



# YOUR INSPECTION REPORT

*KNOW YOUR HOME*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:  
85 Prince Edward Drive South  
Toronto, ON M8Y 3V5

PREPARED FOR:  
WENDY HAMMOND

INSPECTION DATE:  
Wednesday, May 23, 2018

## 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](http://www.inspectionpros.ca)  
[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)

# TIP

THE  
INSPECTION  
PROFESSIONALS

May 24, 2018

Dear Wendy Hammond,

RE: Report No. 2277  
85 Prince Edward Drive South  
Toronto, ON  
M8Y 3V5

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](http://www.inspectionpros.ca)  
[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)

# SUMMARY

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://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.

OVERALL CONDITION OF HOME : VERY GOOD OVERALL AS COMPARED TO HOMES OF SIMILAR AGE.  
NO SIGNIFICANT ISSUES NOTED FOR THE SHORT TERM.

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>

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>

# ROOFING

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

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

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Vulnerable to ice damming](#)

Heating ducts in attic. Ensure heating ducts in attic are insulated in all areas. Heat escaping from ducts can cause snow on roof to melt and cause ice damming.

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

**Location:** Attic

**Task:** Monitor/Improve

**Time:** Unpredictable / As needed



1.



2.



# ROOFING

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



3.

## Inspection Methods and Limitations

**Inspection performed:** • Through Window - Limited View

**Inspection performed:** • With binoculars from the ground

# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Boards](#) • [Shingles](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

Condition: • [Discharge onto roofs](#)

Improvement recommendation. Extend Downspouts to lower gutter to protect roof from premature wear.

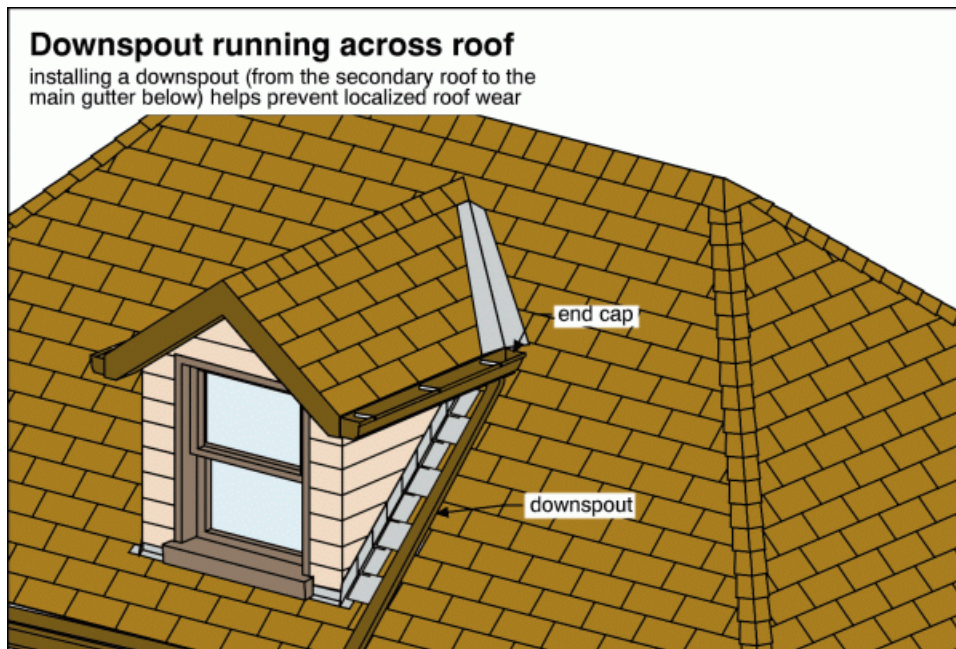
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various Exterior Roof

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



4. Discharge onto roofs



5. Discharge onto roofs

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

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

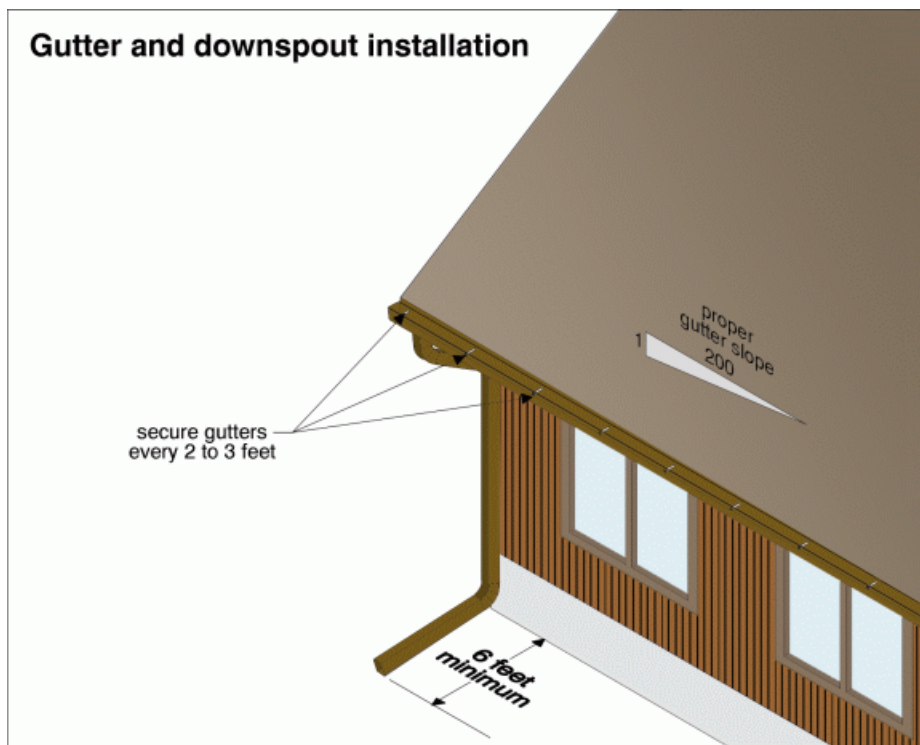
**Location:** Left Side Exterior

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## Gutter and downspout installation



# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

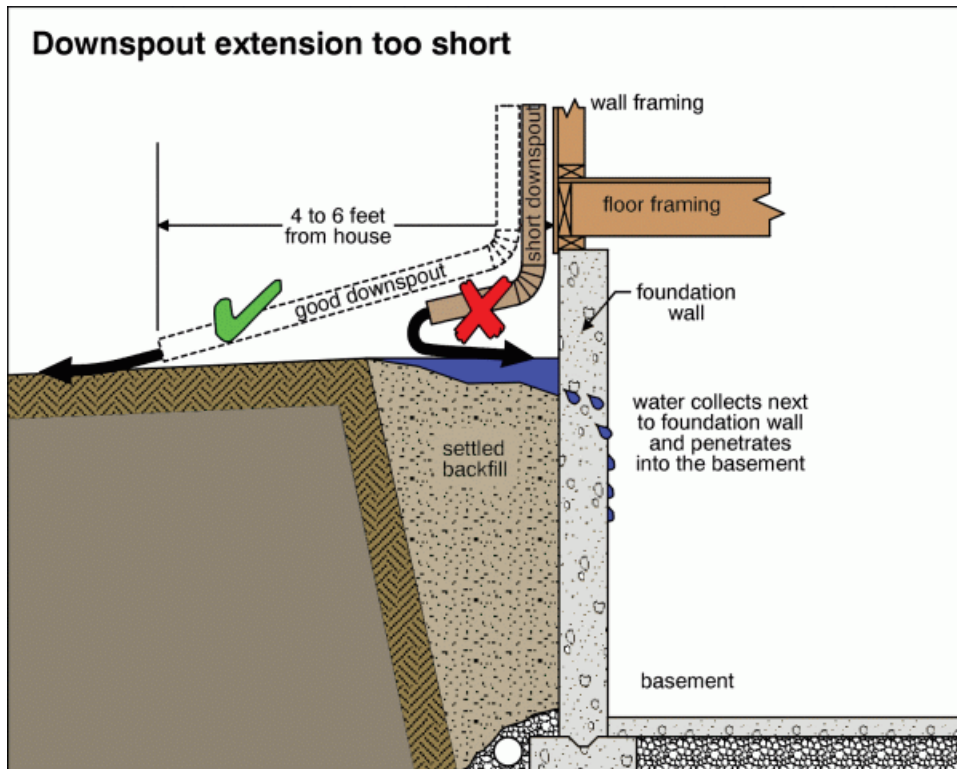
INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



6. Discharge too close to building

## WALLS \ 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

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

**Condition:** • [Damage](#)

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

**Location:** Rear Exterior Ramp

**Task:** Replace



# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

**Time:** Regular maintenance

**Cost:** Regular maintenance item



7. Damage

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

**Condition:** • [Steps springy, loose or sagging](#)

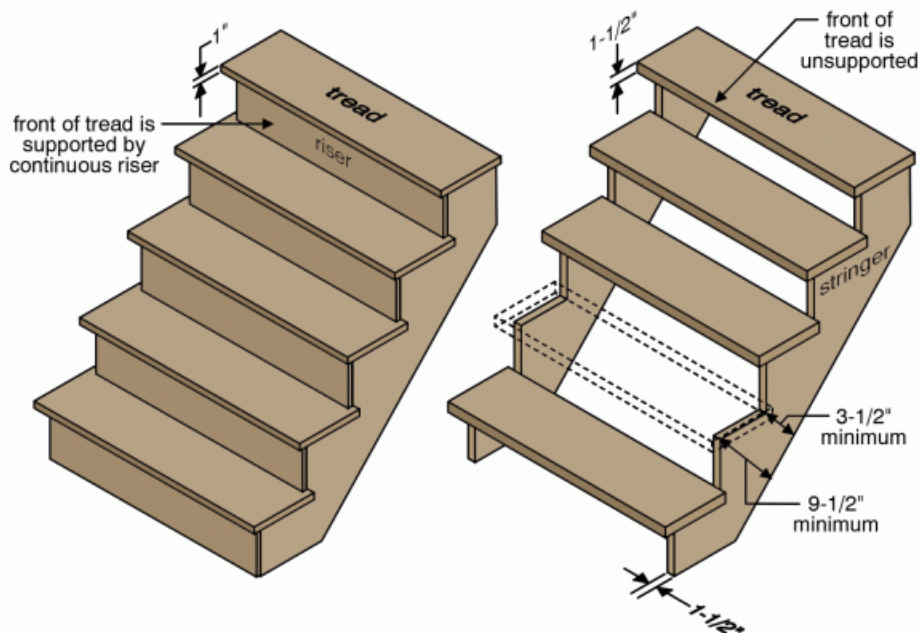
**Implication(s):** Trip or fall hazard

**Location:** Rear Exterior Staircase

**Task:** Repair / Replace

**Time:** Less than 1 year

### Designing steps that aren't springy



# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

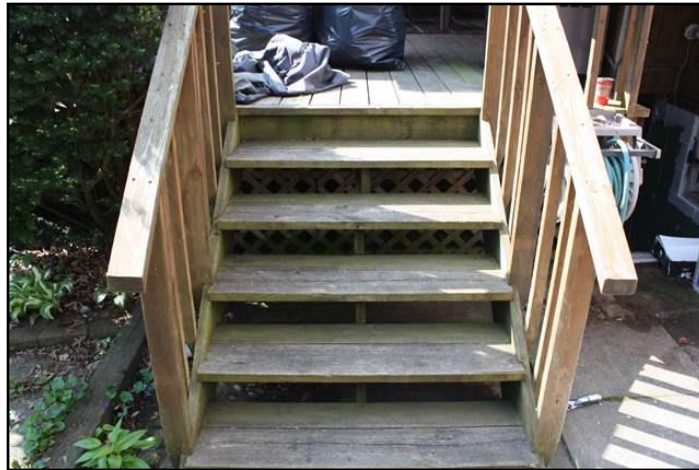
INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



8. Steps springy, loose or sagging

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

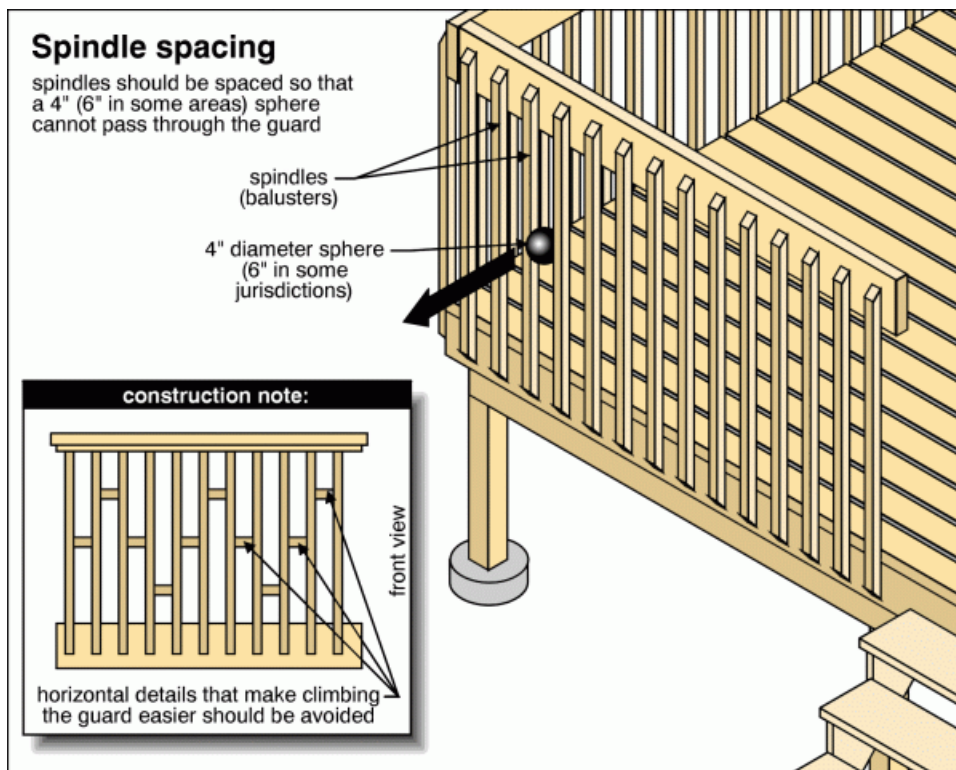
**Condition:** • [Spindles \(balusters\) too far apart](#)

**Implication(s):** Fall hazard

**Location:** Rear Exterior Deck

**Task:** Improve

**Time:** Less than 1 year



# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



9. Spindles (balusters) too far apart

## BASEMENT WALKOUTS \ General

**Condition:** • [Guard and handrail problems](#)

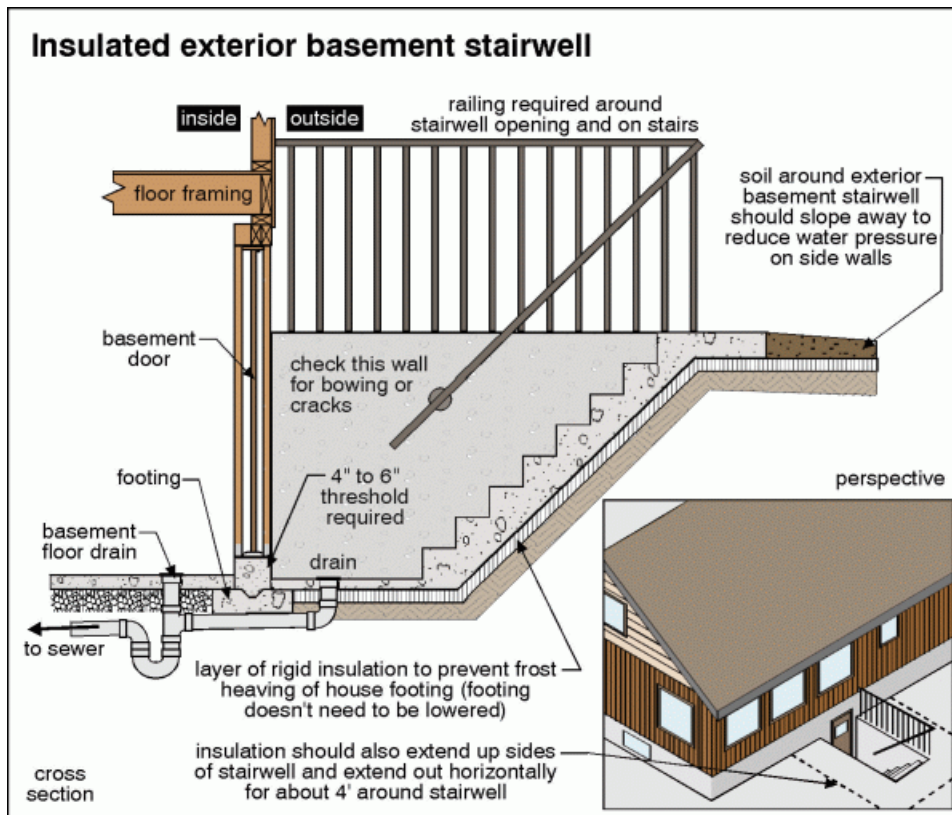
**Implication(s):** Fall hazard

**Location:** Rear Exterior

**Task:** Provide Handrail

**Time:** Less than 1 year

**Cost:** Minor





# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## LANDSCAPING \ General

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

Keep tree branches trimmed back 3 feet from roof line.

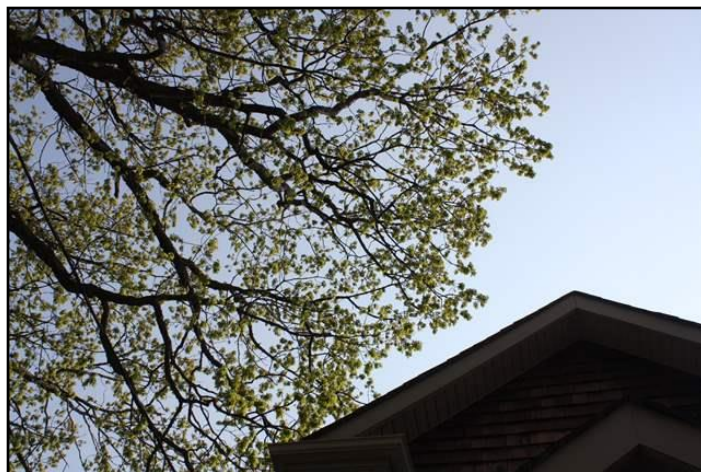
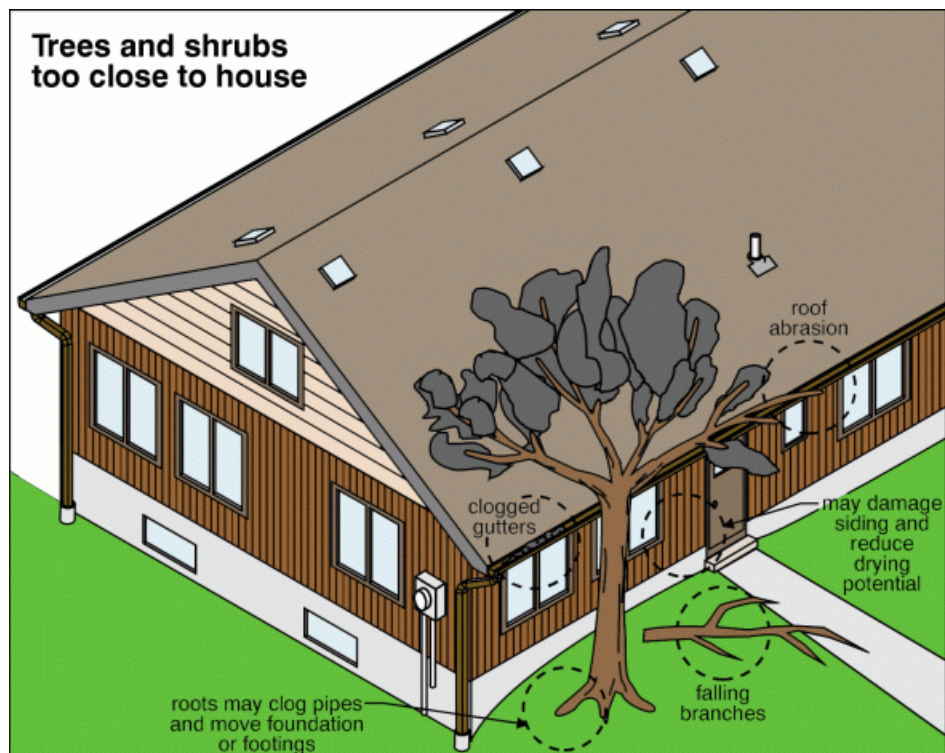
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

**Location:** Various Exterior

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item



10. Example



# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## LANDSCAPING \ Lot grading

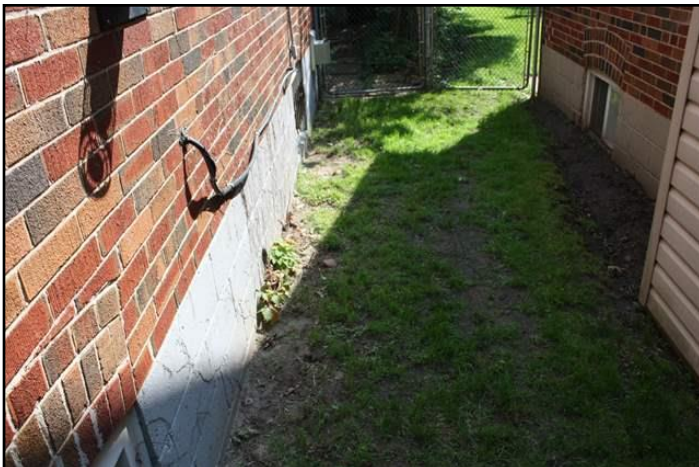
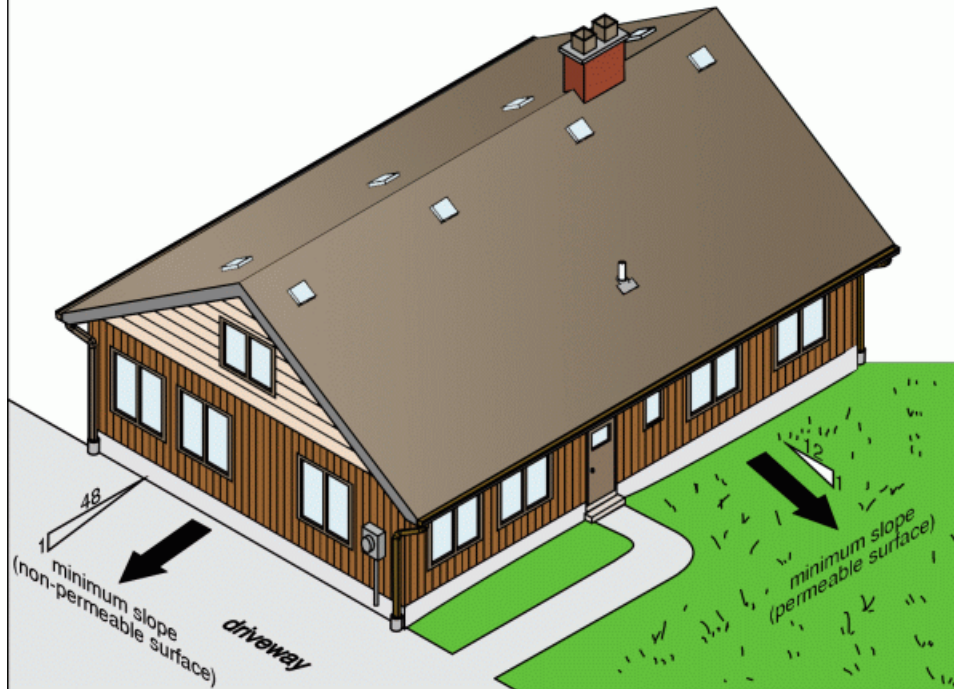
**Condition:** • Low Areas.

**Location:** Rear and right side Exterior

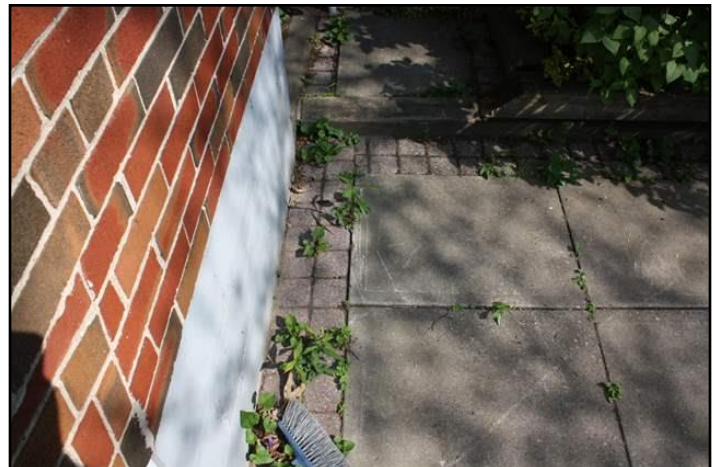
**Task:** Monitor / Improve

**Time:** If necessary

### Recommended grading slopes



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

# EXTERIOR

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## GARAGE \ Ceilings and walls

**Condition:** • Not gastight

Seal / Repair all openings, including screw holes. The garage walls that are adjacent to the house must be gastight. (for carbon monoxide and other possible chemicals that might be present in the garage)

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor



13. Not gastight



14. Not gastight

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Storage in garage

**Upper floors inspected from:** • Ground level

# STRUCTURE

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Joists](#)

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

**Roof and ceiling framing:** • [Trusses](#)

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • For your information - Major renovation, second floor addition performed in approximately 2009.

### FOUNDATIONS \ General

**Condition:** • Typical minor cracks

Almost all houses have minor settlement and/or shrinkage cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

**Implication(s):** Chance of water entering building

**Location:** Various

**Task:** Monitor

**Time:** Ongoing

### FLOORS \ Concrete slabs

**Condition:** • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

## 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

## 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 - upgraded](#) • [Ungrounded - minimal](#)

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

**Smoke detectors:** • [Present](#)

## Observations and Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Openings in panel](#)

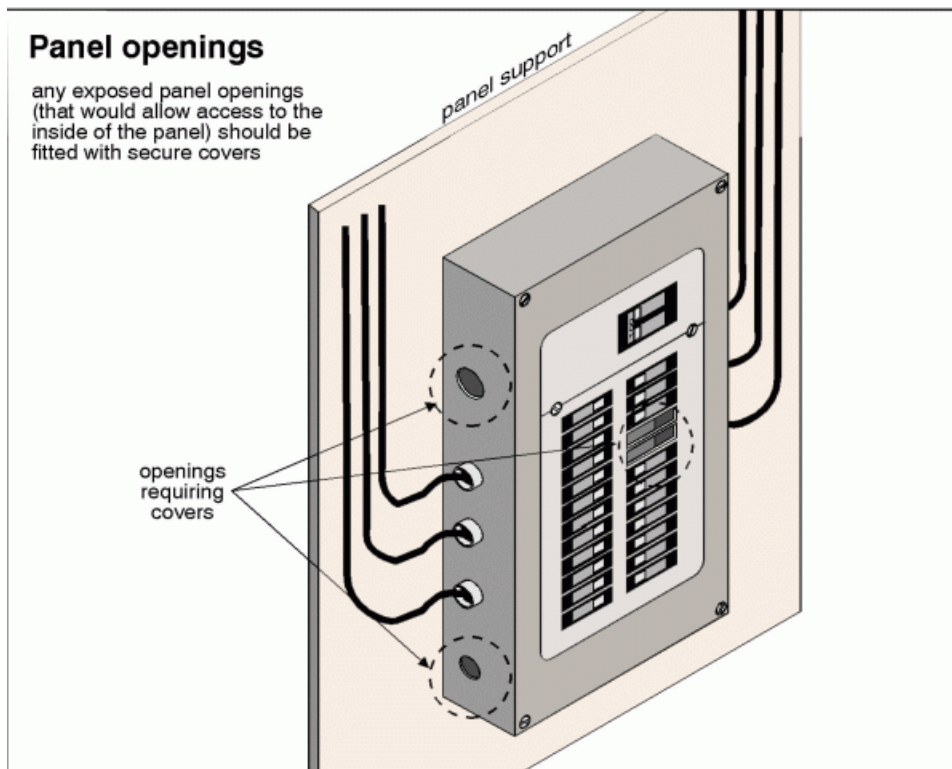
**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Panel

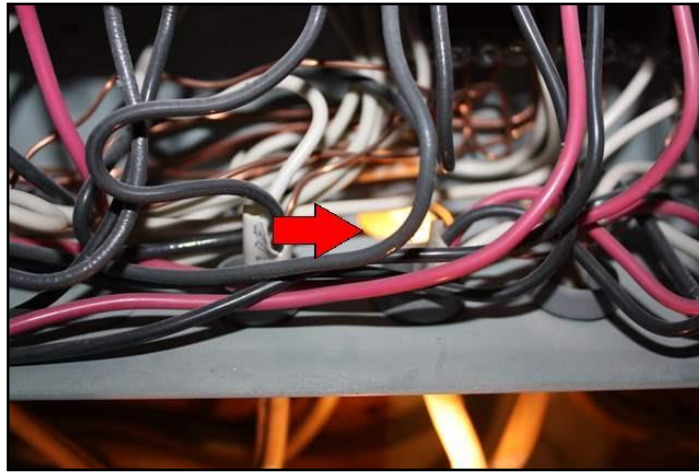
**Task:** Correct

**Time:** Immediate

**Cost:** Less than \$100







15. Openings in panel

## SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • [No links for multi-wire circuits](#)

**Implication(s):** Electric shock

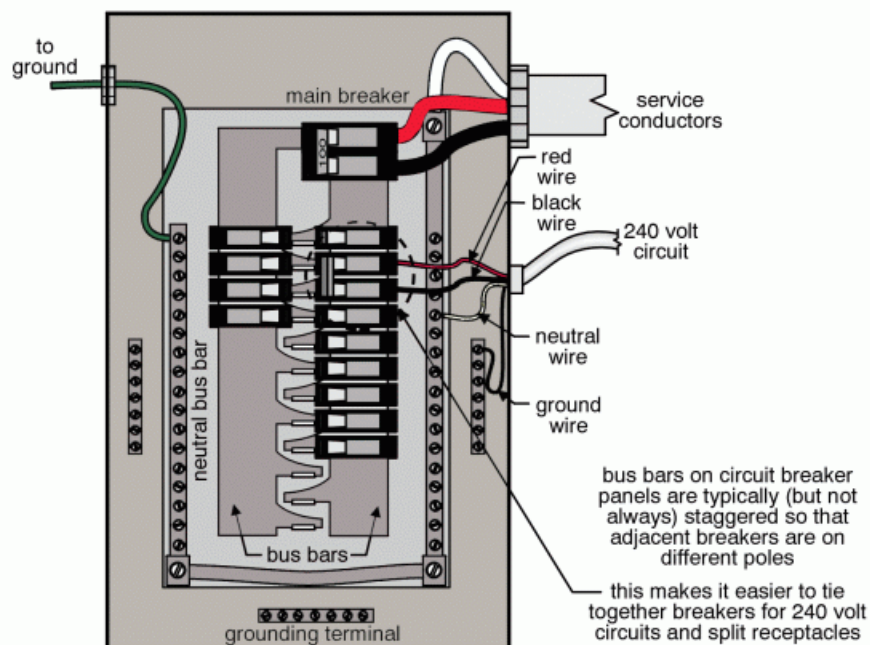
**Location:** Various Basement Panel

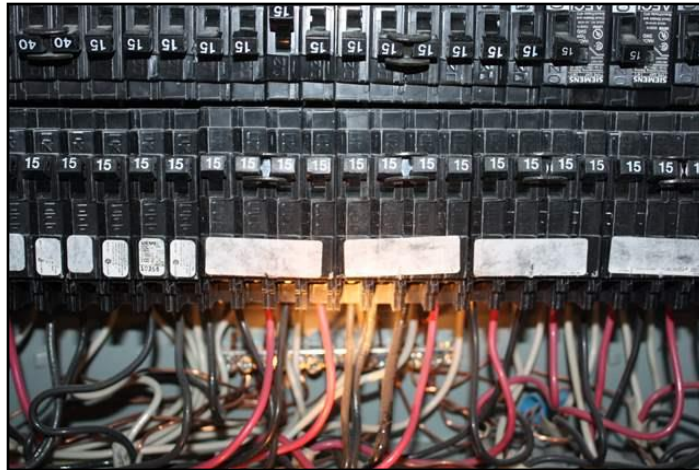
**Task:** Correct

**Time:** Immediate

**Cost:** Minor

### Staggered bus bars on circuit breaker panels





16. No links for multi-wire circuits

## DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Too close to duct, pipe, vent or chimney](#)

**Implication(s):** Electric shock | Fire hazard

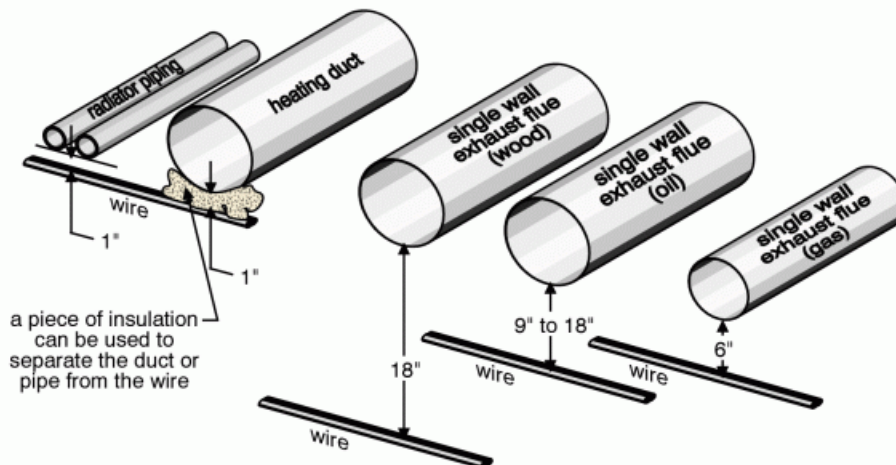
**Location:** Various Basement

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor

### Wire clearances from hot ducts and pipes



# ELECTRICAL

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

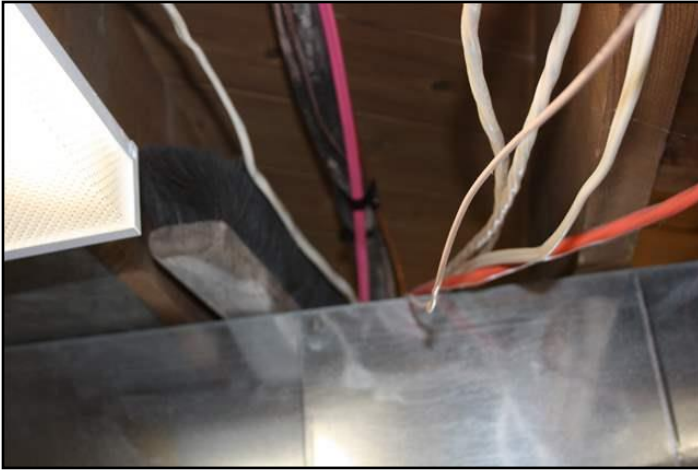
INTERIOR

LINKS

PHOTOS

MORE INFO

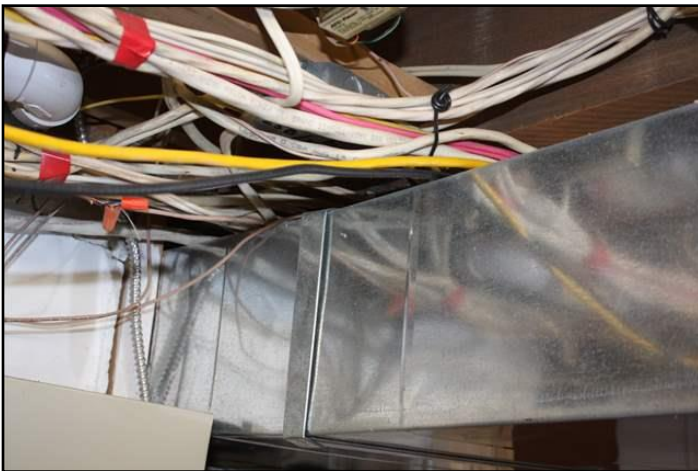
REFERENCE



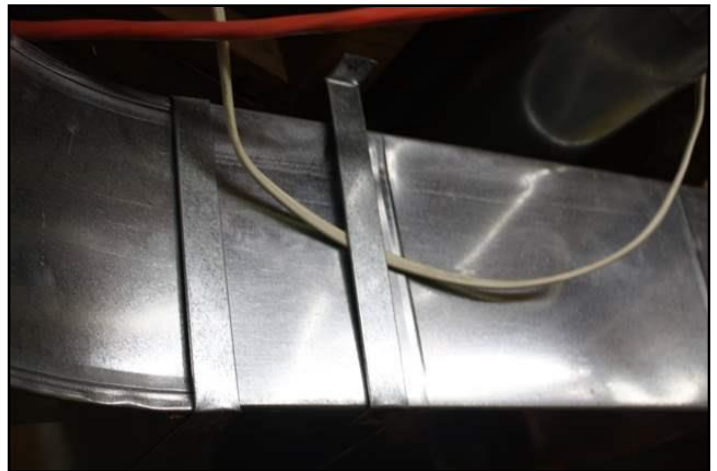
17. Too close to duct, pipe, vent or chimney



18. Too close to duct, pipe, vent or chimney



19. Too close to duct, pipe, vent or chimney



20. Too close to duct, pipe, vent or chimney

## DISTRIBUTION SYSTEM \ Junction boxes

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

**Implication(s):** Electric shock | Fire hazard

**Location:** Various Basement

**Task:** Cover

**Time:** Immediate

**Cost:** Minor





21. Cover loose or missing



22. Cover loose or missing

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

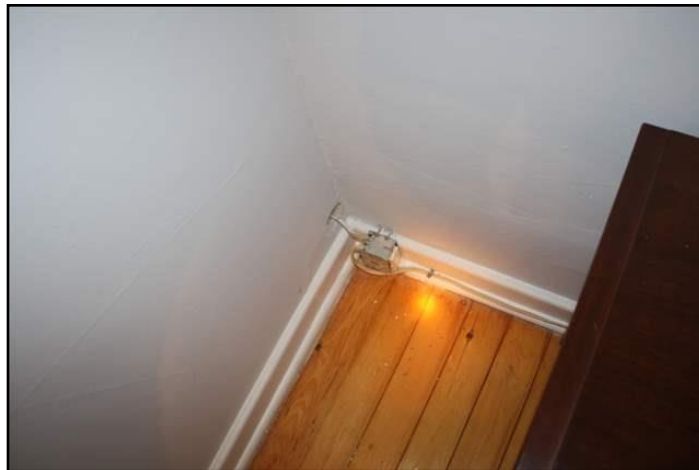
**Condition:** • Improper installation of outlet

**Location:** Basement

**Task:** Correct

**Time:** Prior to first use

**Cost:** Minor



23.

**Condition:** • [Ungrounded](#)

We noted ungrounded outlets in some areas of the basement. For purposes of safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For usage with electronic equipment such as computers, true grounding is recommended.

**Implication(s):** Electric shock

**Location:** Various Basement

**Task:** Provide gfcı outlets

**Time:** Less than 1 year



## DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Various Garage

**Task:** Cover

**Time:** As Soon As Possible

**Cost:** Minor



24. Missing

## DISTRIBUTION SYSTEM \ Smoke 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

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

### System type:

- [Furnace](#)
- [Space heaters](#)

FOR GARAGE ONLY

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Approximate age: • [12 years](#)

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

Fireplace/stove: • [Gas fireplace](#)

## 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

### RECOMMENDATIONS \ Overview

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

## 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

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://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:** • [24,000 BTU/hr](#)

**Compressor approximate age:** • 10 years

**Typical life expectancy:** • 10 to 15 years

## Observations and Recommendations

### AIR CONDITIONING \ Life expectancy

**Condition:** • Aging

Typical lifespan is 10-15 years. The current unit is 10 years old (manufactured 2008). The unit was functional at time of inspection. Continue to use.

**Location:** Front Exterior

**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

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://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-40](#)

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

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

## Observations and Recommendations

### ATTIC/ROOF \ Hatch/Door

Condition: • Poor installation of attic hatch

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor



25.

## 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](#)

**Main water shut off valve at the:** • Basement

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

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

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

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 9 years

**Typical life expectancy:** • 10 - 15 years

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

**Floor drain location:** • Below freezer - per homeowner

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Water Heater - Tempering Valve Missing

**Location:** Basement

**Task:** Provide

**Time:** Less than 1 year

### 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

We recommend this 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

### Fixtures not tested/not in service:

- Hot tub

Outside the scope of a home inspection



26. Hot tub

**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](#) • [Laminate](#)

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

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

**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
- Work in Progress Observed

### WINDOWS \ Means of egress/escape

**Condition:** • [Burglar bars not operable without keys](#)

Burglar bars may prevent escape in case of fire. Provide other means of security.

**Implication(s):** Restricted emergency exits

**Location:** Basement Bedroom

**Task:** Remove

**Time:** Immediate



27. Burglar bars

### DOORS \ Hardware

**Condition:** • Lock not effective on exterior door

**Implication(s):** Poor security

**Location:** Rear Basement

**Task:** Adjust

**Time:** Regular maintenance

**Cost:** Regular maintenance item



28. Lock not effective on exterior door

## 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)

## 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 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:** • 99 %

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



# LINKS

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://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

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://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

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://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**

# REFERENCE LIBRARY

85 Prince Edward Drive South, Toronto, ON May 23, 2018

Report No. 2277

[www.inspectionpros.ca](http://www.inspectionpros.ca)

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