



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

719 Durie Street
Toronto, ON M6S 3H4

PREPARED FOR:
TYLER POPE

INSPECTION DATE:
Thursday, August 1, 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

August 2, 2019

Dear Tyler Pope,

RE: Report No. 2509
719 Durie Street
Toronto, ON
M6S 3H4

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

719 Durie Street, Toronto, ON August 1, 2019

Report No. 2509

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 every minor flaw or deficiency. 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>

Exterior

WALLS \ Asphalt shingles

Condition: • Insulbrick has not been manufactured for some time, and installations are quite old, often showing damage or deterioration. Water penetration and damage to the walls behind the siding are potential problems where there are imperfections. Some insurance companies are reluctant to offer insurance for homes with this type of siding.

Replacement with aluminum siding, for example, may cost \$4 to \$8 per square foot, depending on several variables.

SINCE THE INSULBRICK IS IN A COVERED AREA, IT MAY NOT BE A CONCERN.

Location: Left Side Exterior Wall

Task: Consult with your insurer and advise that area is covered

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Structure

FLOORS \ Joists

Condition: • [Poor end bearing, joist hanger connections](#)

At the joists near the stairs, the end bearing is poor / coming detached. This may have been in this condition for some time. Improve support in this area. This can typically be done by adding joist hangers or wood beam and steel jack posts. Consult with contractor for improvement recommendation

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

Location: Basement

Task: Improve support of joists at stairs

Time: Less than 1 year

Cost: Consult with Contractor

Heating

GAS FURNACE \ Life expectancy

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

The Typical life expectancy for this type of mid-efficiency furnace is 18-25 years. The current unit is 24 years old and functioned during inspection. Service the unit by a licensed HVAC technician and have heat exchanger checked for holes/cracks. If the heat exchanger is in good condition, continue to use until replacement is needed. When it is time to replace the unit, only high-efficiency models are available.

Implication(s): Equipment failure | No heat for building

Location: Basement

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,000 - and up

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 24 years old and is still functional. Service annually and plan for replacement when unit fails.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

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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.

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials

During the era when this house was built and up until the 1960s, it was very common to use insulation material that may contain asbestos to shield wood surface from the duct. Determining the material type is outside the scope of this inspection. Health Canada recommends that any asbestos material found should stay in place undisturbed. If you plan to remodel or if this is a concern, consult with a specialist for lab testing to confirm if asbestos is present.

Implication(s): Health hazard

Location: Basement above furnace

Task: Further evaluation

Time: if you plan to disturb or when desired

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

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

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

Approximate age:

• 3 years

As 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

SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

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

Location: Front Exterior Roof

Task: Repair

Time: As Soon As Possible

Cost: Minor Regular maintenance item



1. Missing, loose or torn



2. Zoomed in view

Condition: • [Vulnerable areas](#)

Skylights are vulnerable areas. Monitor regularly especially after heavy rainfalls.

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

Location: Various Exterior Roof

Task: Monitor

Time: Ongoing

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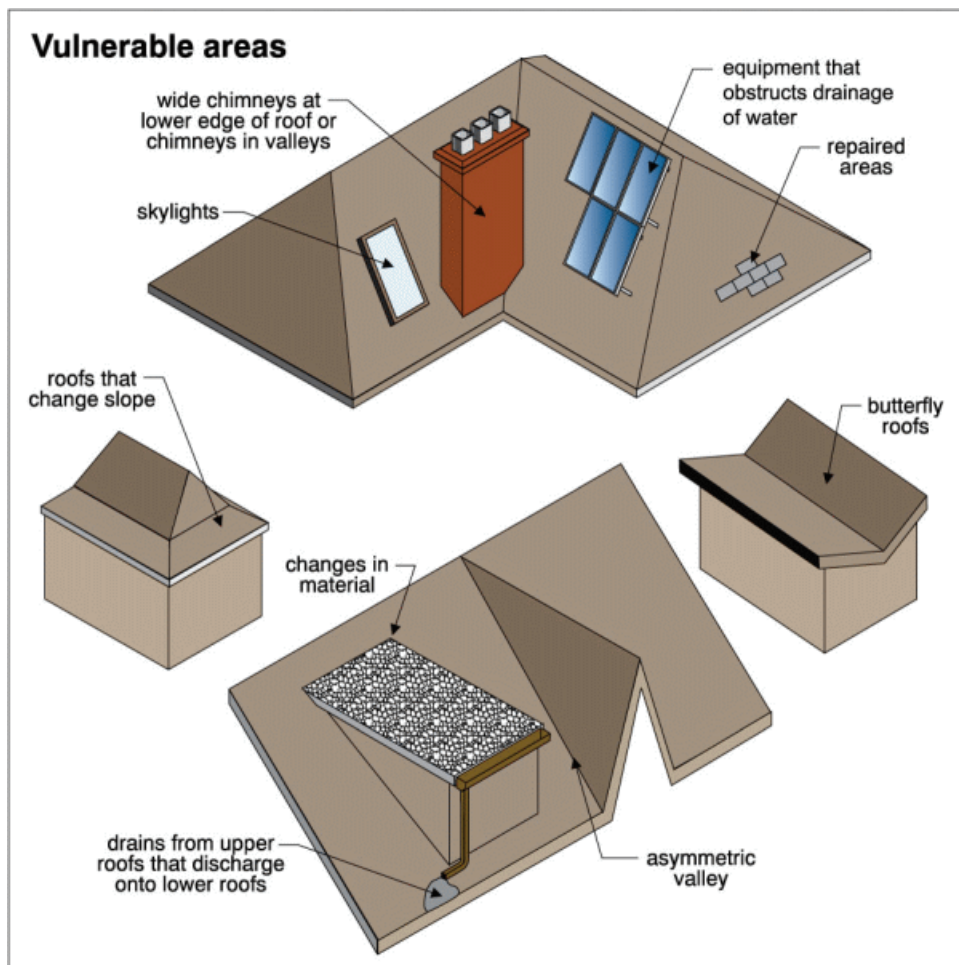
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Cost: Regular maintenance item



Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

Note: flat roof viewed through skylight. Reported to be 3 years old.

Inspection performed: • With binoculars from the ground

Age determined by: • Reported by seller

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

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

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

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

Wall surfaces - masonry: • [Artificial stone](#)

Observations and Recommendations

WALLS \ General

Condition: • Damage

May be an old abandoned entrance for prior oil line.

Location: Left Side Exterior

Task: Seal

Time: Less than 1 year

Cost: Minor



3.

WALLS \ Metal siding

Condition: • [Loose or missing pieces](#)

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

Location: Various Exterior Wall

Task: Repair / Replace

Time: Less than 1 year

Cost: Regular maintenance item

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4. Loose or missing pieces



5. Loose or missing pieces

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

Location: Various

WALLS \ Asphalt shingles

Condition: • Insulbrick has not been manufactured for some time, and installations are quite old, often showing damage or deterioration. Water penetration and damage to the walls behind the siding are potential problems where there are imperfections. Some insurance companies are reluctant to offer insurance for homes with this type of siding.

Replacement with aluminum siding, for example, may cost \$4 to \$8 per square foot, depending on several variables.

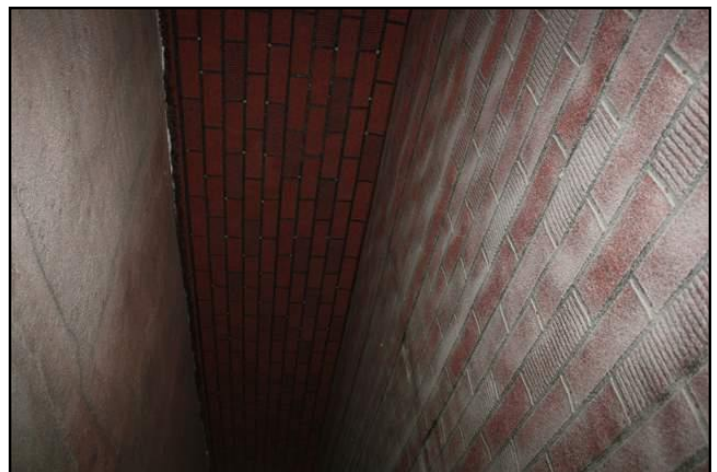
SINCE THE INSULBRICK IS IN A COVERED AREA, IT MAY NOT BE A CONCERN.

Location: Left Side Exterior Wall

Task: Consult with your insurer and advise that area is covered



6.



7.

EXTERIOR GLASS/WINDOWS \ Skylight

Condition: • Lost seal on double or triple glazing

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Location: Third Floor x 2 skylights

Task: Replace

Time: Discretionary

Cost: consult with skylight specialist if desired



8. Lost seal on double or triple glazing



9. Lost seal on double or triple glazing

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Window sill is at or below grade.

Window wells are vulnerable areas. Monitor regularly. Provide window well cover if necessary

Location: Exterior

Task: Monitor / Improve

Time: As Needed

Cost: Regular maintenance item



10. Window sill is at or below grade.

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

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Front Exterior Porch

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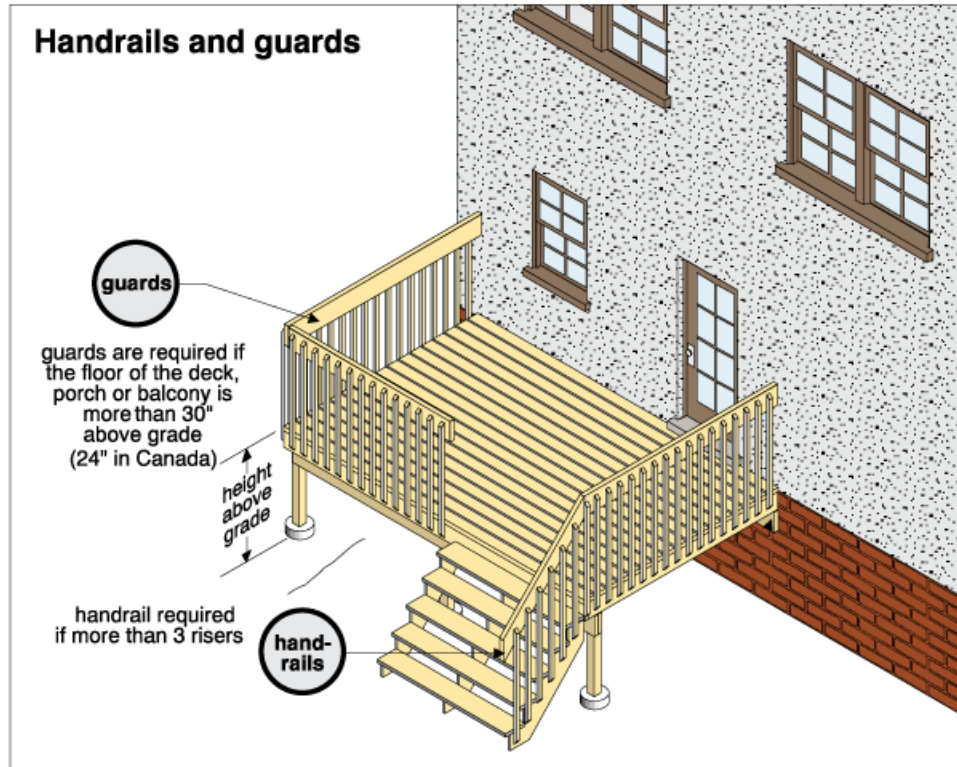
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Task: Provide Guardrail at side of porch

Time: Discretionary

Cost: Minor



LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

Keep tree branches trimmed back 3 feet from roof line

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

Location: Rear Exterior

Task: Improve

Time: Ongoing

Cost: Regular maintenance item

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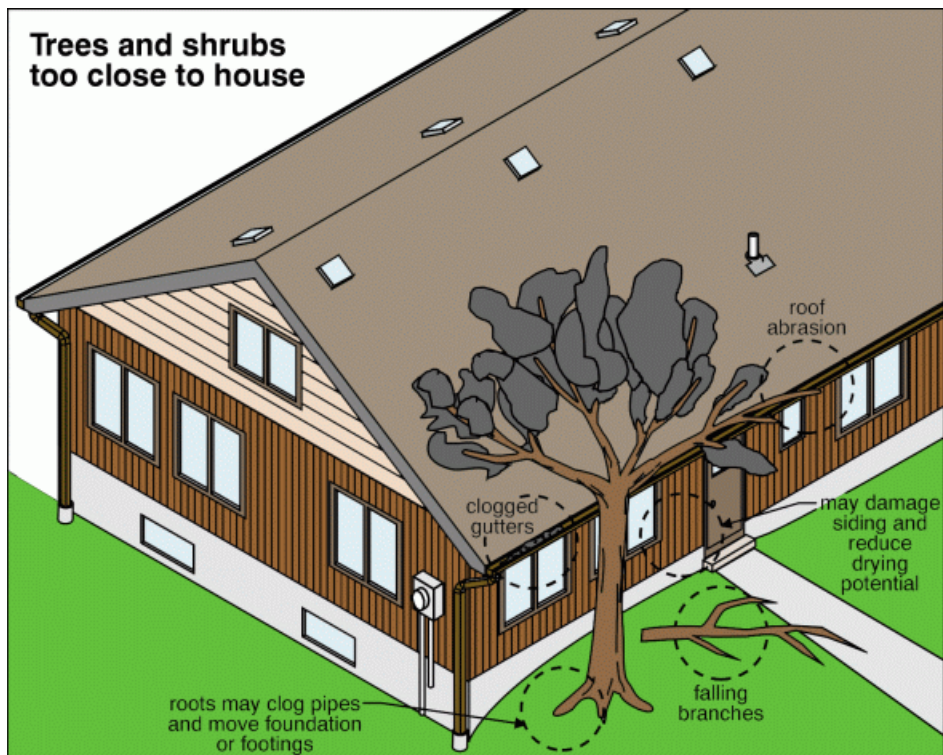
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11. Trees or shrubs too close to building

LANDSCAPING \ Lot grading

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

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Inspection Methods and Limitations

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

Upper floors inspected from: • Ground level

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Descriptions

Configuration: • [Basement](#)

Foundation material:

• [Masonry block](#)

At Rear Addition

• [Stone](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • Not visible

Observations and Recommendations

FLOORS \ Joists

Condition: • [Poor end bearing, joist hanger connections](#)

At the joists near the stairs, the end bearing is poor / coming detached. This may have been in this condition for some time. Improve support in this area. This can typically be done by adding joist hangers or wood beam and steel jack posts. Consult with contractor for improvement recommendation

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

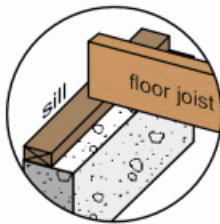
Location: Basement

Task: Improve support of joists at stairs

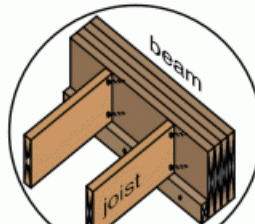
Time: Less than 1 year

Cost: Consult with Contractor

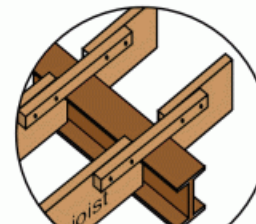
Different types of joist end support



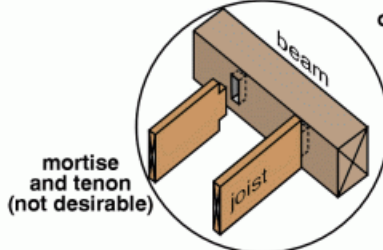
on sill plate



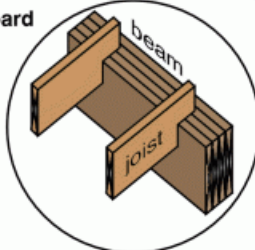
on ledger board



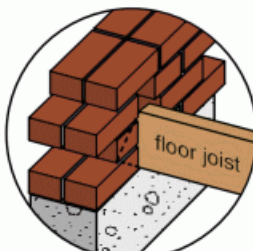
on bottom beam flange



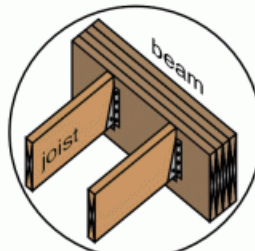
mortise and tenon (not desirable)



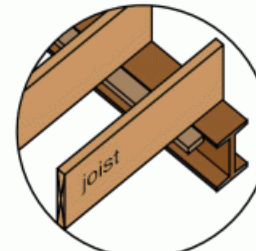
notched and resting on beam (not desirable)



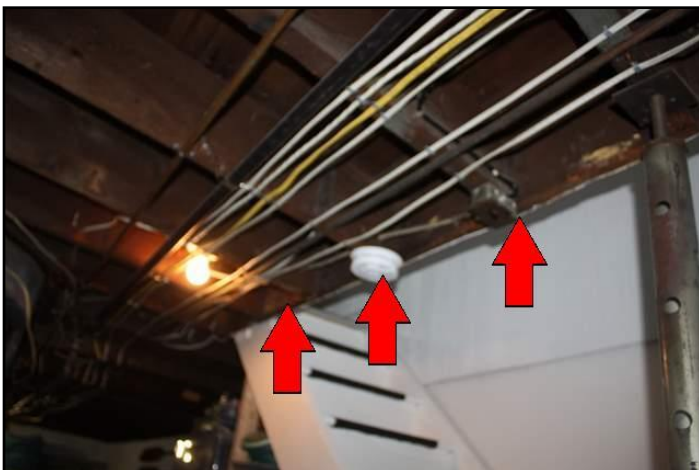
embedded in masonry wall



on side of beam with joist hangers



on top of beam



12. Poor end bearing, joist hanger connections



13. Poor end bearing, joist hanger connections

Condition: • [Prior repairs](#)

Very common to find these types of repairs in homes of this age.

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

Location: Various Basement

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Task: For Your Information / Monitor / Improve

Time: Ongoing Regular maintenance



14. Prior repairs



15. Prior repairs example

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage

Attic/roof space: • No access

Percent of foundation not visible: • 50 %

Descriptions

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

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

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

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

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

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

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

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

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

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

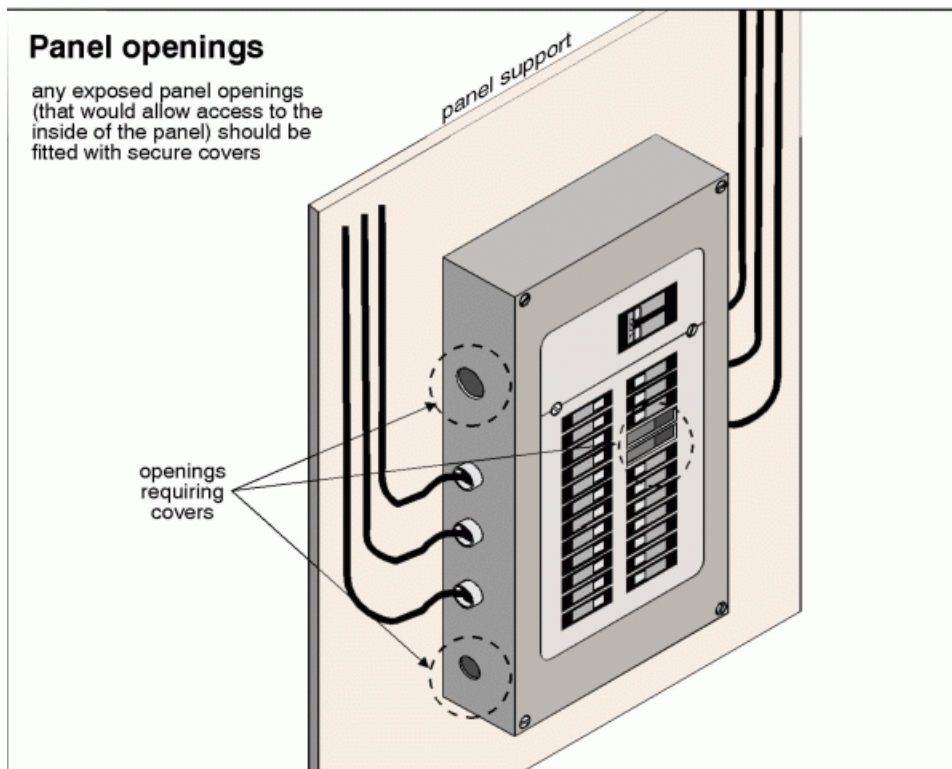
Implication(s): Electric shock | Fire hazard

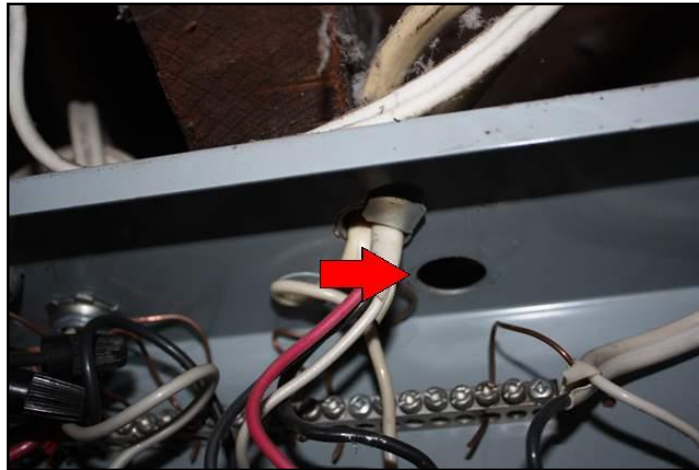
Location: Basement Panel

Task: Correct

Time: As Soon As Possible

Cost: Less than \$100





16. Openings in panel

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Replace when renovating](#)

Based on the age of the property active Knob and Tube may be present in the walls or ceiling, although NONE WAS OBSERVED during the inspection. The wiring appears to have been upgraded. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies. Many insurance companies will require an electrical audit to determine if there is knob and tube present.

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

Task: For Your Information

DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Cover

Time: Immediate

Cost: Minor



17. Cover loose or missing

DISTRIBUTION SYSTEM \ Lights

Condition: • [Obsolete](#)

Implication(s): Electric shock | Fire hazard

Location: Exterior

Task: Replace

Time: Prior to first use

Cost: Minor



18. Obsolete

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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System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [24 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Fireplace/stove: • None

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

- A home inspection cannot determine if the heat exchanger is damaged because the heat exchanger is not visible without removal of furnace components. Have HVAC licensed technician inspect the furnace prior to first use and annually.

GAS FURNACE \ Life expectancy

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

The Typical life expectancy for this type of mid-efficiency furnace is 18-25 years. The current unit is 24 years old and functioned during inspection. Service the unit by a licensed HVAC technician and have heat exchanger checked for holes/cracks. If the heat exchanger is in good condition, continue to use until replacement is needed. When it is time to replace the unit, only high-efficiency models are available.

Implication(s): Equipment failure | No heat for building

Location: Basement

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,000 - and up

GAS FURNACE \ Cabinet

Condition: • [Rust](#)

Rust noted inside furnace cabinet. Service furnace and also have HVAC technician check condition of heat exchanger

Implication(s): Material deterioration | Reduced system life expectancy

Location: Basement Furnace

Task: Service

Time: Less than 1 year

HEATING

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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

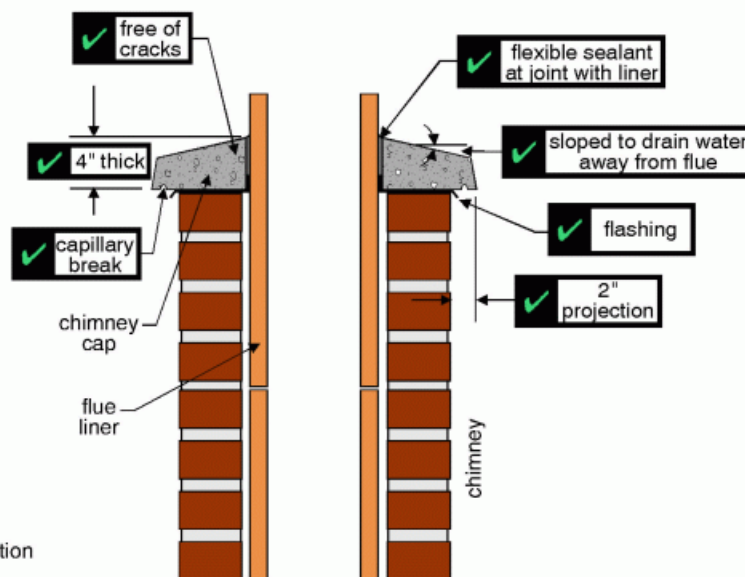
Location: Rear Exterior

Task: Improve

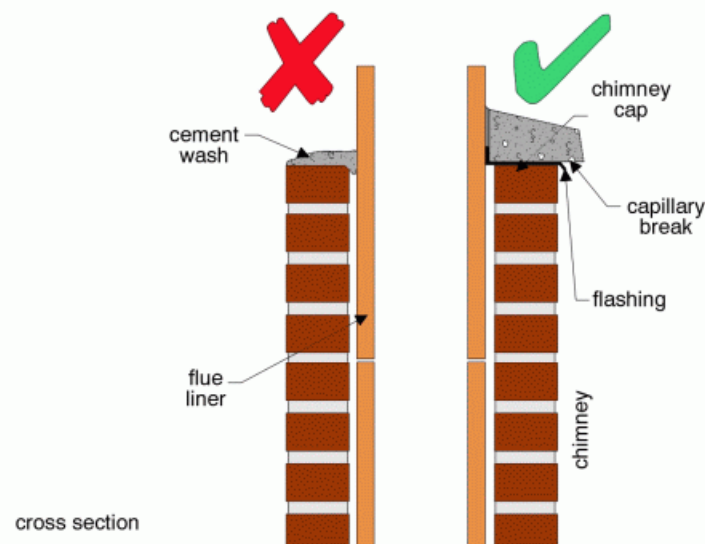
Time: Less than 2 years

Cost: \$500 - \$1,000

What makes a good chimney cap?



Drip edge on cap



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19. No drip edge on cap

Inspection Methods and Limitations

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

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

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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Descriptions

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

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 24 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 24 years old and is still functional. Service annually and plan for replacement when unit fails.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

AIR CONDITIONING \ Air cooled condenser coil

Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

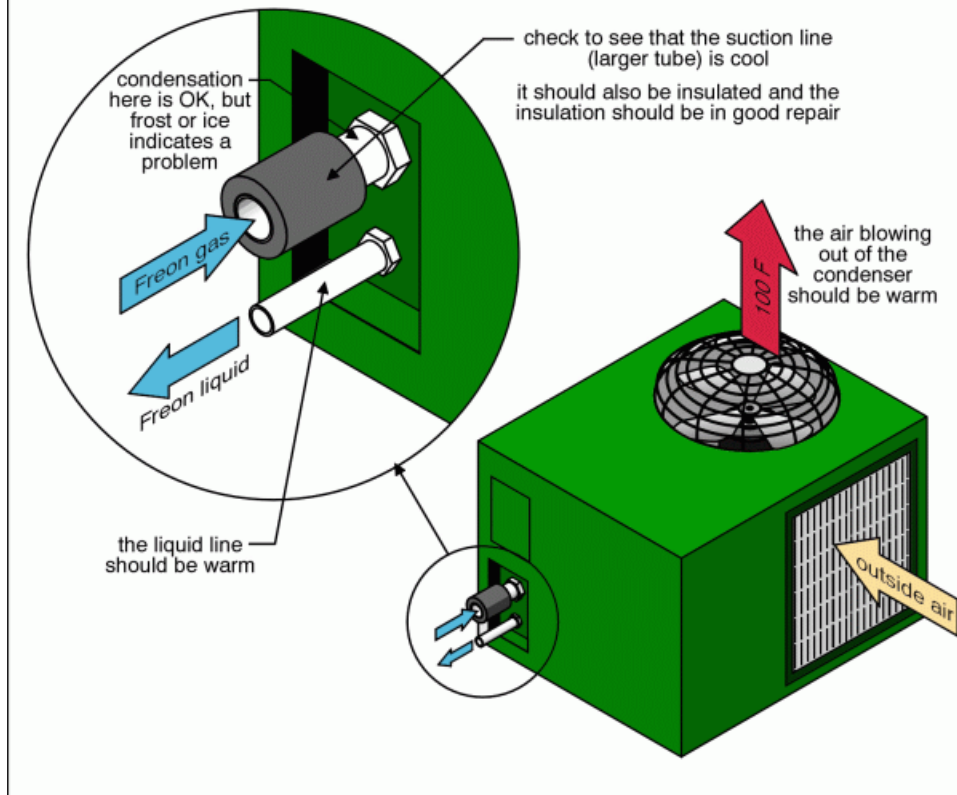
Location: Exterior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

Inspecting the condenser unit



AIR CONDITIONING \ Condensate drain line

Condition: • Evidence of prior condensate leak. Was not active at time of inspection. May have occurred at any time in the past.



20.

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

COOLING & HEAT PUMP

719 Durie Street, Toronto, ON August 1, 2019

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Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

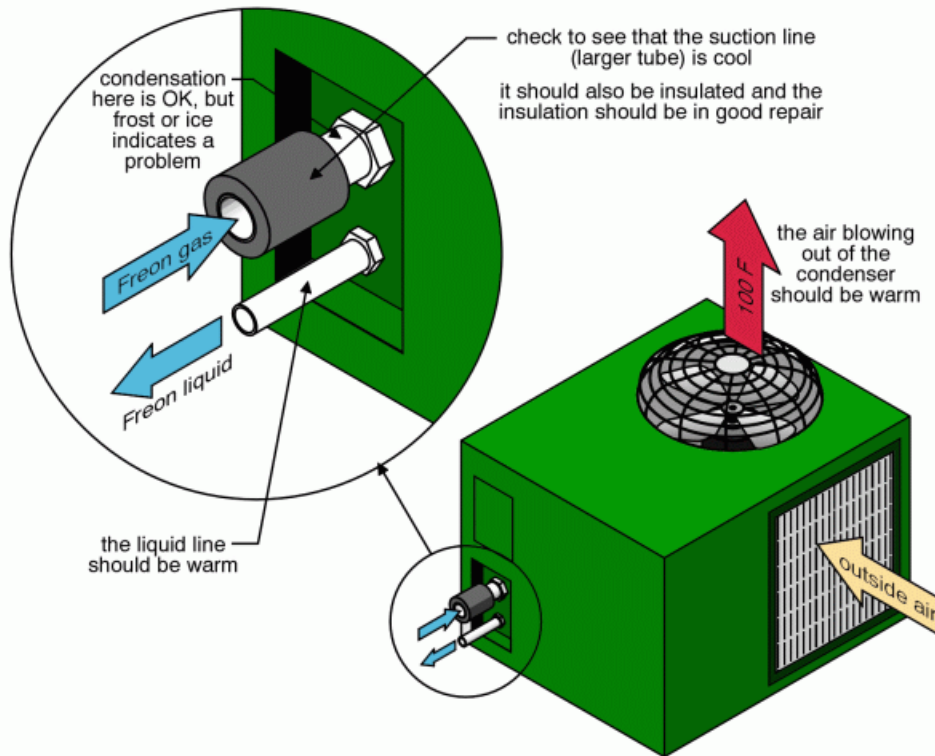
Location: Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

Inspecting the condenser unit



21. Insulation - missing

COOLING & HEAT PUMP

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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 determined • Not visible

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

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

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

Inspection Methods and Limitations

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

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

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

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

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

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 19 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Front of basement

Observations and Recommendations

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 19 years old

Implication(s): Chance of water damage to contents, finishes and/or structure | No hot water

Location: Basement

Task: Replace

Time: Less than 1 year

Cost: Rental

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

NOTED ON ALL HOMES BUILT PRIOR TO 1970

Implication(s): Drainage and/or leakage problems

Location: Basement

Task: Camera inspection

Time: Immediate

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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 floor finishes: • [Hardwood](#)

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

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

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

General

• Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear

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: • We noted windows of varying ages. We typically recommend replacement only when inoperative or leaky windows are found. Replacement of functioning windows, however old, are discretionary.

Overall, in good working order.

WINDOWS \ Interior trim

Condition: • [Cracked](#)

Implication(s): Material deterioration | Physical injury

Location: Third Floor window sill

Task: Repair or replace

Time: Regular maintenance

Cost: Minor



22. Cracked

STAIRS \ Handrails and guards

Condition: • [Missing](#)

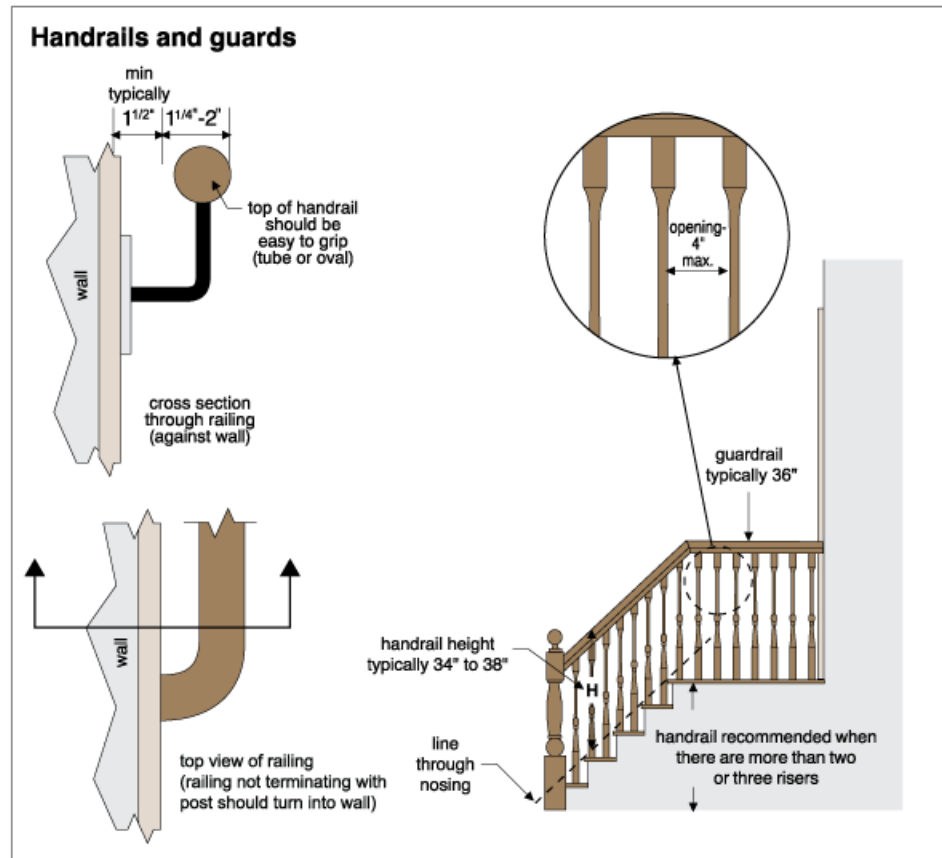
Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor



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: • [Stains](#)

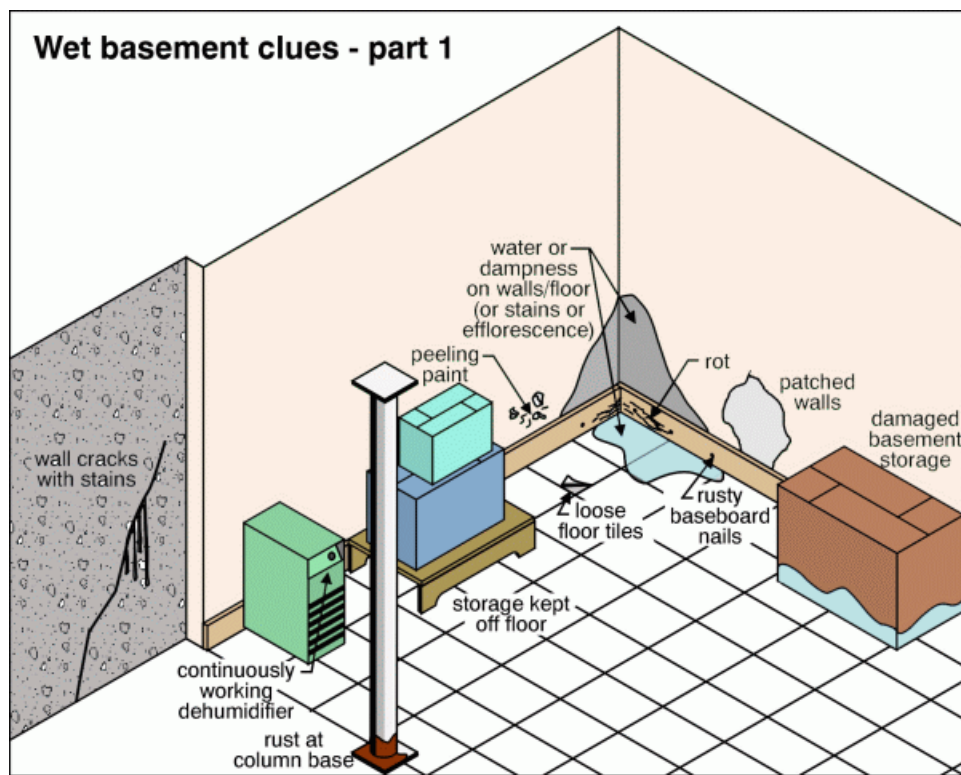
It is common to find stains/water marks and/or minor dampness in a home of this age with stone or block foundations. Seller noted that they will sometimes observe condensation on the block foundation at the rear left basement but never leakage. No active water leakage was observed during the inspection. Prudent to monitor especially after heavy rainfalls.

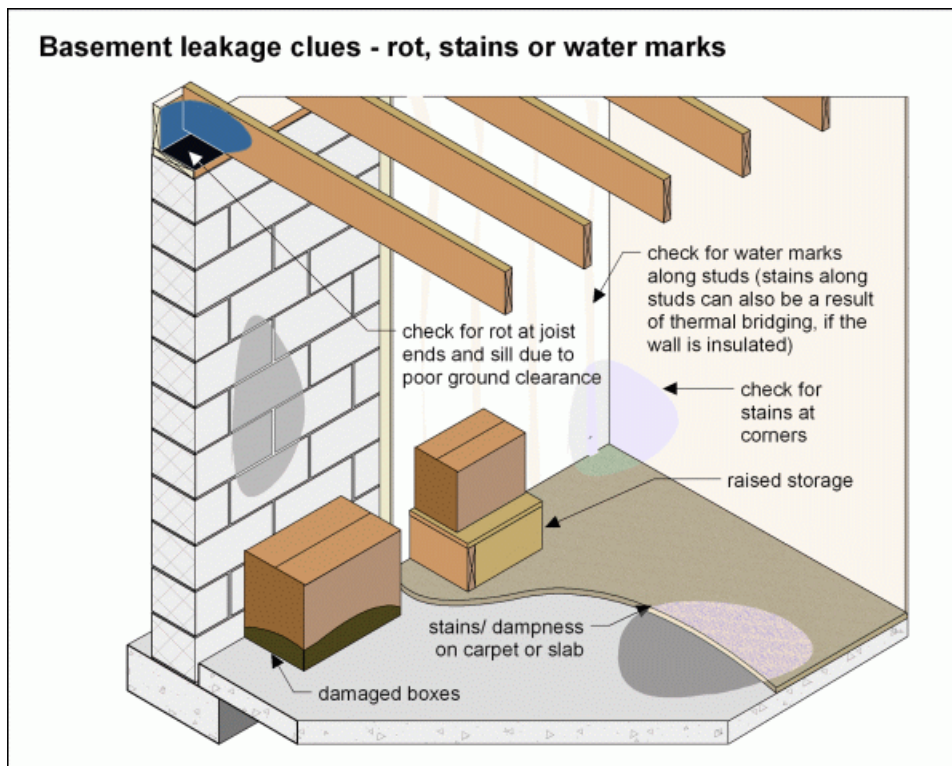
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Basement Addition

Task: Monitor

Time: Ongoing





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.

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials

During the era when this house was built and up until the 1960s, it was very common to use insulation material that may contain asbestos to shield wood surface from the duct. Determining the material type is outside the scope of this inspection. Health Canada recommends that any asbestos material found should stay in place undisturbed. If you plan to remodel or if this is a concern, consult with a specialist for lab testing to confirm if asbestos is present.

Implication(s): Health hazard

Location: Basement above furnace

Task: Further evaluation

Time: if you plan to disturb or when desired



23. Possible asbestos containing materials

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.

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: • 50 %

Basement leakage: • Monitor the basement for leaks in the Spring.

Note: This is recommended for all homes

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

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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](#)

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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