



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
708 Willard Avenue
Toronto, ON

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Friday, April 14, 2023

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

April 17, 2023

Dear Gillian Ritchie,

RE: Report No. 7184, v.2
708 Willard Avenue
Toronto, ON

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a 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 International Association of Certified Home Inspectors (CPI # NACHI07020704)

"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 \$295. (A minimum savings of \$300). A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

708 Willard Avenue, Toronto, ON April 14, 2023

Report No. 7184, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HIGHLIGHTS:

This home is partly solid masonry and partly wood-frame with metal siding. The home is in good condition overall as compared to homes of similar age and style. The visible masonry is in good condition. The exterior components have been well maintained. The electrical system features a 100-amp electrical service with substantially upgraded copper wiring throughout. The furnace is a high-efficient 12-year-old unit.

As is typical for homes of this age, there is a mix of newer and older systems and components.

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 \$1000

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.

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

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

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

Typical life expectancy for a/c units are 10-15 years. The current unit is 39 years old. Some corrosion and dented fins observed. Seller noted that unit was working through last cooling season. Service annually.

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Interior

WINDOWS \ General notes

Condition: • Aging

We observed varying window styles and ages throughout the home. We noted windows manufactured in 1972, 1984, 1992, and other ages not determined.

Replacement of windows that are operational and not leaking are discretionary.

Location: Throughout

Task: Upgrade

Time: As Needed / When practical

Cost: \$60-\$100 per square foot

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 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](#)



1. Roof view from drone

Approximate age: • Last third of lifespan

Typical life expectancy: • 15 Years

Observations and Recommendations

RECOMMENDATIONS \ General

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

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Normal wear for the age. Age unknown but estimated to be in final third of lifespan. Inspect annually.

Location: Throughout Exterior Roof

Task: Inspect annually / Replace

Time: Ongoing / Less than 5 years

Cost: Consult specialist when replacement needed

Condition: • [Patched](#)

Location: Exterior Roof

Task: For Your Information

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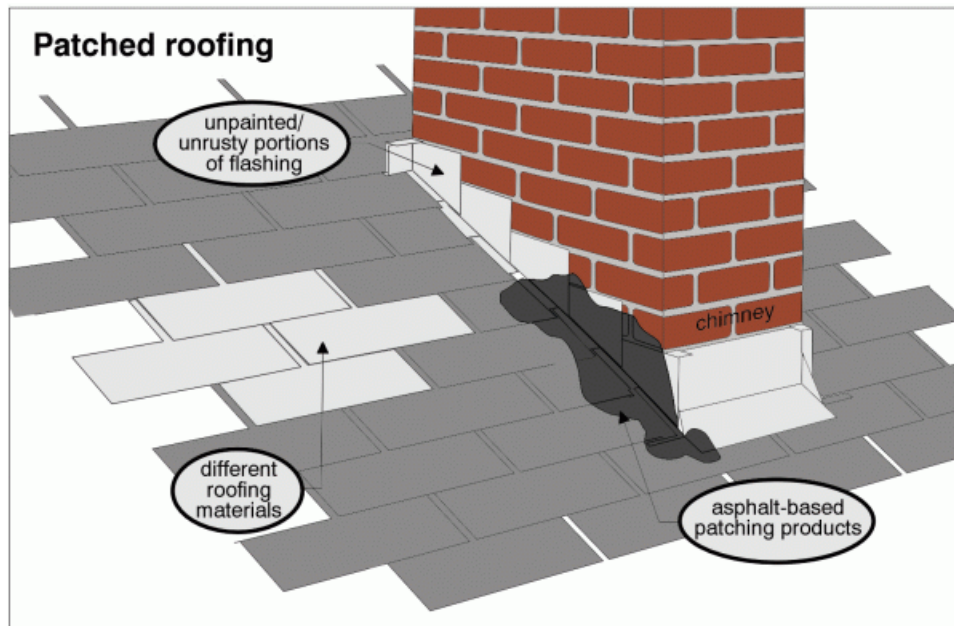
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2. Patched

Inspection Methods and Limitations

General: • Most roofs are susceptible to ice damming 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

Inspection performed: • With binoculars from the ground • With a drone

Age determined by: • Drone

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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: • [Metal siding](#)

Wall surfaces - masonry: • [Brick](#)

Garage: • Detached

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.

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

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

Condition: • [Missing](#)

Location: Rear Exterior Deck and Staircase

Task: Provide Handrail at steps and guardrail at deck beside steps

Time: Less than 1 year

Cost: Minor

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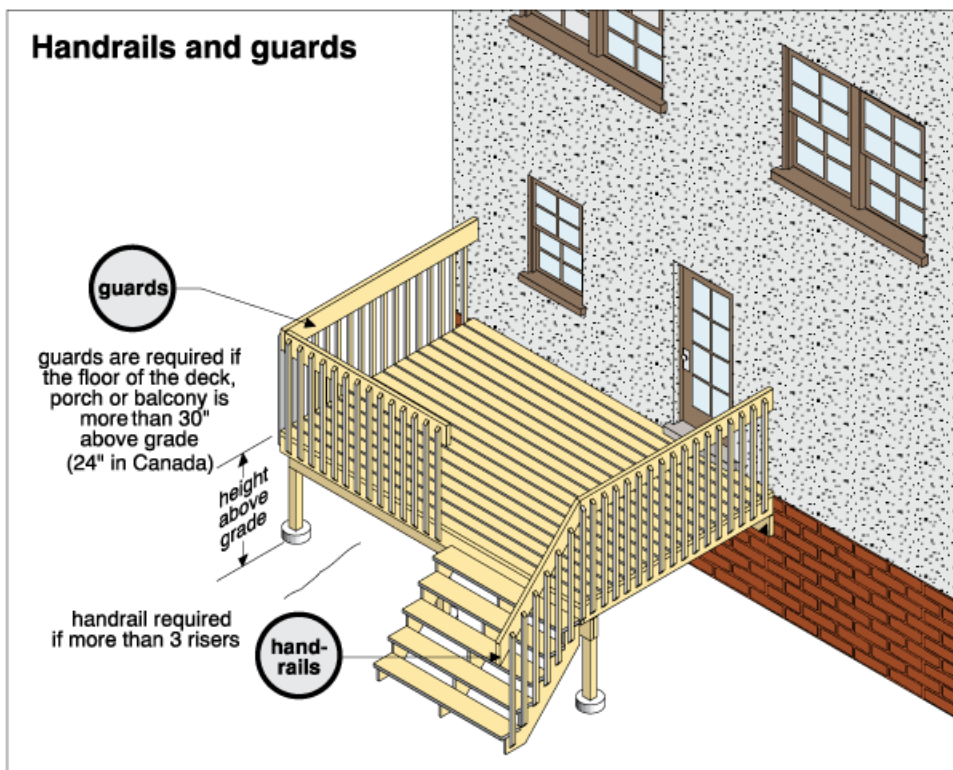
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Handrails and guards



3. Missing

LANDSCAPING \ Lot grading

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

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needed

GARAGE \ General notes

Condition: • Aging Garage

This is a typical older garage/shed commonly found in Toronto. Replacement garages are expensive, therefore most homeowners choose to repair garage ongoing as needed. Some issues observed: Bottom sill plate is rotting at various areas, Garage has slight lean, gutters are damaged, roof is worn/old, light fixture wiring needs junction box.

Repair/Replace components ongoing.

Location: Garage

Task: Repair/Replace

Time: Ongoing

Cost: Depends on approach. Consult specialists

Inspection Methods and Limitations

Inspection limited/prevented by: • New finishes/paint/trim

Upper floors inspected from: • Ground level

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Descriptions

General: • No significant structural performance issues were observed in visible areas. • The solid masonry walls and foundations that are visible are in good condition overall.

Configuration: • [Basement](#)

Foundation material:

• [Stone](#)

Protected by parging at most areas

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

RECOMMENDATIONS \ General

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

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • New finishes/paint • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Descriptions

General: • The Electrical system has been updated and is in good condition overall.

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](#)

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

Distribution panel type and location:

• [Breakers - basement](#)



4. Breakers - basement

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

Distribution wire (conductor) 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): • 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.

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.

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Inspection Methods and Limitations

General: • The electrical system has been upgraded at some point. Knob and Tube wiring was the typical wiring used in homes built prior to 1950. We did not observe any knob and tube during our inspection and all the outlets we tested appeared grounded and in good working order. Sometimes remnants of knob and tube wiring is found during renovations. If found, remove during renovations.

System ground: • Quality of ground not determined

HEATING

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Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [12 years](#)

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

Fireplace/stove: • None

Observations and Recommendations

RECOMMENDATIONS \ General

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

Location: Basement Furnace Room

Task: Service annually

Time: Ongoing

Cost: Regular maintenance item

GAS FURNACE \ Ducts, registers and grilles

Condition: • Typical of an older layout, some of the registers are at interior walls and not below the windows. Provide auxiliary heating near windows if necessary (baseboards for example)

Location: Various

Task: Provide auxiliary heat source

Time: If necessary

Cost: Minor for baseboards

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [No drip edge on cap \(crown\)](#)

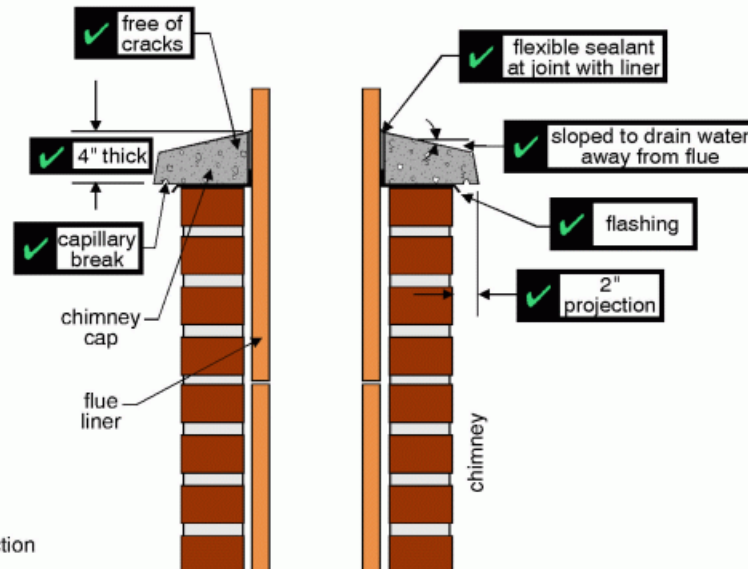
See illustration. Also note - When the water heater is upgraded to side wall vented unit, and since no fireplace is present, the chimney will no longer be needed.

Location: Exterior

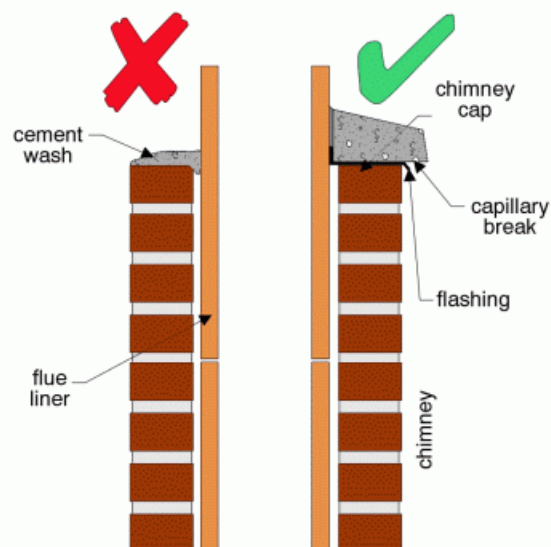
Task: Improve

Time: Less than 2 years

What makes a good chimney cap?



Drip edge on cap



HEATING

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5. No drip edge on cap (crown)

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: • [18,000 BTU/hr](#)

Compressor approximate age: • 39 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

Typical life expectancy for a/c units are 10-15 years. The current unit is 39 years old. Some corrosion and dented fins observed. Seller noted that unit was working through last cooling season. Service annually.

Location: 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

Descriptions

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

Attic/roof insulation amount/value: • [R-40](#)

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

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Below current standards of R-60 (as of 2016)

Location: Attic

Task: Upgrade

Time: Discretionary

Condition: • [Possible Zonolite \(vermiculite\)](#)

Vermiculite was found below the Fiberglas. We always recommend testing for asbestos prior to disturbing this insulation type.

***The home seller had the vermiculite tested for asbestos in 2016 and has shared the report with us. The lab report noted that no asbestos was found. For your reference the lab report is included in the APPENDIX section of this inspection report.

Location: Attic

Task: For Your Information / See Appendix tab



6. vermiculite insulation

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Inspection Methods and Limitations

Inspection limited/prevented by lack of 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

Environmental issues are outside the scope of a home inspection:

- This includes issues such as asbestos.

We make no claim as to the accuracy of any testing or results that were not performed by our company.

Descriptions

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

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

Main water shut off valve at the:

- Basement
- Front of the basement



7. Main water shut off valve

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • [40 gallons](#) • 151 liters

Water heater approximate age: • 12 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near heating system

Observations and Recommendations

RECOMMENDATIONS \ General

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

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Freezing Risk

Pipes near unheated spaces / adjacent to exterior walls are vulnerable to freezing. While relocation of the pipes is the best solution, adding insulation or heating cables may reduce the risk of freezing. Determining if insulation is present is outside the scope of work.

Location: Second Floor Bathroom Bathtub Fixture piping

Task: Improve

Time: If necessary / When remodelling

WATER HEATER \ Life expectancy

Condition: • Aging

Typical lifespans for water heater is 10-15 years. The current unit is 12 years old and is functional.

Location: Basement

Task: Replace

Time: When necessary / Unpredictable

Cost: Rental \$20-\$30 monthly. Purchase \$1000-\$2000

WATER HEATER \ Temperature/pressure relief (TPR) valve

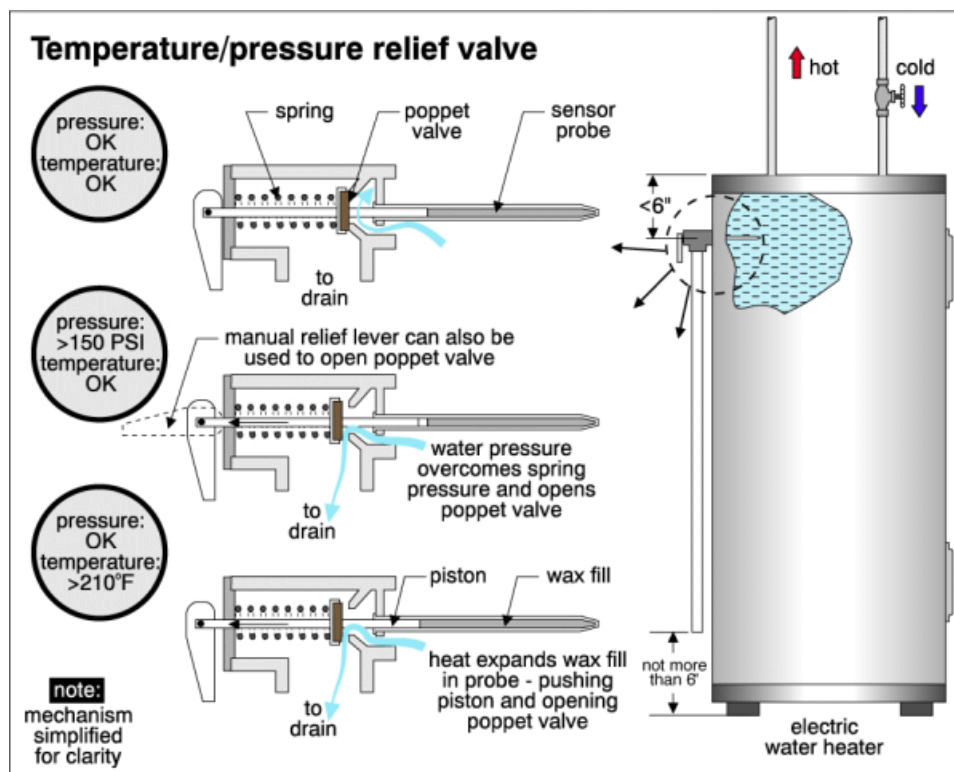
Condition: • [Discharge tube missing](#)

Location: Basement water heater

Task: Provide

Time: As Soon As Possible

Cost: Minor





8. Discharge tube missing

WASTE PLUMBING \ Drain piping - installation

Condition: • [Nonstandard materials and patches](#)

Location: First Floor Kitchen

Task: Repair / Replace

Time: As Soon As Possible

Cost: Minor



9. Nonstandard materials and patches

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, however many companies will rebate the cost if work is to be completed.

GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

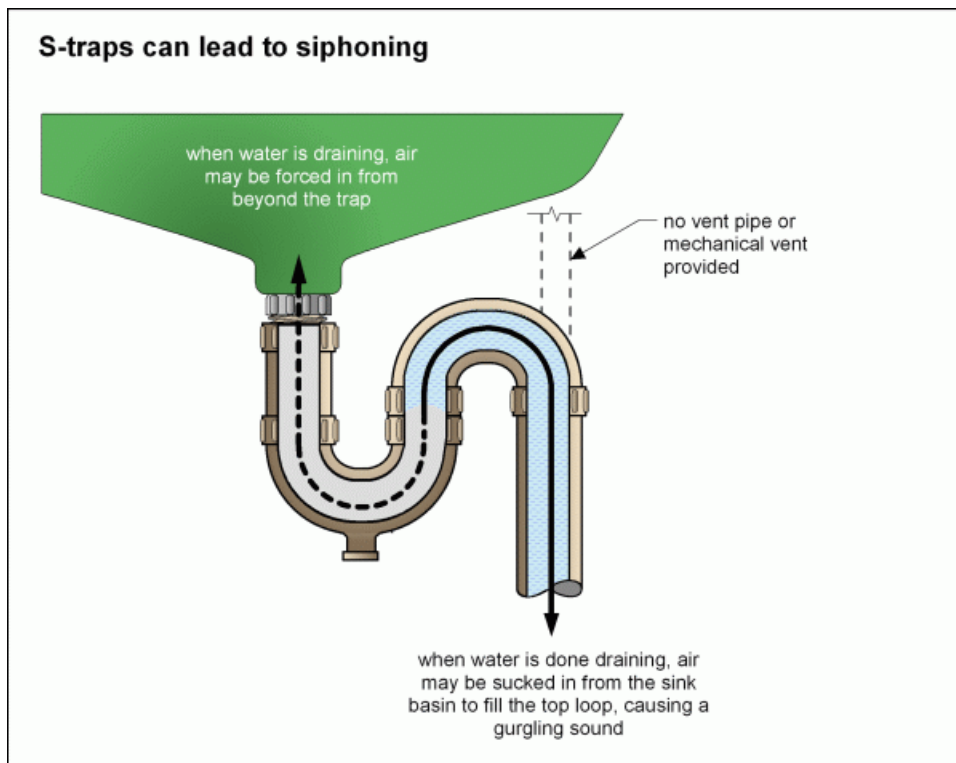
WASTE PLUMBING \ Traps - installation

Condition: • [Wrong type](#)

Location: Basement Laundry Area

Task: Correct

Time: If necessary





10. Wrong type

FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

Location: Basement Laundry Area

Task: Secure to wall

Time: Less than 1 year

Cost: Minor



11. Loose

Condition: • [Loose](#)

Location: First Floor Kitchen

Task: Repair / Replace

Time: Regular maintenance

Cost: Minor



12. Loose

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Rust](#)

Location: Second Floor Bathroom

Task: Replace

Time: Less than 6 months

Cost: Minor

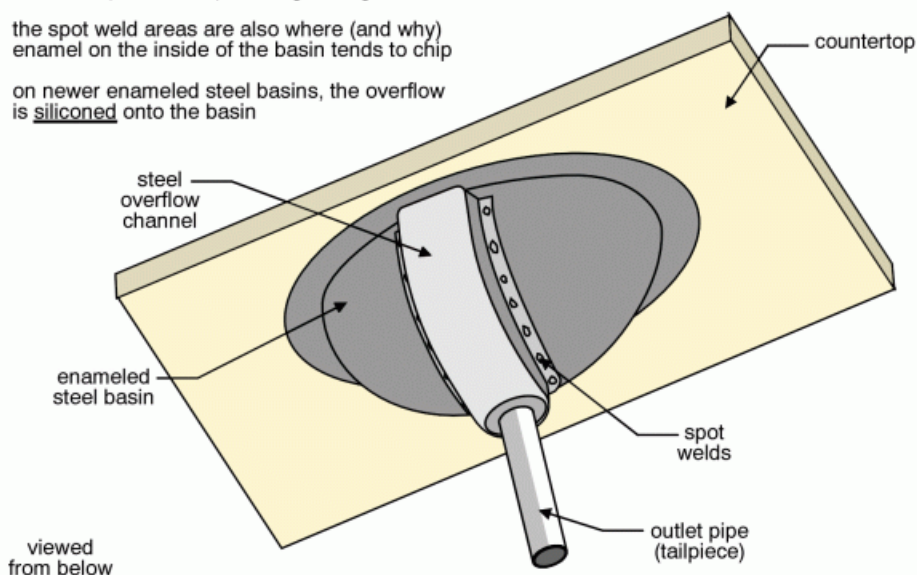
Rusting overflow

rust starts to develop where the overflow is spot welded to the basin

the rust can spread and ultimately eat through the basin (or overflow) causing leakage

the spot weld areas are also where (and why) enamel on the inside of the basin tends to chip

on newer enameled steel basins, the overflow is siliconed onto the basin



viewed from below



13. Rust

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Top of shower stall enclosure incomplete wood components and electrical wiring exposed.

Location: Basement Bathroom

Task: Correct / Finish

Time: Less than 1 year

FIXTURES AND FAUCETS \ Toilet

Condition: • [Running continuously](#)

Flapper needs adjustment or replace

Location: Second Floor Bathroom

Task: Repair / Replace

Time: Regular maintenance

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	MORE INFO	APPENDIX	REFERENCE						

Descriptions

Major floor finishes: • [Hardwood](#)

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

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

Glazing: • [Single](#) • [Double](#) • [Primary plus storm](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Observations and Recommendations

RECOMMENDATIONS \ General

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

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

RECOMMENDATIONS \ Overview

Condition: • During our inspection, we look for evidence of basement moisture intrusion. We did not observe standing water or evidence of active moisture intrusion in visible areas on this particular day.

WINDOWS \ General notes

Condition: • Aging

We observed varying window styles and ages throughout the home. We noted windows manufactured in 1972, 1984, 1992, and other ages not determined.

Replacement of windows that are operational and not leaking are discretionary.

Location: Throughout

Task: Upgrade

Time: As Needed / When practical

Cost: \$60-\$100 per square foot

WINDOWS \ Glass (glazing)

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

Location: Front Second Floor Bedroom

Task: Replace

Time: Discretionary

Cost: \$300 - \$600

DOORS \ General notes

Condition: • Sliding Door is old (1972)

Location: Rear First Floor

Task: Replace

Time: Soon

Cost: \$1,500 - and up

DOORS \ Hardware

Condition: • Lock not effective on exterior door

The latch does not lock. The sliding door is old (1972) In the meantime, provide alternate method of security.

Location: Rear First Floor Sliding Door

Task: Repair / Replace

Time: As Soon As Possible

STAIRS \ Handrails and guards

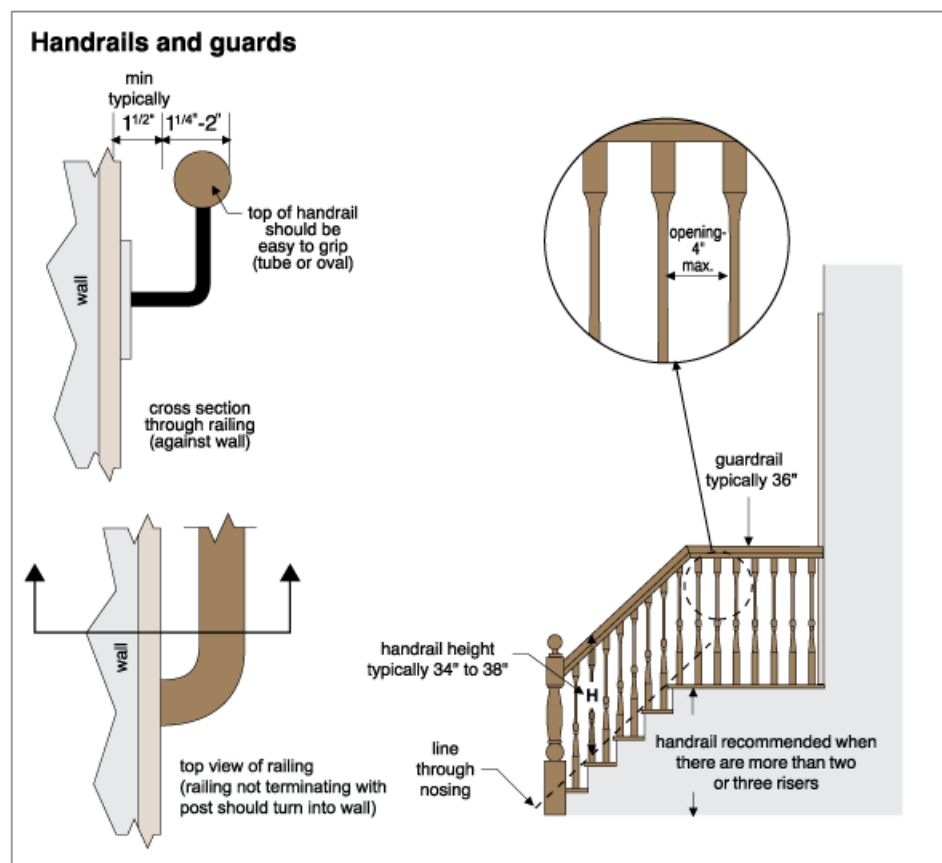
Condition: • [Missing](#)

Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor



Condition: • [Missing](#)

Location: First Floor Staircase

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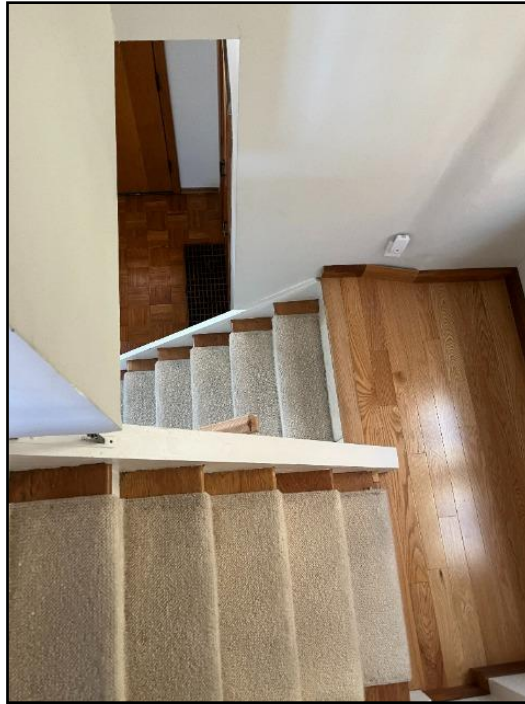
MORE INFO

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Task: Provide handrails on open side

Time: Less than 1 year



14. Missing

STAIRS \ Guardrails

Condition: • [Loose](#)

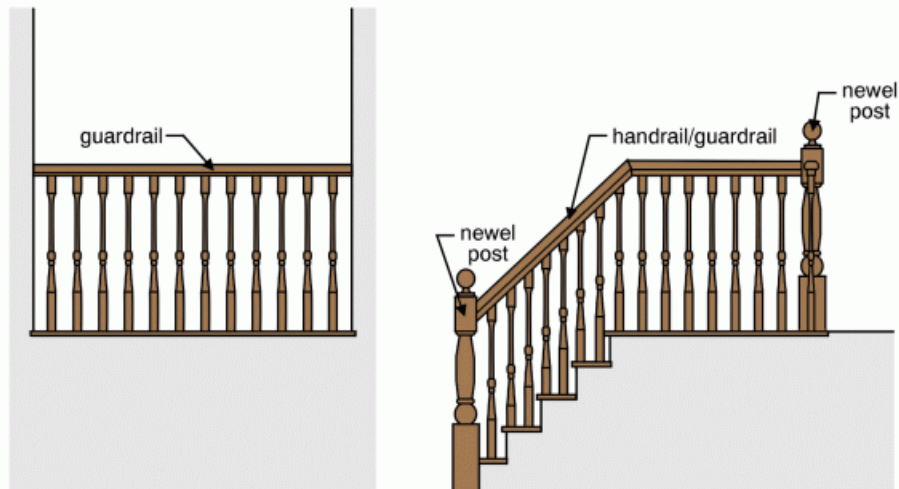
Location: Second Floor

Task: Improve

Time: Less than 6 months

Cost: Minor

Handrail support



guardrails and handrails anchored to walls are the strongest

if the handrail (or guardrail) is supported at its ends by newel posts and the posts are not well secured, the whole assembly can be loose



15. Loose

EXHAUST FANS \ General notes

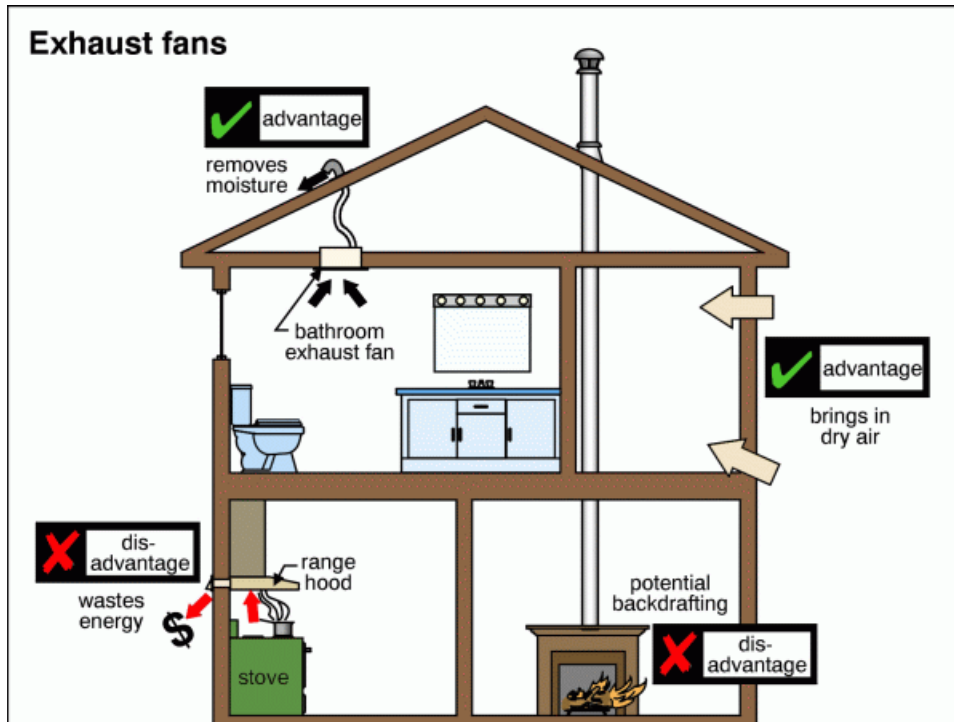
Condition: • [Missing](#)

Exhaust Fans in bathrooms are recommended upgrades. (This was not standard when the house was originally built when only windows in bathrooms were required) (This helps remove moisture which could contribute to mildew/mold growth)

Location: Second Floor Bathroom

Task: Upgrade

Time: When remodelling



EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Noisy

Location: First Floor Kitchen

Task: Replace

Time: As Needed

Cost: Minor Regular maintenance item

BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS EVER OBSERVED

Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is 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 \$500 to \$600 per crack or \$300 per 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: • [Water marks](#)

It is very common to find water marks in some areas of the basement, particularly in older properties. We tested these water marks with a moisture meter and were dry at time of inspection. There was no standing water observed during the inspection. Stains are likely remnants of prior leaks or sewer backups.

Location: Various Basement

Task: For Your Information / Monitor

Time: Ongoing



16. Example of water stains/marks

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.

APPLIANCES \ Washing machine

Condition: • Standpipe missing

Location: Basement Laundry Area

Task: Provide

Time: Less than 1 year

Cost: Minor

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.

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Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 95 %

Basement leakage: • 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.

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708 Willard Avenue, Toronto, ON April 14, 2023

Report No. 7184, v.2

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: • Attic current standards as of 2016 is R-60

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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1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

AIR DETECTIVES

701 ROSSLAND RD E, STE 458

WHITBY, ON L0C 1G0

CERTIFICATE OF BULK ASBESTOS ANALYSIS

Prepared for: AIR DETECTIVES
Phone Number: (416) 436-5281
Fax Number:
Email Address: dana@airdetectives.ca
Project Name:
Test Location: 708 WILLARD AVE
,
Chain of Custody #: 988904
Date Sampled: October 17, 2016
Date Reported: October 18, 2016

A handwritten signature in black ink that reads "Andrew Pittman".

Andrew Pittman, Analyst

It is certified by the signatures above that PRO-LAB/SSPTM, Inc. is accredited by the National Institute of Standards and Technology for Polarized Light Microscopy (PLM) analysis under the EPA 600/M4-82-020 Method. All analyses are performed using the EPA 600/R-93/116 method. The refractive index was determined by using 'Rapidly and Accurately Determining Refractive Indices of Asbestos Fibers by using Dispersion Staining Method', by S-C. Su. This report must not be reproduced in full, without written approval from PRO-LAB/SSPTM, Inc. These test results apply only to the samples actually tested. Polarized light microscopy is not always an accurate way to analyze floor tiles. When a non-detect or very low percentage of asbestos occurs, a transmission electron microscopy analysis (TEM) may be warranted. All samples will be stored for a period of 30 days. The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. Asbestos samples from Canada are analyzed by PRO-LAB, Florida, Lab ID# 200790-0. The EPA requirement for analyzing and reporting asbestos is as follows: A substance that contains less than 0.5% is not considered to have asbestos even though this may still contain traces of asbestos. Limit of Quantification (LOQ) = 0.5%. 'Trace' indicates the presence of asbestos below the LOQ. Any sample with a result of <1% will be point counted. The limit of detection of point counts is 0.25%.



For more information please contact PRO-LAB at (954) 384-4446 or email info@prolabinc.com

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1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

708 WILLARD AVE

October 17, 2016 Samples

Client ID	PRO-LAB ID	LOCATION	Asbestos Mineral Percentage							COMMENTS
			CH	AM	CR	AN	TR	AC	ND	
1	101716-0562	GOLD VERMICULITE	0	0	0	0	0	0	ND	10% Fiberglass 80% Vermiculite 10% Styrofoam
2	101716-0563	GOLD VERMICULITE	0	0	0	0	0	0	ND	55% Vermiculite 45% Styrofoam
3	101716-0564	GOLD VERMICULITE	0	0	0	0	0	0	ND	3% Fiberglass 10% Cellulose 85% Vermiculite 2% Styrofoam

CH=Chrysotile AM=Amosite
CR=Crocidolite AN=Anthophyllite
TR=Tremolite AC=Actinolite
ND=None detected

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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