



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

33 Vine Avenue
Toronto, ON M6P 1V6

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Wednesday, November 11, 2020

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



November 12, 2020

Dear Gillian Ritchie,

RE: Report No. 2784, v.4
33 Vine Avenue
Toronto, ON
M6P 1V6

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

The Inspection Professionals (TIP) is a Full-Time Professional, Certified 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 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). A full phone report review is also available for \$97.00

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

33 Vine Avenue, Toronto, ON November 11, 2020

Report No. 2784, v.4

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SUMMARY

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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.

We adhere to the CAHPI Standards of Practice which can be viewed here:

[CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf](#)

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 inspection is not a technical audit on every minor flaw or deficiency. A technical audit can be performed at an additional cost. 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

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) as named on the report. We take no responsibility or hold no liability until an onsite review is purchased by the buyer and an onsite review is performed by our company and our inspection agreement of limitations and liability are signed. By accepting the information in this report without our onsite review, you are waiving all rights.

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

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

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Plumbing

WATER HEATER \ Life expectancy

Condition: • [Old](#)

Typical life expectancy for water heaters is 10-15 years. The current water heater is 21 years old. Replacement recommended

Location: Basement

Task: Replace

Time: Less than 1 year

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 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

Flat roofing material:

- [Modified bitumen membrane](#)



1. Modified bitumen membrane



2. Modified bitumen membrane

Probability of leakage: • Medium

Typical life expectancy: • 20-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • General Recommendation for all homes - Strip Roof Covering when replacing. When replacing a roof covering, it is common to apply a second layer over the first to minimize costs. Best practice however, is to remove the old roof covering before installing the new roof. Adding a third layer of roofing is not recommended. It is common when re-roofing to find concealed damage to roofing boards, these and other hidden components. There is no practical way to predict the presence or extent of the damage.

FLAT ROOFING \ Modified bitumen

Condition: • [Cracks](#)

Typical lifespan for this type of roof covering is 20-30 years. Surface cracking is a sign of aging / wear / tear. Annual roof inspections are recommended. Flat roofs must be water-tight.

Location: Rear Exterior Addition Roof

Task: Inspect annually / Replace

Time: Ongoing / Less than 4 years

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3. Cracks



4. Cracks

Condition: • [Openings at seams or flashings](#)

Have roofer check ALL seams at flat roof and seal.

Location: Various Second Floor Roof

Task: Repair / Seal

Time: Less than 1 year

Cost: Regular maintenance item



5. Example

Inspection Methods and Limitations

Inspection performed: • By walking on roof • From roof edge

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Descriptions

General: • The exterior has been well maintained overall

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

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

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

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

Observations and Recommendations

RECOMMENDATIONS \ General

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

ROOF DRAINAGE \ Gutters

Condition: • Dirty/debris

Location: Various Exterior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item



6. Dirty/debris

WALLS \ Vinyl siding

Condition: • [Too close to grade](#)

Location: Throughout Exterior

Task: Click link to read more information / Improve

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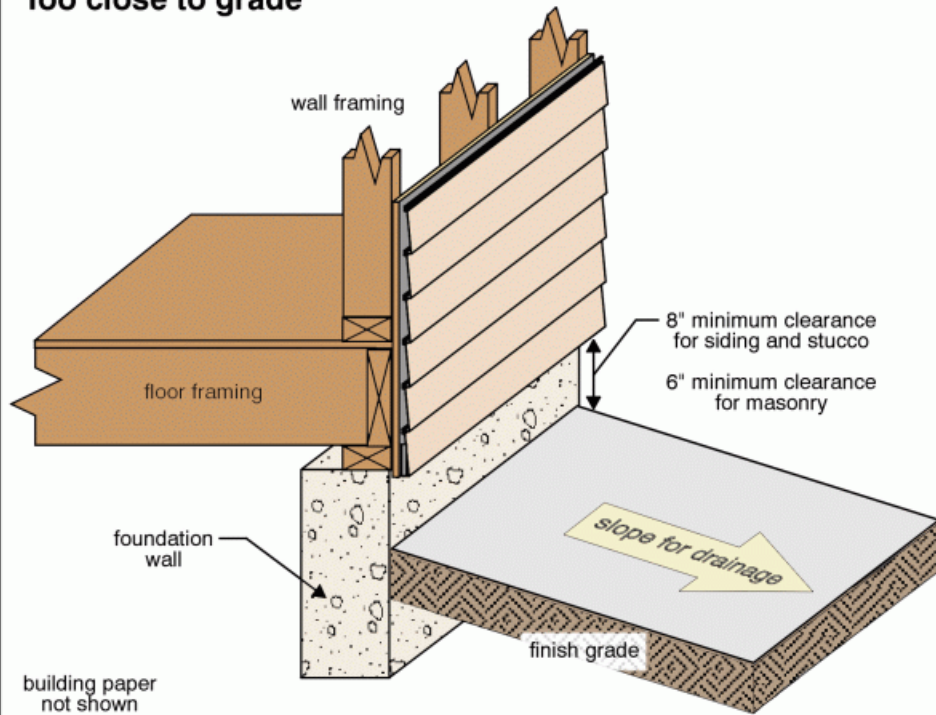
LINKS

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Too close to grade



7. example

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Missing or loose pieces](#)

Location: Front Exterior

Task: Repair / Seal

Time: As Soon As Possible

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8. Missing or loose pieces



9. Missing or loose pieces

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

Condition: • [Too low](#)

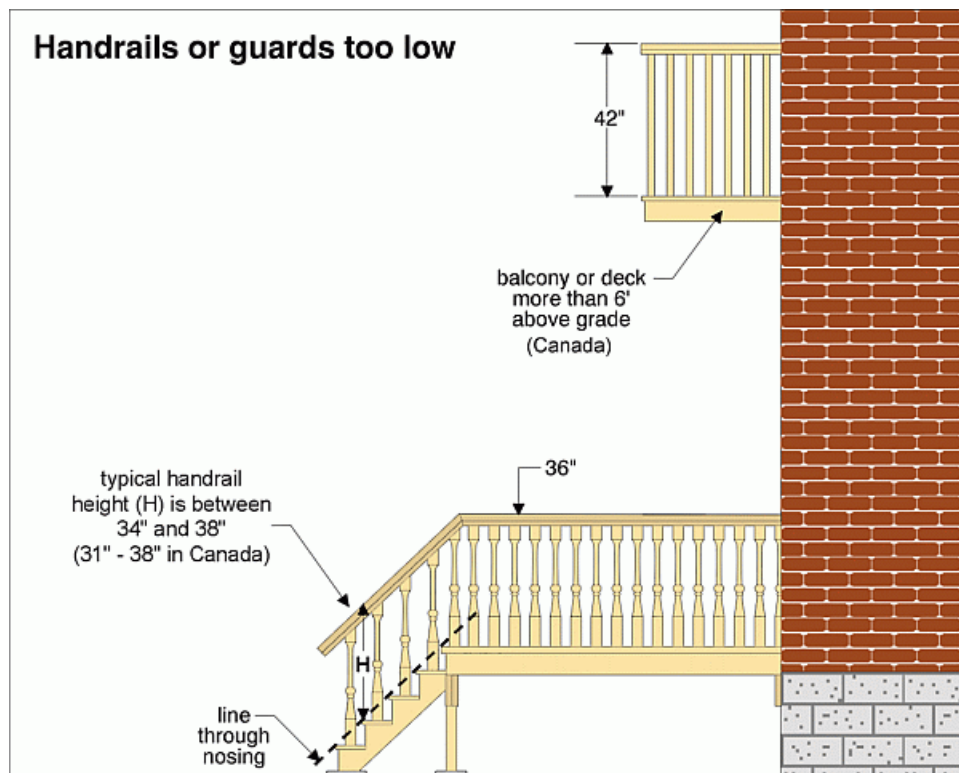
Below modern standards. Fall hazard

Location: Front Second Floor Balcony

Task: Replace

Time: As Soon As Possible

Handrails or guards too low



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10. Too low

LANDSCAPING \ Lot grading

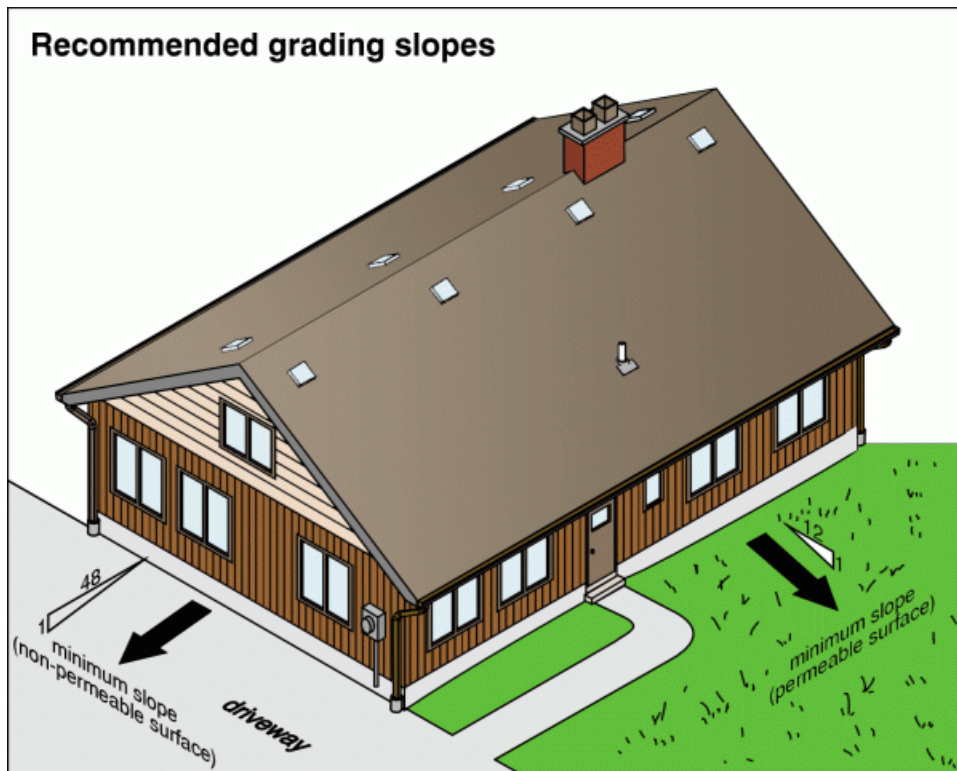
Condition: • Low Areas.

Improve low areas so that grade slopes away from home for at least 6 feet. This will help promote good drainage. This is normal maintenance for all homes.

Location: Exterior front and rear

Task: Correct

Time: Regular maintenance



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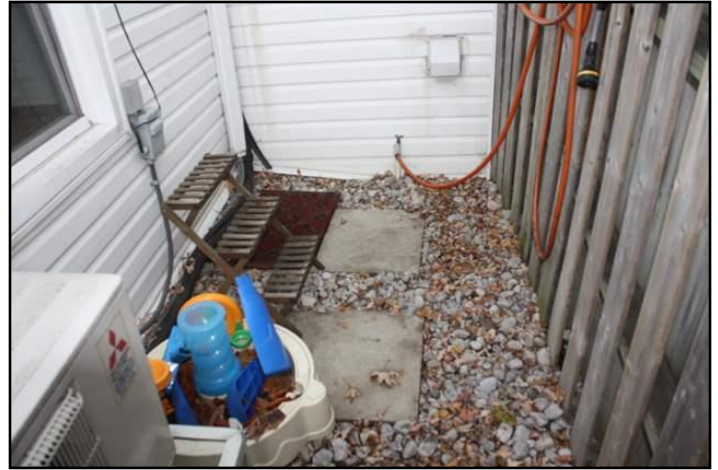
MORE INFO

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11. Low Areas



12. Low Areas

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

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

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Descriptions

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material:

• [Masonry block](#)

• Not visible

Not visible in most areas - inquire with homeowner if needed.

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

FLOORS \ Beams

Condition: • [Weak connection to column](#)

Location: Crawl Space

Task: Improve or provide additional support post

Time: Less than one year

Cost: Minor



13. Weak connection to column

Condition: • [Rot](#)

Location: Crawl Space near support (small area, roughly 6-inch area)

Task: Repair

Time: Less than 1 year

Cost: Depends on approach



14. Rot close-up view



15. Rot

Inspection Methods and Limitations

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

Attic/roof space: • No access

Crawlspace: • Inspected from access hatch

Percent of foundation not visible: • 95 %

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

Descriptions

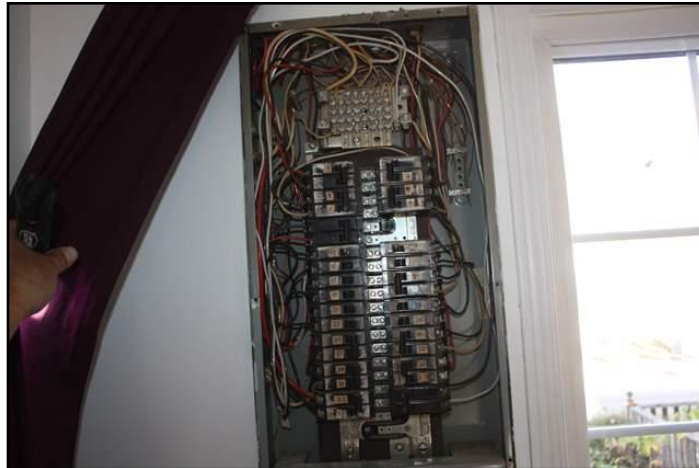
General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - first floor](#)



16. Breakers - first floor

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

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

Distribution panel rating: • [200 Amps](#)

Distribution wire (conductor) 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 and exterior](#) • [GFCI - kitchen](#)

Smoke alarms (detectors): • Provide New

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All electrical recommendations are safety issues. POTENTIAL worst-case implications are fire and shock hazards. Treat them as high priority items, and consider the time frame as Immediate, unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

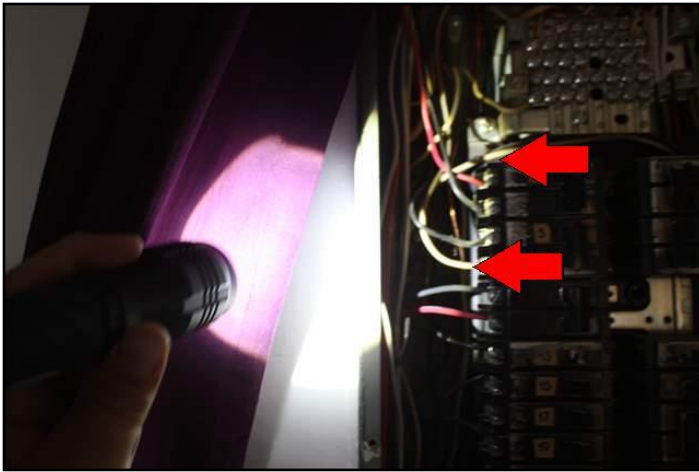
Condition: • White wires connected to breakers not identified as hot/live/ungrounded

White wires used as hot wires not marked

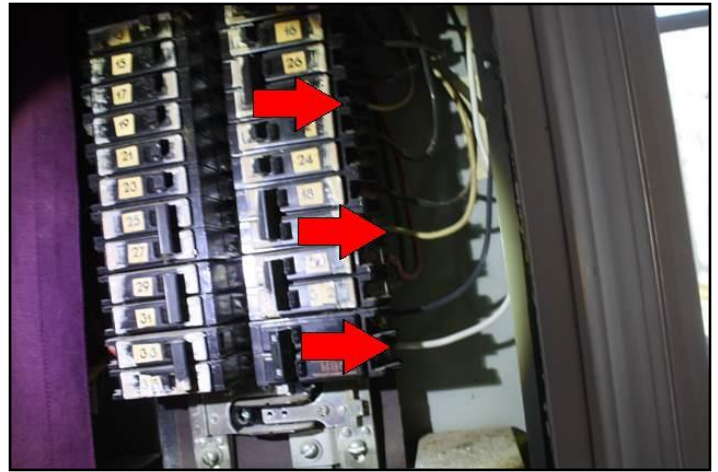
Location: Various Panel

Task: Correct

Time: As Soon As Possible



17. White wires connected to breakers not...



18. White wires connected to breakers not...

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • We did not observe any knob and tube wiring during our inspection. All the outlets we tested were grounded.. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies.

DISTRIBUTION SYSTEM \ Cover plates

Condition: • For outlet (receptacle) is missing

Location: Basement

Task: Provide cover

Time: Immediate

Cost: Minor



19. For outlet (receptacle) is missing

DISTRIBUTION SYSTEM \ Lights

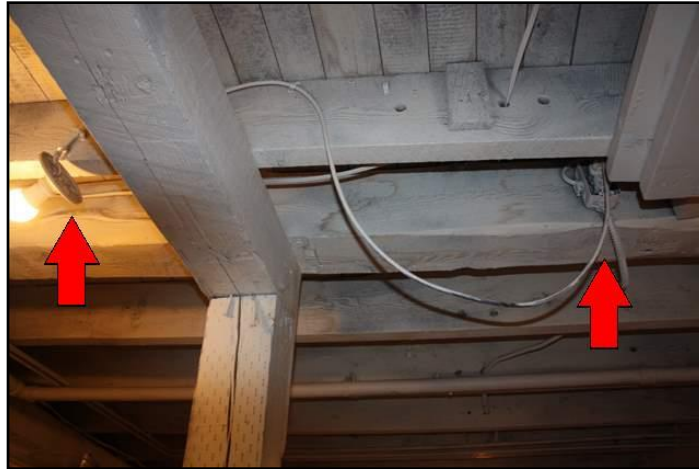
Condition: • [Loose](#)

Improper installation. Temporary light. Missing closed light fixture box.

Location: Basement

Task: Correct

Time: As Soon As Possible



20. 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

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Descriptions

System type:

- Electric baseboard heaters
- [Heat pump](#)

See Cooling section

Fuel/energy source: • [Electricity](#)

Heat distribution: • [Baseboards](#) • [Electric radiant heat](#)

Fireplace/stove: • None

Observations and Recommendations

SPACE HEATER \ Electric baseboard heater/space heater

Condition: • [Obstructed heaters](#)

Drape clearance inadequate. If you will be installing drapes, ensure they meet combustible clearances. Click link for more information

Location: Second Floor Master Bathroom

Task: Correct

Time: If drapes are to remain.



21. Drapes too close

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

COOLING & HEAT PUMP

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Descriptions

Air conditioning type: • [Air cooled](#) • [Ductless \(Mini split\) system](#)

Heat pump type: • [Air source](#) • [Ductless \(Mini split\) system](#)

Cooling capacity: • 12,000 BTU/hr • 15,000 BTU/hr

Compressor approximate age:

• 5 years

Installed 2015

• 6 years

Manufactured 2014. Installed 2015

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

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

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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Descriptions

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](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

Crawlspace inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Descriptions

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

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

Main water shut off valve at the: • Basement

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

Water heater type: • Tank

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

Water heater tank capacity: • 175 liters

Water heater approximate age: • 21 years

Water heater typical life expectancy: • 10 to 15 years

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

Pumps: • [Sump pump](#)

Floor drain location: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure.

WATER HEATER \ Life expectancy

Condition: • [Old](#)

Typical life expectancy for water heaters is 10-15 years. The current water heater is 21 years old. Replacement recommended

Location: Basement

Task: Replace

Time: Less than 1 year

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes

Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

Condition: • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400.

GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

WASTE PLUMBING \ Venting system

Condition: • [Ineffective](#)

siphoning sound can be heard at basin trap. Further evaluation needed to check venting.

Location: First Floor Bathroom

Task: Further evaluation/ Provide venting

Time: Less than 1 year

WASTE PLUMBING \ Sump pump

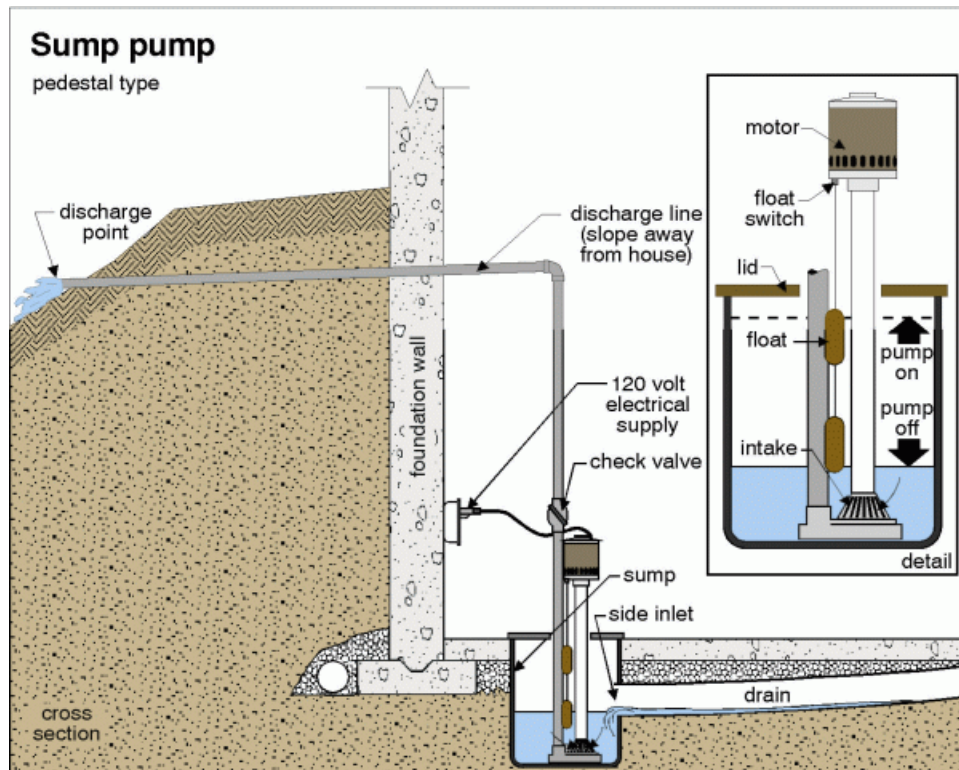
Condition: • [Discharge pipe problems](#)

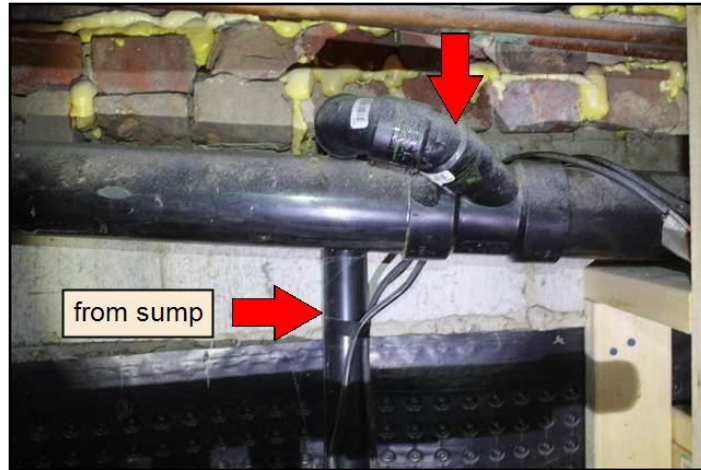
The discharge pipe from the sump is draining into a nearby waste line. Ideally, the discharge of the sump should drain to the exterior of the home extended to 12 feet away. Consult with a licensed plumber to evaluate and correct the setup .

Location: Basement

Task: Evaluate and correct

Time: If necessary





22. Discharge pipe

FIXTURES AND FAUCETS \ Faucet

Condition: • [Shower diverter inoperative or defective](#)

The shower diverter operates however water still squirts from the spout when the shower head is engaged. Also the handle is loose.

Location: Second Floor Bathroom

Task: Repair / Replace

Time: Less than 1 year

Cost: Regular maintenance item



23. Shower diverter inoperative or defective

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

Location: Second Floor Bathroom sink

Task: Improve

Time: Prior to first use

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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 • Spa • 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

Major floor finishes: • [Hardwood](#) • [Laminate](#)
Major wall and ceiling finishes: • [Plaster/drywall](#)
Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)
Glazing: • [Double](#)
Exterior doors - type/material: • Hinged • [Sliding glass](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • OVERALL - We noted flaws on floors, walls, and ceilings typical of an older home. Renovations are obviously a major expense which is highly dependent on personal preferences. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics/finishes

Location: Various

Task: Upgrade

Time: Discretionary

Cost: Too many variables - consult with specialist

CEILINGS \ General notes

Condition: • Water stains

Small water stains observed. Tested with moisture meter and was dry at time of inspection. These areas are below bathroom. Possible leak in past (or toilet overflow, etc) Monitor area

Location: First Floor

Task: For Your Information



24. very minor water stains

FLOORS \ Subflooring

Condition: • Slope or Sag Noted.

Many older homes tend to have sagging or sloping floors. If you choose to make repairs to level the floors, repairs can require invasive and extensive work. Troubleshooting the specific cause is outside the scope of the inspection since it

typically requires structural analysis of the floor components and/or foundations.

Location: Stairs

Task: Repair when desired or when remodelling

Cost: Depends on cause (Joists vs foundations, etc)

WINDOWS \ General notes

Condition: • Difficult to operate

Location: Second Floor Master Bathroom

Task: Improve

Time: Regular maintenance

Condition: • Aging

Varying ages and styles of windows noted throughout. With the exception of a few windows on the main floor dated 2009, we could not determine the age of the remaining windows. Upgrade older windows as needed. We typically recommend immediate replacement only if window leakage or damage is noted

Location: Various

Task: Upgrade

Time: As Needed

Cost: \$50-\$100 per square ft.

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Location: Second Floor Bedroom

Task: Replace

Time: Discretionary

Cost: \$200 - \$500



25. Lost seal on double or triple glazing

STAIRS \ Handrails and guards

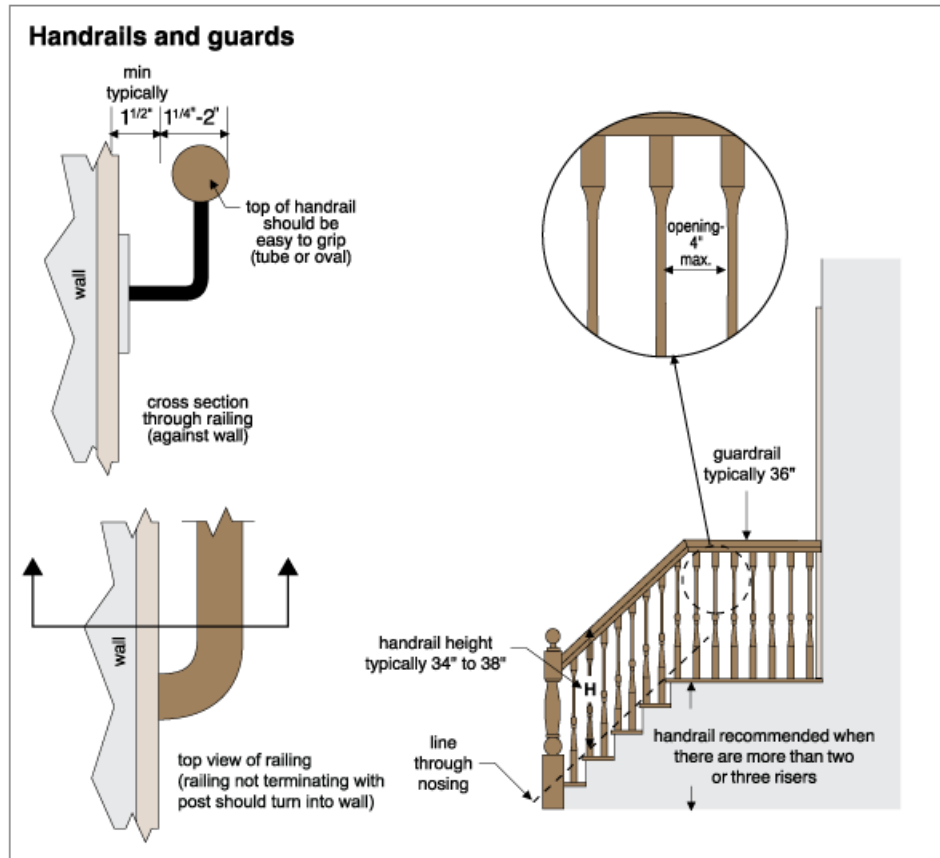
Condition: • [Missing](#)

Location: Basement Staircase

Task: Provide Handrail

Time: Less than 1 year

Cost: Minor



STAIRS \ Guardrails

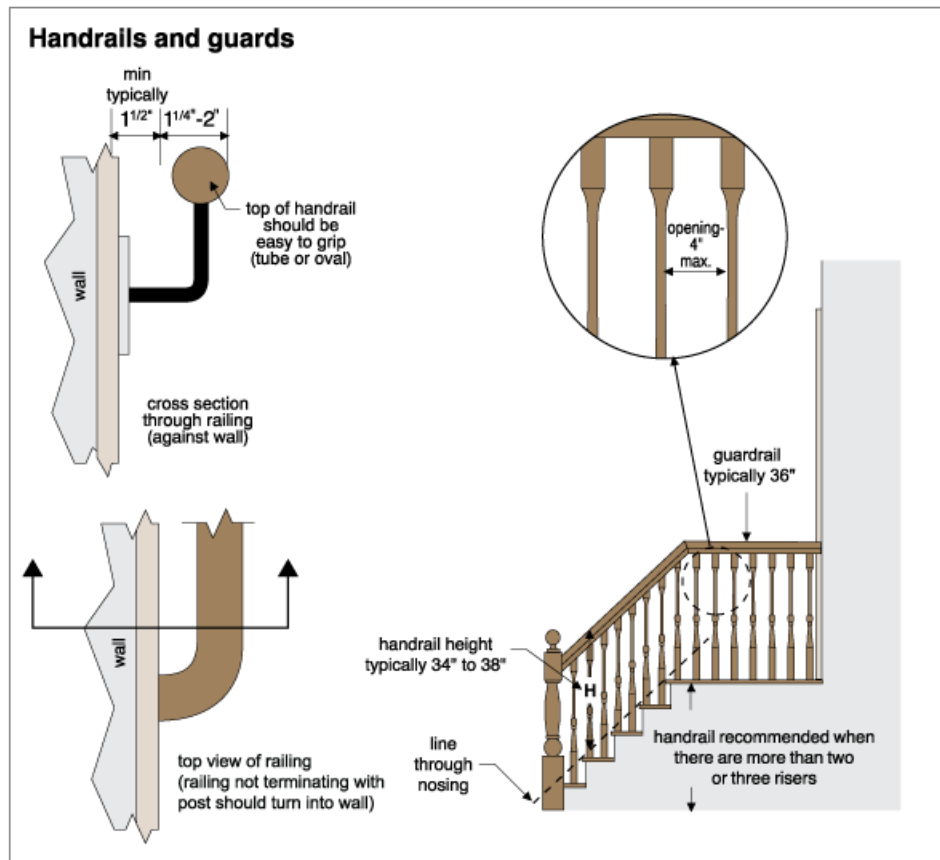
Condition: • [Too low](#)

Below modern standards

Location: Second Floor Hall

Task: Upgrade

Time: Discretionary



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)

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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 / 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.

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 • Aesthetics or quality of finishes • Floor coverings

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: • 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.

Crawlspace leakage: • Crawlspace leakage is common. Most crawlspaces will experience leakage at some point. We cannot predict future occurrence or extent of crawlspace leakage

LINKS

33 Vine Avenue, Toronto, ON November 11, 2020

Report No. 2784, v.4

www.inspectionpros.ca

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Descriptions

General: • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#) • [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.](#) • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#) • [\(Life Cycles and Costs\)](#) • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#) • [Common Building Technical Terms Explained](#)

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

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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.

Insulation Amounts - Current Standards: • R-50

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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**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 Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at <http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf>.

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 accepts 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 8 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. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

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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 or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

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

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

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's 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.

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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. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. 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.

» 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