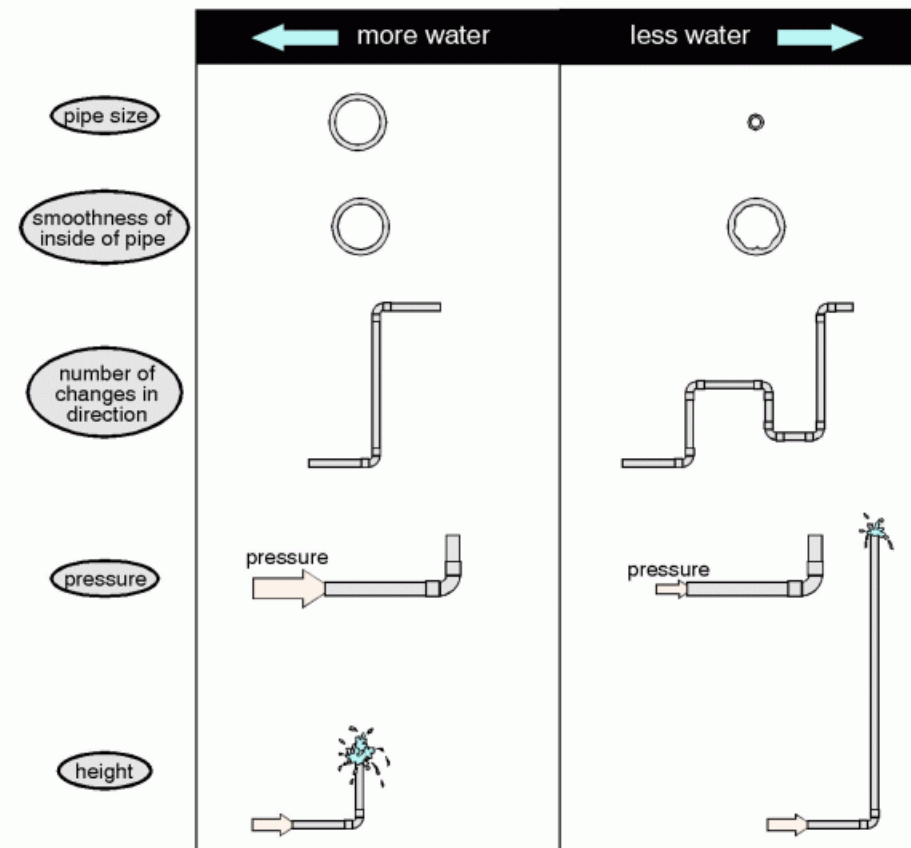
Condition: • [Poor pressure or flow](#)

Water pressure lower than average. common with galvanized piping due to corroded piping. see note in report on galvanized piping.

Implication(s): Reduced water pressure and volume

Location: Various

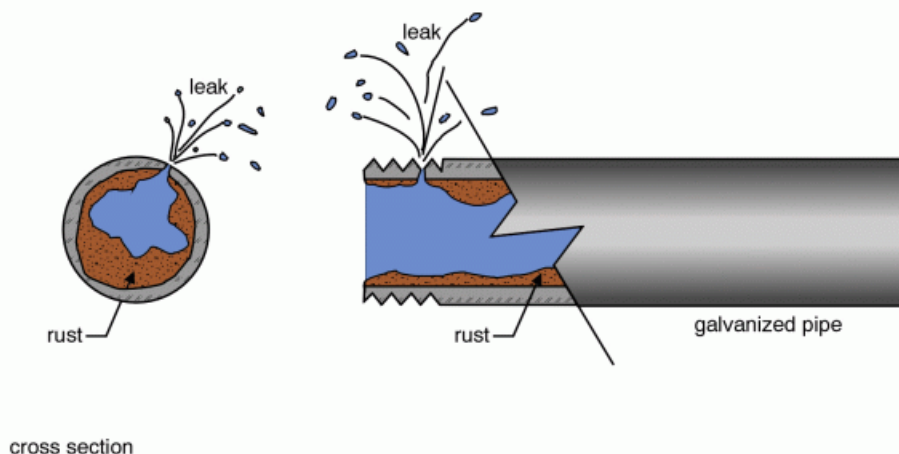
Factors affecting supply of water



Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



PLUMBING

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Condition: • [Galvanized steel](#)

Insurance companies will not insure homes with active Galvanized plumbing and therefore replacement is required. The galvanized piping is corroded which affects the pressure / flow and is high leak risk. Click on the blue link for more information.

Implication(s): Reduced water pressure and volume

Location: Throughout

Task: Replace

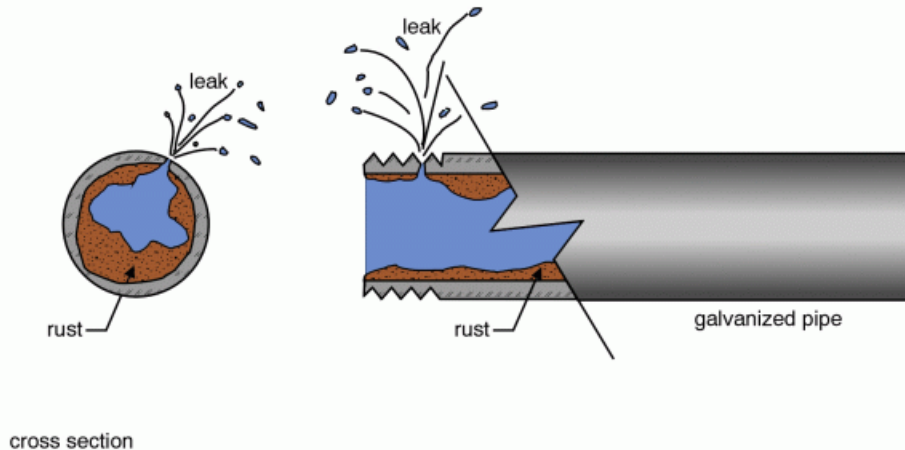
Time: As Soon As Possible

Cost: Major \$15,000 - and up

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



WASTE PLUMBING \ Drain piping - performance

Condition: • Sewage backup insurance is recommended.

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Implication(s): drainage and/or leakage problems

Location: Basement

Task: Provide

Time: Immediate

Condition: • Drain line video camera inspection recommended

Implication(s): Drainage and/or leakage problems

Location: Basement

Task: Camera inspection

Time: Immediate

Condition: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Laundry tub cracked

Location: Basement Laundry Area

Task: Replace

Time: Prior to first use

Inspection Methods and Limitations

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

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Descriptions

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

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

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

Glazing: • [Single](#)

Exterior doors - type/material: • Hinged

Evidence of basement leakage: • Efflorescence • Stains

Observations and Recommendations

General

• Work in Progress Observed

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

Cost: Major

FLOORS \ Subflooring

Condition: • Slope or Sag Noted. Older homes tend to have saggy, sloping floors. If you choose to make repairs to level the floors, repairs can require invasive and extensive work.

WINDOWS \ General

Condition: • The windows throughout the house are very old single pane windows. There are numerous glass cracks throughout and issues with windows that do not function. Overall we recommend that you upgrade to new energy efficient windows throughout. That being said, many homeowner like the charm of the old stained glass windows and choose to repair and restore and use them as a cosmetic feature of the home. Other homeowners choose to sell the stained glass windows. pictures show a very small sampling

Implication(s): Energy efficiency, air drafts, potential leakage, and non functionality.

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: Major \$20,000 - and up

INTERIOR

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32.

BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** Basement Leakage 4-step method.

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

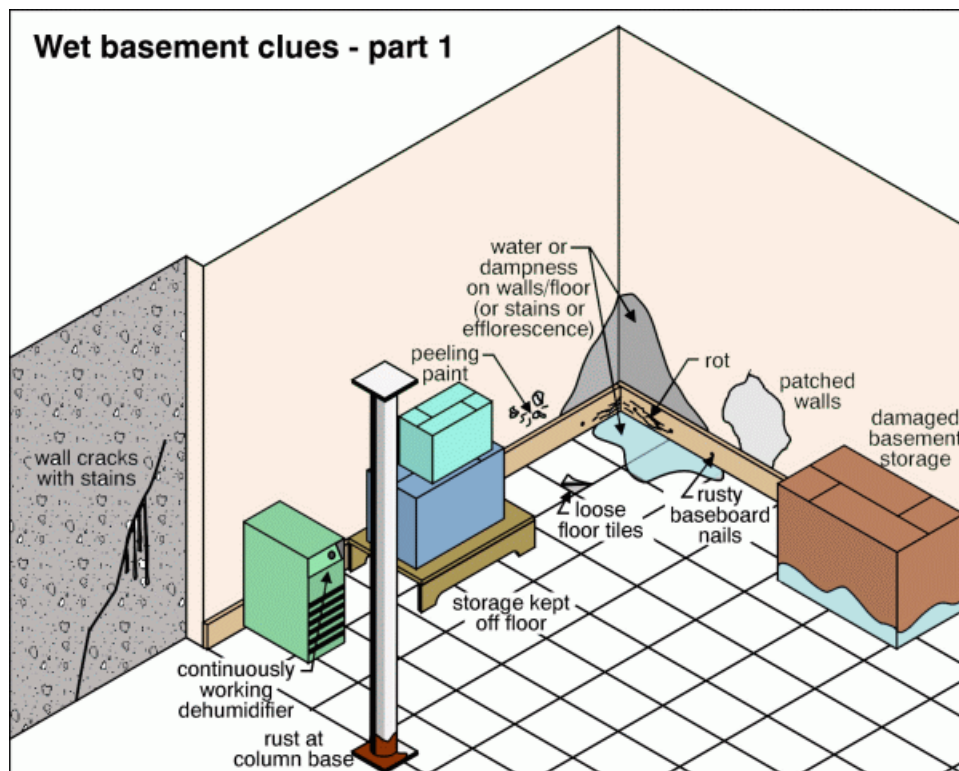
BASEMENT \ Wet basement - evidence

Condition: • [Efflorescence](#)

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

Location: Various Basement

Task: Click link to read more information

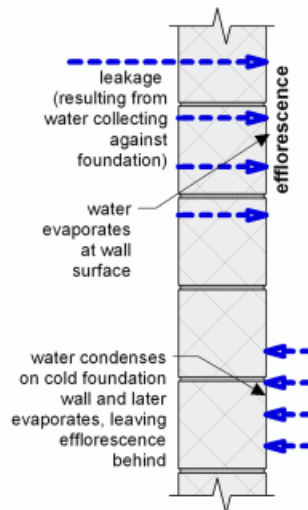


Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



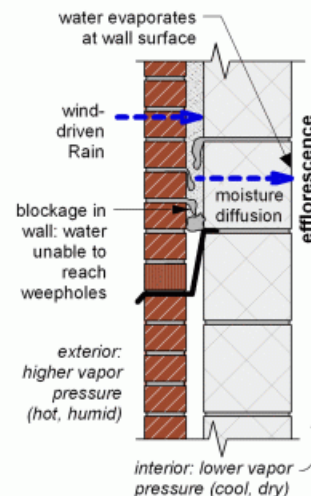
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



Condition: • [Stains](#)

It is common to find stains in a home of this age. No active water leakage was observed during the inspection. Homeowner noted that the cold room will see a minor amount of moisture after heavy sustained rainfalls.

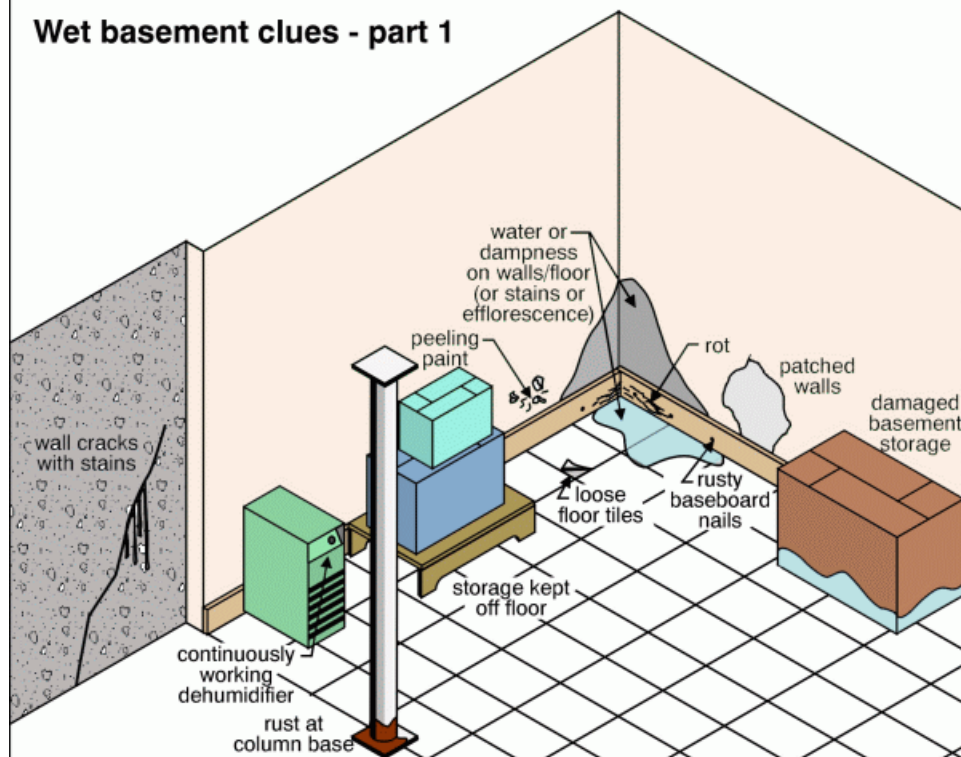
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Basement Cold Room and various basement.

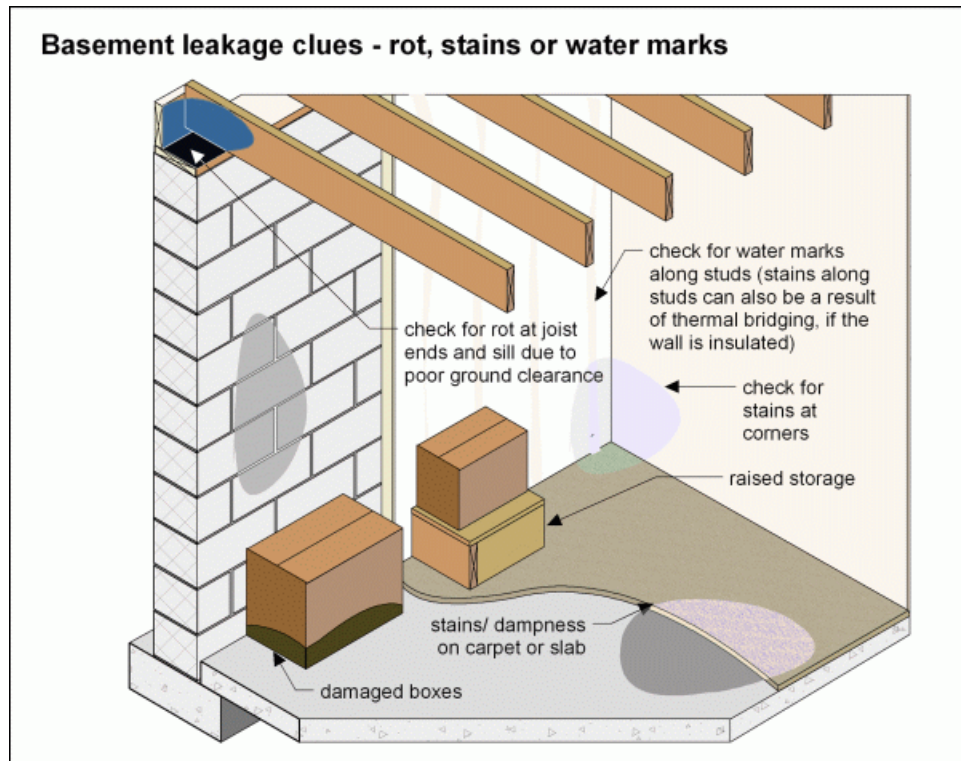
Task: Monitor

Time: Ongoing / Unpredictable

Wet basement clues - part 1



Basement leakage clues - rot, stains or water marks





33. Stains



34. Stains / cold room

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.

Inspection Methods and Limitations

General: • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco ceilings, glue, insulation around heating ducts and registers and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing.

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

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

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

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

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

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

General: • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix.](#) Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.

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

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

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

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

PHOTOS

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General: • pictures taken during inspection

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GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Insulation Amounts - Current Standards: • Attic and roof space: R-40 (R-50 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click](#) for more information.

MORE GOOD ADVICE FOR ALL HOMES: • Here is some more information that applies to all homes.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#) This document helps you look after your home.

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

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

END OF REPORT

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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