



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

426 Armadale Avenue
Toronto, ON M6S 3X8

PREPARED FOR:
JENNIFER PERCIVAL

INSPECTION DATE:
Monday, June 17, 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

June 24, 2019

Dear Jennifer Percival,

RE: Report No. 2481, v.2
426 Armadale Avenue
Toronto, ON
M6S 3X8

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.

THE INSPECTION PROFESSIONALS,
INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2
416-725-5568
HST# 89249 4501 RT0001
www.inspectionpros.ca
adam@inspectionpros.ca

SUMMARY

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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

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

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

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

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

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

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

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

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

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

Location: Garage Roof

Task: Replace

Time: Less than 1 year

Cost: \$1,500 - \$2,500

SUMMARY

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Outdated](#)

The majority of the wiring in the home appears to have been upgraded and the homeseller confirms that upgrades were made. The electrical panel contains modern wiring. As per seller there is a minor amount of knob and tube remaining and we confirmed this visually. This is typical for the age of the home as knob and tube wiring was installed pre-1950 in all homes. Most of the wiring in the home is behind walls and ceilings and not observed.

The ESA authority does not consider this wiring unsafe. However, Knob and tube wiring can be an insurance issue as many insurers require that this wiring be upgraded. Some insurers will require an audit to estimate the percentage of knob and tube wiring still present. Consult with your insurance company for their requirements and/or acceptable limits

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

Location: Various

Task: Consult with your insurer for their requirements.

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 13 years old. Service annually and continue to use.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior Wall

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Interior

BASEMENT \ Wet basement - evidence

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

Using a moisture meter we noted damp areas of the baseboard at the left side basement. We did not observe any standing water in this area. Home seller confirms that they have not any any leakage issues. It is very common to find moisture in homes of this age with brick foundations and should be expected from time to time. Determining the source of moisture / condensation is outside the scope of the inspection.

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

Location: Left Side Basement

Task: Monitor / Improve

Time: As Required

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.

SUMMARY

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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

ROOFING

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

Sloped roofing material: • Newer, good condition

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

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

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

Location: Garage Roof

Task: Replace

Time: Less than 1 year

Cost: \$1,500 - \$2,500



1. Old, worn out

SLOPED ROOF FLASHINGS \ General

Condition: • Flashing improvement needed - see photo for location

Location: Exterior Roof

Task: Improve

Time: Less than 1 year

Cost: Minor

ROOFING

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



2.

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

Inspection performed: • With binoculars from the ground

EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

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

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

Wall surfaces and trim: • [Stucco](#)

Wall surfaces - masonry:

• [Brick](#)

clinker brick style

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Discharge onto roofs](#)

Improvement recommendation - Provide downspouts from upper gutters to lower gutters to prevent premature wear to Shingles

Implication(s): Material deterioration

Location: Front Exterior Dormers

Task: Improve

Time: Less than 1 year

Cost: Minor



3. Discharge onto roofs

ROOF DRAINAGE \ Downspouts

Condition: • [Damage](#)

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

Location: Left Side Exterior

Task: Repair / Replace

Time: Less than 1 year

Cost: Regular maintenance item

EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Downspouts - common leakage areas

leaking
elbows
and seams

split along
back seam

clogged

staining or
efflorescence



4. Damage

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • [Damage](#)

Seller noted that they would be repairing this.

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

Location: Exterior Garage

Task: Repair

Time: Less than 1 year

EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



5. Damage

WALLS \ Flashings and caulking

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

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

Location: Exterior Wall

Task: Provide caulking

Time: Regular maintenance



6. Caulking missing or ineffective

EXTERIOR GLASS/WINDOWS \ General

Condition: • Sill - Near or at Grade Level

Location: Left Side Exterior

Task: Improve

Time: As Needed

EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



7. Sill - Near or at Grade Level

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Damage](#)

Patch sill crack

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

Location: Exterior

Task: Patch

Time: Regular maintenance

Cost: Regular maintenance item



8. Damage

DOORS \ Exterior trim

Condition: • [Damaged, cracked or loose](#)

Minor crack at sill

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

Location: Rear Exterior

Task: Patch

Time: Regular maintenance

EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



9. Damaged, cracked or loose

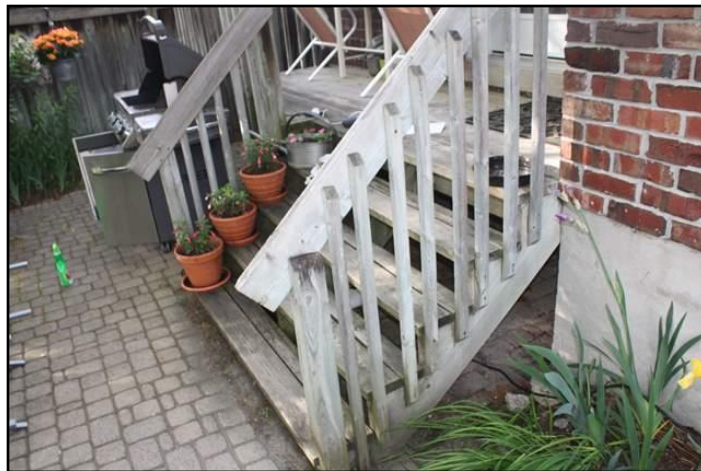
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

Condition: • Aging - Some areas are old/worn.

Location: Rear Exterior Deck and stairs

Task: Improve / Repair / Replace

Time: Regular maintenance



10.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Rot](#)

Implication(s): Weakened structure | Chance of movement | Material deterioration

Location: Various Rear Exterior Deck

Task: Replace

Time: Less than 1 year

Cost: Regular maintenance item

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

Condition: • Trip hazard

EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Some parts of the nosing are loose.

Implication(s): Trip or fall hazard

Location: Front Exterior Staircase

Task: Correct / Secure

Time: As Soon As Possible

Cost: Regular maintenance item



11. Trip hazard

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

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Front Exterior steps and porch and window well

Task: Provide

Time: Less than 1 year

Cost: Minor

EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

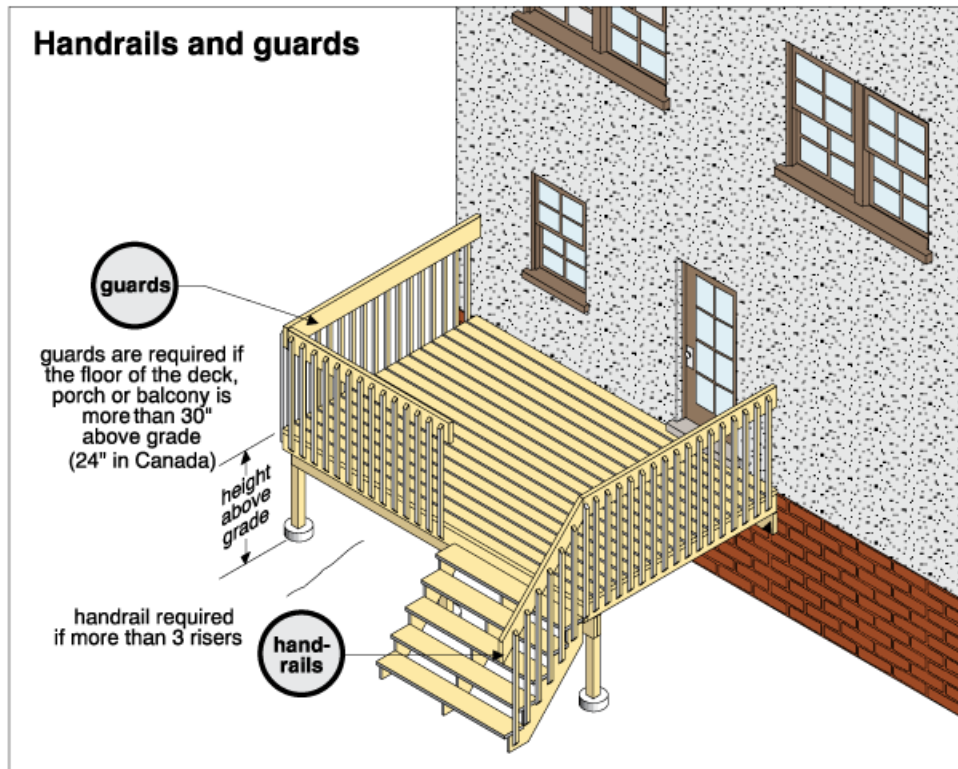
LINKS

PHOTOS

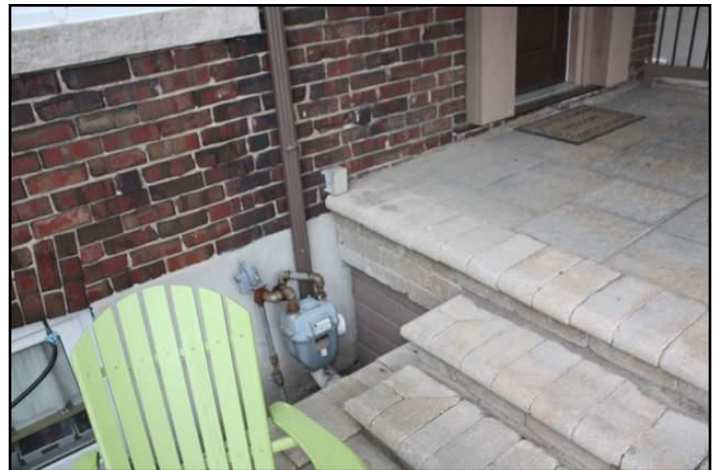
MORE INFO

REFERENCE

Handrails and guards



12. Missing



13. Missing

EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



14. Missing

LANDSCAPING \ Lot grading

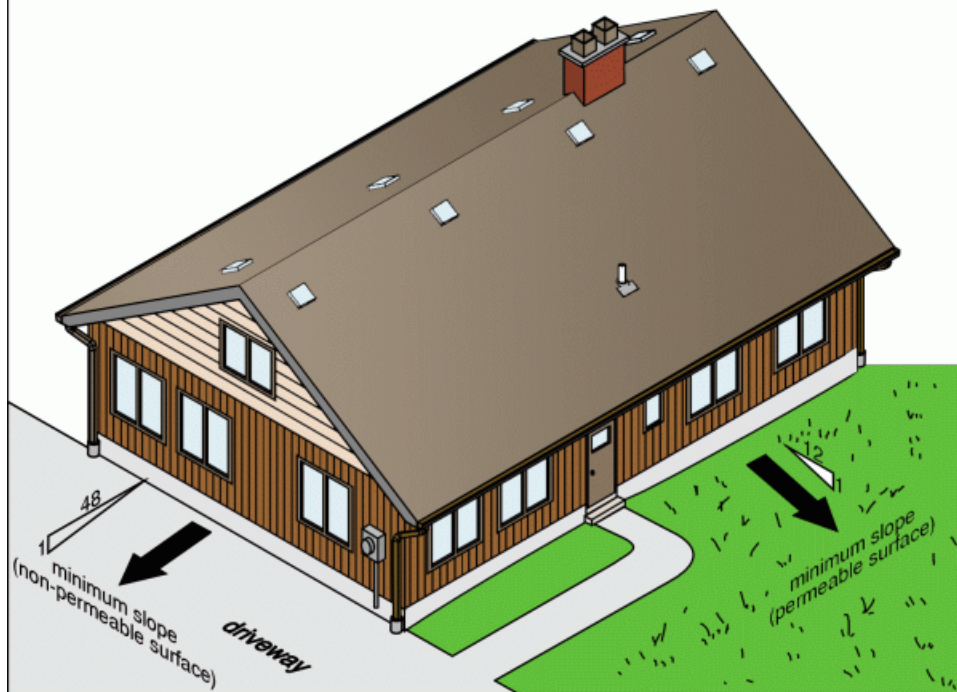
Condition: • Low Areas.

Location: Left Side Exterior

Task: Monitor / Improve

Time: Regular maintenance

Recommended grading slopes



EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



15. Low Areas.

LANDSCAPING \ Walkway

Condition: • [Improper slope or drainage](#)

Monitor walkway to ensure drainage away from home. Make improvements if necessary. .

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

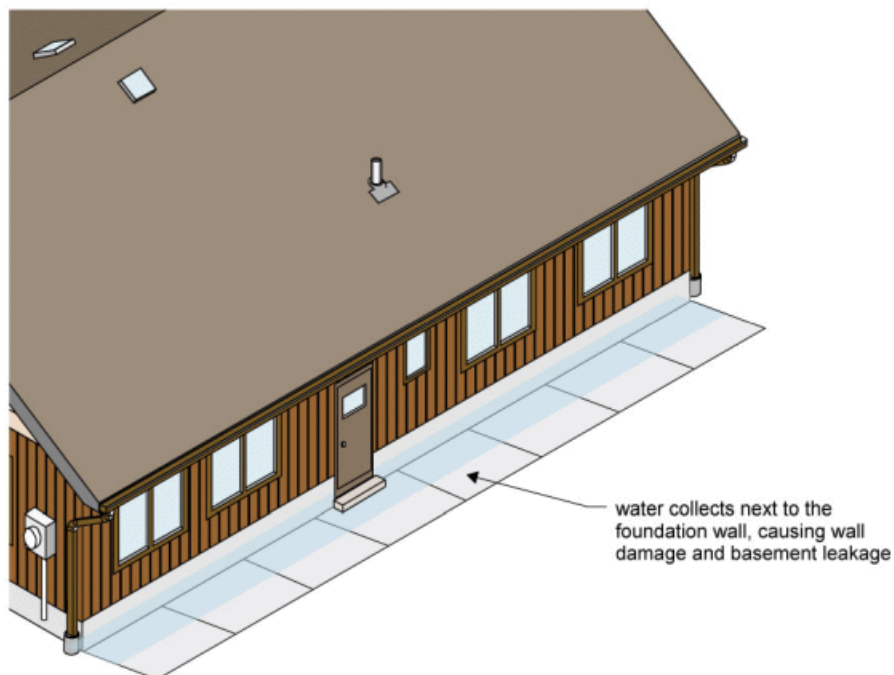
Location: Right Side Exterior

Task: Monitor / Improve

Time: As Needed

Cost: Consult with specialist when necessary

Walk/patio sloping towards house



EXTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



16. *Improper slope or drainage*

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration: • [Basement](#)

Foundation material:

• [Masonry block](#)

At Addition

• [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction:

• [Wood frame](#)

At rear addition

• [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

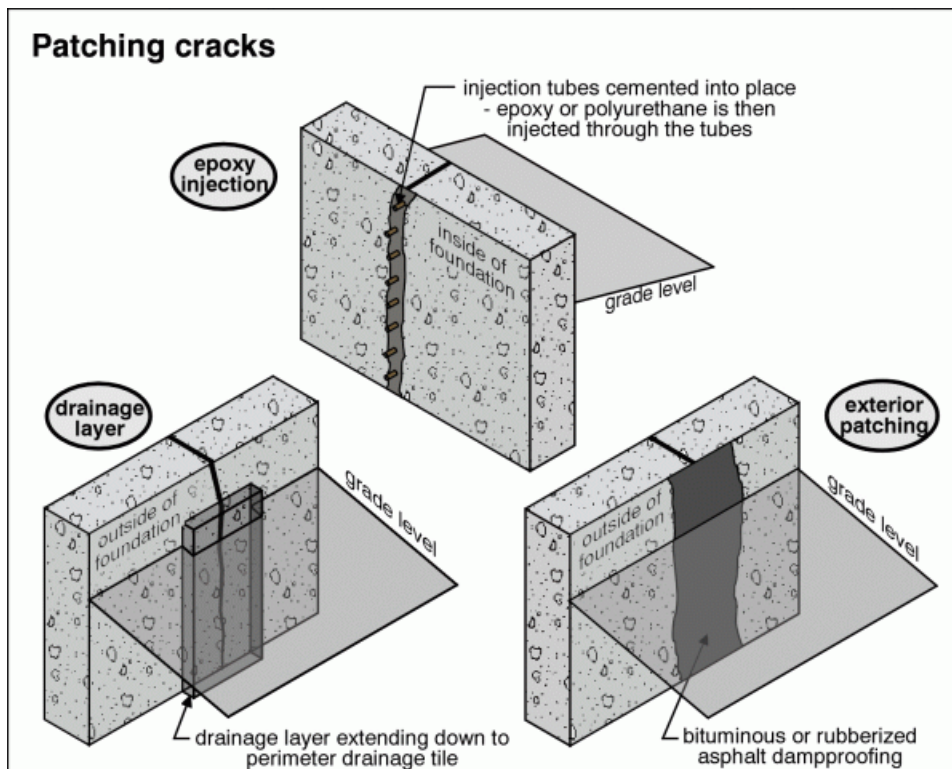
FOUNDATIONS \ General

Condition: • Typical minor cracks

Location: Various

Task: Monitor

Time: ongoing



Crack repair - epoxy and polyurethane injection

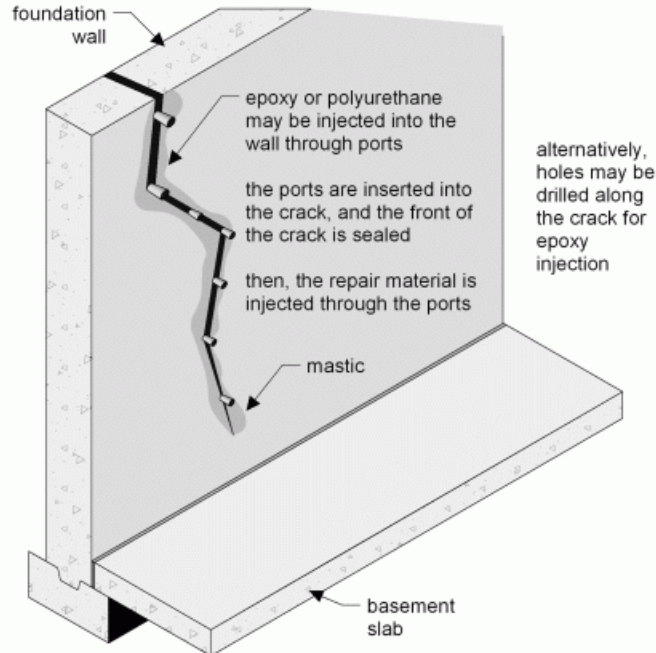
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



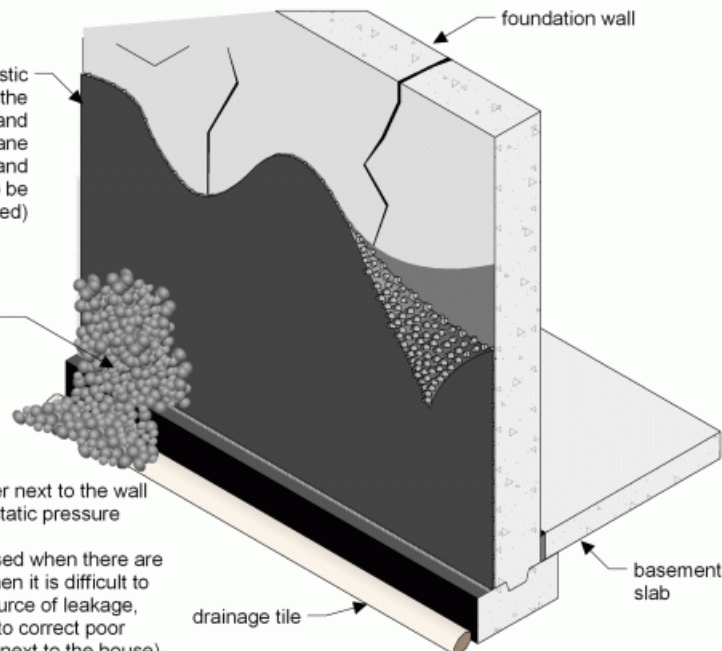
Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

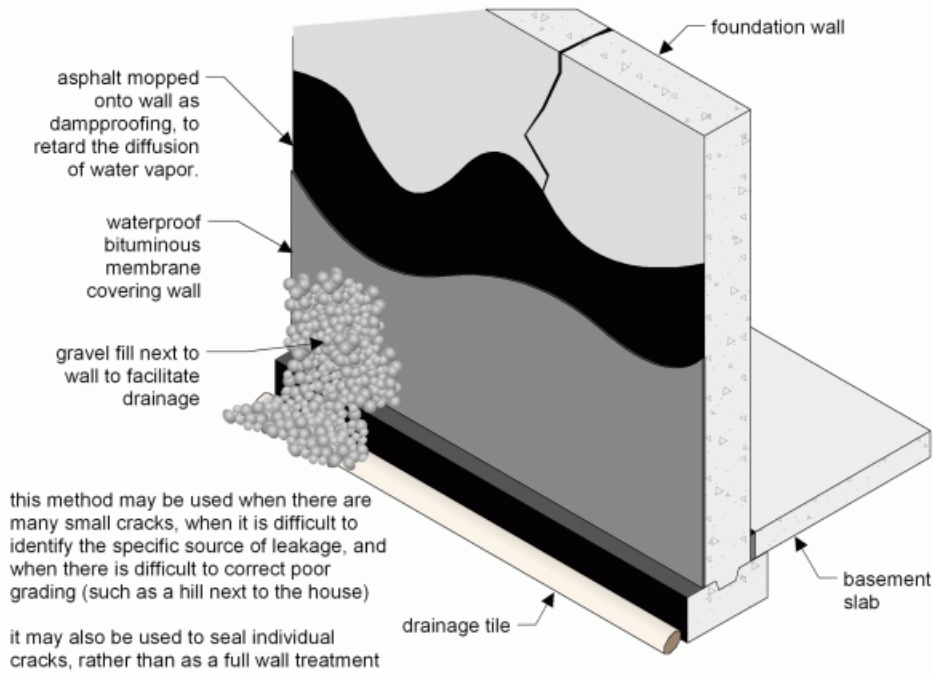
gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



Crack repair - exterior patching



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

ELECTRICAL

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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](#)

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

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

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

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

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

Smoke alarms (detectors): • Provide New

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

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Panel

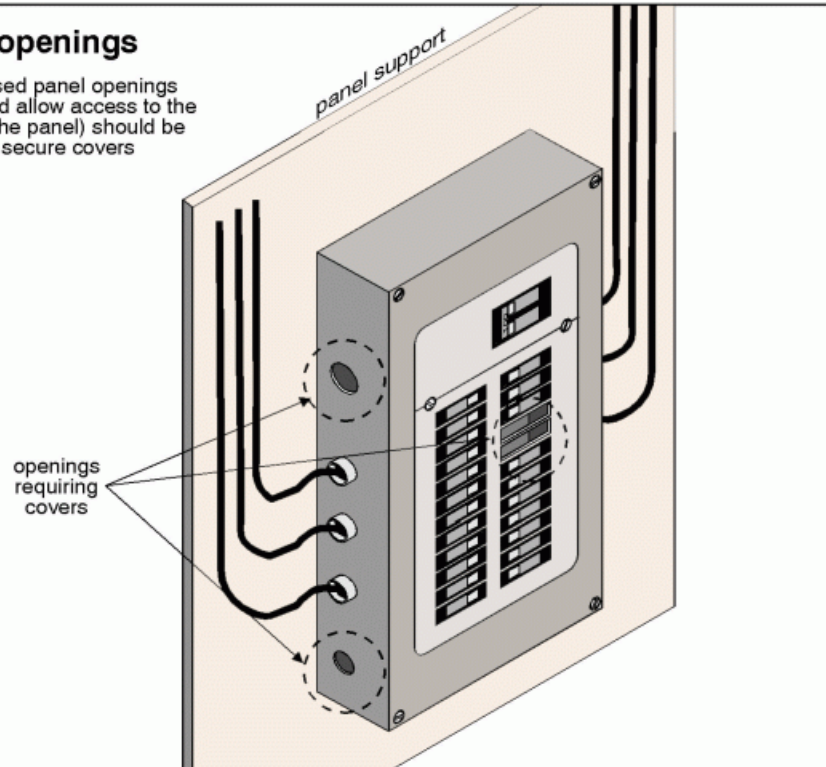
Task: Correct

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



17. Openings in panel



18. Openings in panel

Condition: • [Double taps](#)

Implication(s): Fire hazard

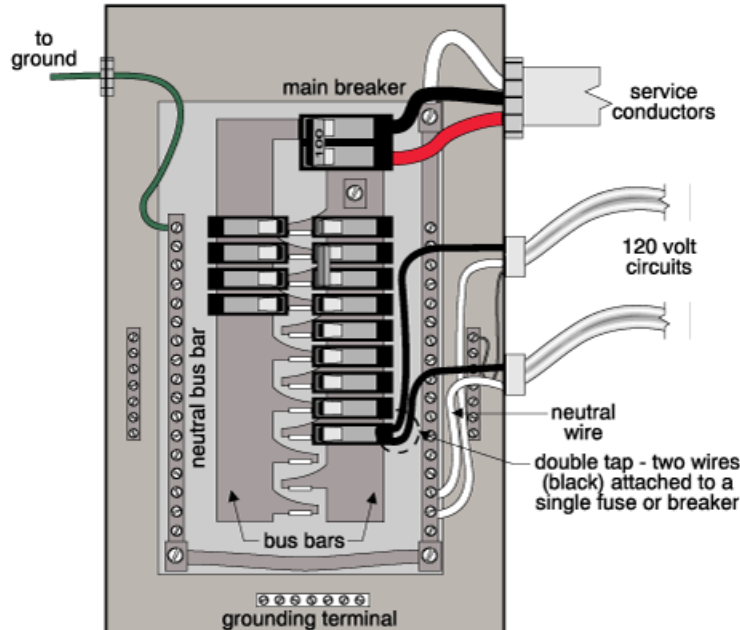
Location: Basement Panel

Task: Correct

Time: Immediate

Cost: Minor

Double tapping (double lugging)



19. Double taps

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • **BACKGROUND** This pre-1955 wiring system is good quality and although it does not include the safety enhancement of a ground wire that is found in modern wiring, it can be serviceable if in good repair. Knob-and-tube wiring is often discovered when renovating or accessing areas that are not visible during a home inspection.

Condition: • [Outdated](#)

The majority of the wiring in the home appears to have been upgraded and the homeseller confirms that upgrades were made. The electrical panel contains modern wiring. As per seller there is a minor amount of knob and tube remaining and we confirmed this visually. This is typical for the age of the home as knob and tube wiring was installed pre-1950 in all

homes. Most of the wiring in the home is behind walls and ceilings and not observed.

The ESA authority does not consider this wiring unsafe. However, Knob and tube wiring can be an insurance issue as many insurers require that this wiring be upgraded. Some insurers will require an audit to estimate the percentage of knob and tube wiring still present. Consult with your insurance company for their requirements and/or acceptable limits

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

Location: Various

Task: Consult with your insurer for their requirements.

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Basement near boiler room between joists

Task: Cover

Time: As Soon As Possible

Cost: Minor



20. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Rear Exterior

Task: Correct

Time: Prior to first use

Cost: Minor



21. Loose

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.

Inspection Methods and Limitations

System ground: • Quality of ground not determined

HEATING

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

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

Efficiency: • [High-efficiency](#)

Approximate age:

• [3 years](#)

Manufactured Dec 16, 2016

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

Fireplace/stove: • Decorative only

Observations and Recommendations

General

• Set up annual service plan which includes coverage for parts and labour.

Location: Basement Furnace Room

Task: Service annually

Time: Ongoing

Cost: Regular maintenance item

GAS HOT WATER BOILER \ Piping

Condition: • General Note -

This home was built in an era when it was common to wrap heating piping with insulation that may contain asbestos. We did not observe any in the accessible areas. If you find insulated wrapped pipes during renovations, take necessary precautions before handling.

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [No drip edge on cap](#)

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

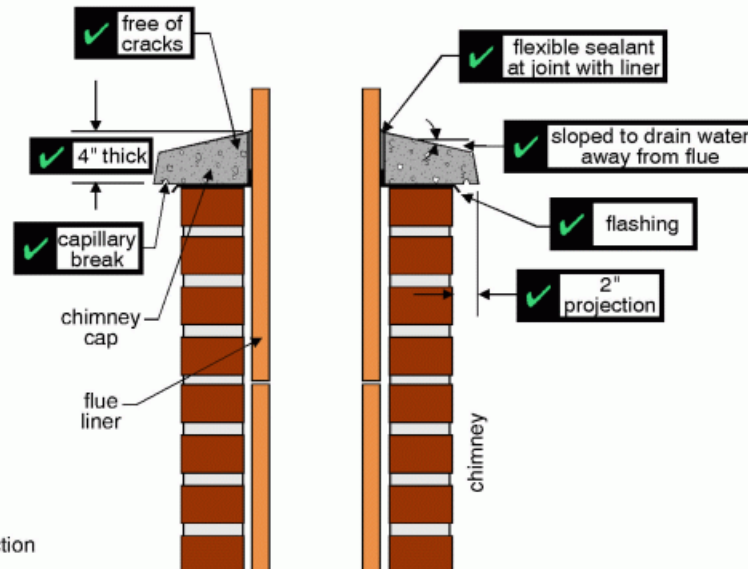
Location: Exterior Chimney

Task: Improve

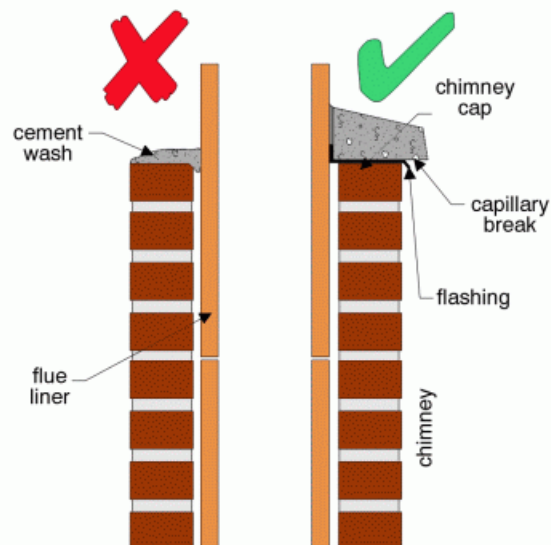
Time: Less than 1 year

Cost: \$500 - \$1,000

What makes a good chimney cap?



Drip edge on cap



HEATING

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

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

Heat exchanger: • Not visible

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

COOLING & HEAT PUMP

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

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

Compressor approximate age: • 13 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

General

• In general, air conditioning units have a lifespan of 10-15 years but often last longer with regular servicing.

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 13 years old. Service annually and continue to use.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior Wall

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof air/vapor barrier: • 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-50 (as of 2012)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

ATTIC/ROOF \ Hatch/Door

Condition: • Attic hatch damaged

Location: master closet

Task: Replace

Time: Less than one year

Cost: Minor



22.

Condition: • [Inaccessible](#)

One of the access hatches to the attic is fastened shut. (We were able to view one of the attics which was accessed from the master bedroom closet) Provide access and inspect. Attics are important areas and should be inspected regular for issues with structure, insulation, ventilation, water damage and mold.

Implication(s): Difficult access

Location: Attic

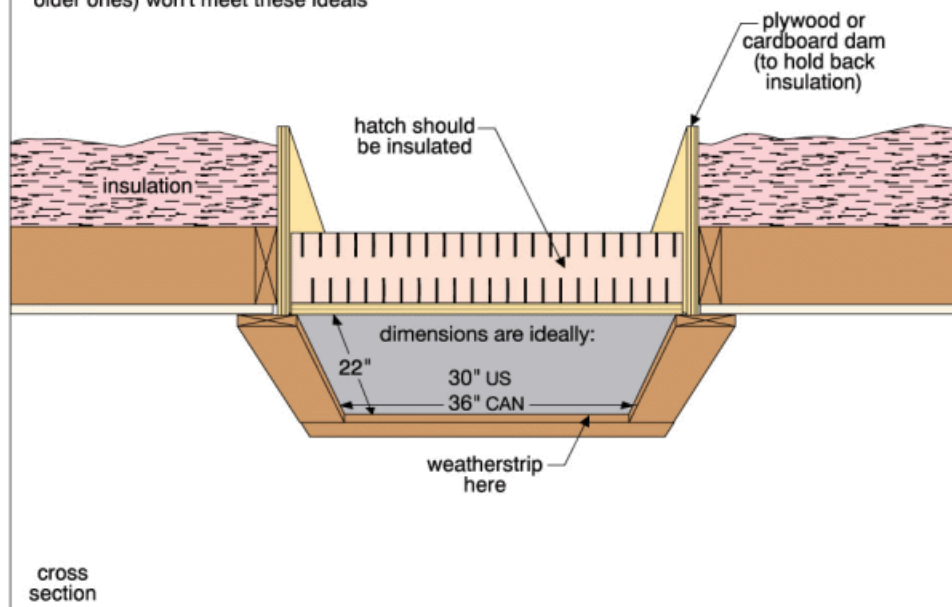
Task: provide access and inspect

Time: Less than one year

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



23. Inaccessible

INSULATION AND VENTILATION

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

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

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 2 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near laundry area • Near heating system

Observations and Recommendations

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewage backup insurance is recommended.

Implication(s): drainage and/or leakage problems

Location: Basement

Task: Provide

Time: Immediate

Condition: • Drain line video camera inspection recommended

THIS IS NOTED ON ALL HOMES BUILT PRIOR TO 1970

Implication(s): Drainage and/or leakage problems

Location: Basement

Task: Camera inspection

Time: Immediate

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

Descriptions

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#)

Observations and Recommendations

WALLS \ Masonry or concrete

Condition: • [Damage](#)

Implication(s): Material deterioration | Damage or physical injury due to falling materials

Location: Boiler room

Task: Repair loose bricks

Time: Less than 1 year



24. Damage

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: • [Dampness on floor or walls](#)

Using a moisture meter we noted damp areas of the baseboard at the left side basement. We did not observe any

INTERIOR

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

standing water in this area. Home seller confirms that they have not any any leakage issues. It is very common to find moisture in homes of this age with brick foundations and should be expected from time to time. Determining the source of moisture / condensation is outside the scope of the inspection.

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

Location: Left Side Basement

Task: Monitor / Improve

Time: As Required



25. Dampness on floor or walls



26. Dampness on floor or walls

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: • 95 %

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

LINKS

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

General: • pictures taken during inspection

MORE INFO

426 Armadale Avenue, Toronto, ON June 17, 2019

Report No. 2481, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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.

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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