



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

1 Nottinghill Gate  
Toronto, ON M9B 3H4

PREPARED FOR:  
KIRSTEN CLAYTON

INSPECTION DATE:  
Wednesday, June 12, 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](http://www.inspectionpros.ca)  
[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)

# TIP

THE  
INSPECTION  
PROFESSIONALS

June 13, 2019

Dear Kirsten Clayton ,

RE: Report No. 2477, v.2  
1 Nottinghill Gate  
Toronto, ON  
M9B 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

1 Nottingham Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

[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.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

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

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

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

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

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Old, worn out](#)

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

**Location:** Exterior Garage Roof

**Task:** Replace

**Time:** Less than 1 year

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

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

We noted that the Southwest and Southeast sides of the roof covering have been more recently replaced with premium shingles. The Northwest and Northeast sides have NOT been replaced and are showing signs of aging - Curling, granule loss, widening slots due to shingles shrinking with age. The south and west sides of a roof typically wear out faster due to sun exposure and sometimes homeowners replace these areas first.

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

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

**Location:** Northwest and Northeast Exterior Roof

**Task:** Replace

**Time:** Less than 2 years

**Cost:** Consult with Contractor

## Exterior

### LANDSCAPING \ Lot grading

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

The Southwest side grading slopes downward toward the home. This creates a vulnerable area for potential basement leakage, although no leakage was observed during the inspection. It also appears that prior waterproofing has been performed below the window. We could not determine the extent of the waterproofing below grade. It is recommended to improve the drainage in this area through grading improvements and/or providing a drain. Consult with specialist.

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

**Location:** Southeast Exterior

**Task:** Correct

**Time:** Less than 1 year

**Cost:** This is labor intensive work. - consult landscaper

## Heating

### CHIMNEY AND VENT \ Masonry chimney

**Condition:** • [Cracked](#)

Difficult to see in photo

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

**Location:** Southwest Exterior

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Consult with Specialist

### FIREPLACE \ Gas fireplace

**Condition:** • Check installation with gas fireplace specialist before using.

**Location:** Basement and Main floor

**Task:** Service

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • [Old](#)

Typical life expectancy for a/c units are 10-15 years. The current unit is 31 years old and is beyond its life expectancy. To avoid damage, a/c units are not tested until they have been started up for the season. Plan for replacement

**Implication(s):** Equipment failure | Reduced comfort

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

**Location:** Southeast Exterior

**Task:** Replace

**Time:** As Needed

**Cost:** \$3,000 - and up

## Interior

### POTENTIALLY HAZARDOUS MATERIALS \ General

**Condition:** • Possible asbestos containing materials

During the era when this house was built, it was very common to wrap registers in asbestos type insulation to protect the floors from overheating. 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:** Throughout heating registers

**Task:** Evaluate before disturbing or if desired

**Cost:** Not determined - outside our scope of work

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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ROOFING

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ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

The home is considered to face : • North • West

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

Flat roofing material:

• [Modified bitumen membrane](#)



1. Modified bitumen membrane



2. Modified bitumen membrane

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

**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:** • [Old, worn out](#)

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

**Location:** Exterior Garage Roof

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

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



3. Old, worn out



4. Old, worn out



5. Old, worn out



6. Old, worn out

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

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

**Location:** Northwest and Northeast Exterior Roof

**Task:** Replace

**Time:** Less than 2 years

**Cost:** Consult with Contractor

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



7. Northwest side



8. Northeast side

**Condition:** • [Slots wide](#)

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

**Location:** Northeast Exterior Roof

**Task:** Monitor

**Time:** Ongoing

## Inspection Methods and Limitations

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

**Inspection performed:** • With binoculars from the ground • From roof edge



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Report No. 2477, v.2

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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](#) • [Towards building](#) • [Flat](#)

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

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Gutters

**Condition:** • Aging - Wear and tear noted. Fasteners loose in some areas

When replacing gutters, use 5-inch gutter system

**Location:** Various Exterior

**Task:** Repair / Replace

**Time:** Less than 1 year

**Cost:** For replacement \$5-\$10 per linear foot



9. Aging - Wear and tear noted. Fasteners...



10. Aging - Wear and tear noted. Fasteners...

### WALLS \ Flashings and caulking

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

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

**Location:** Exterior Wall

**Task:** Improve

**Time:** Regular maintenance

# EXTERIOR

1 Nottingham Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



11. Caulking missing or ineffective

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

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

**Location:** Exterior Wall

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item



12. Caulking missing or ineffective

## WALLS \ Masonry (brick, stone) and concrete

**Condition:** • Prior movement at stone

**Location:** Corner Exterior

**Task:** For Your Information

# EXTERIOR

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



13.

**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 Exterior Wall

**Condition:** • [Cracked](#)

It is common to see differential settlement type cracks on walls below and above windows. Patch cracks to prevent water entry and damage. It is not possible on a one-time visit to know if cracks are active. Repair / Patch and monitor for activity. (Provide tuckpointing / repointing of mortar. Use professional masonry company)

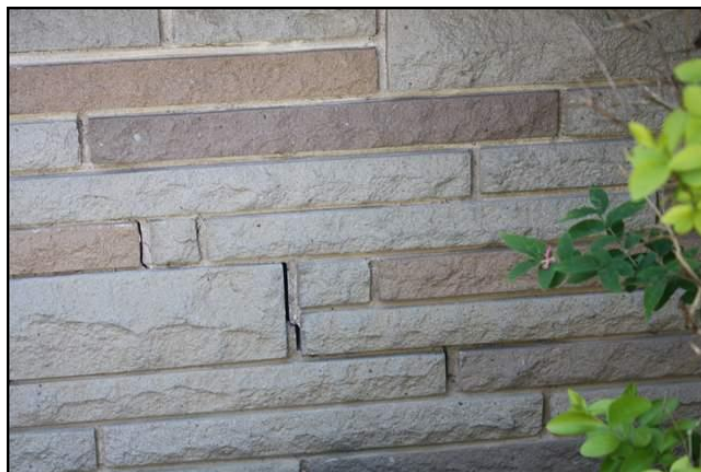
**Implication(s):** Weakened structure | Chance of movement | Chance of water entering building

**Location:** Northwest Exterior Wall

**Task:** Repair

**Time:** Less than 2 years

**Cost:** Regular maintenance item



14. *Cracked*

**Condition:** • [Mortar deterioration](#)

Provide mortar (Repointing, Tuck pointing) at Various exterior wall and window sill control joints. This is normal

# EXTERIOR

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

maintenance for all homes.

**Implication(s):** Chance of water entering building | Weakened structure | Chance of structural movement

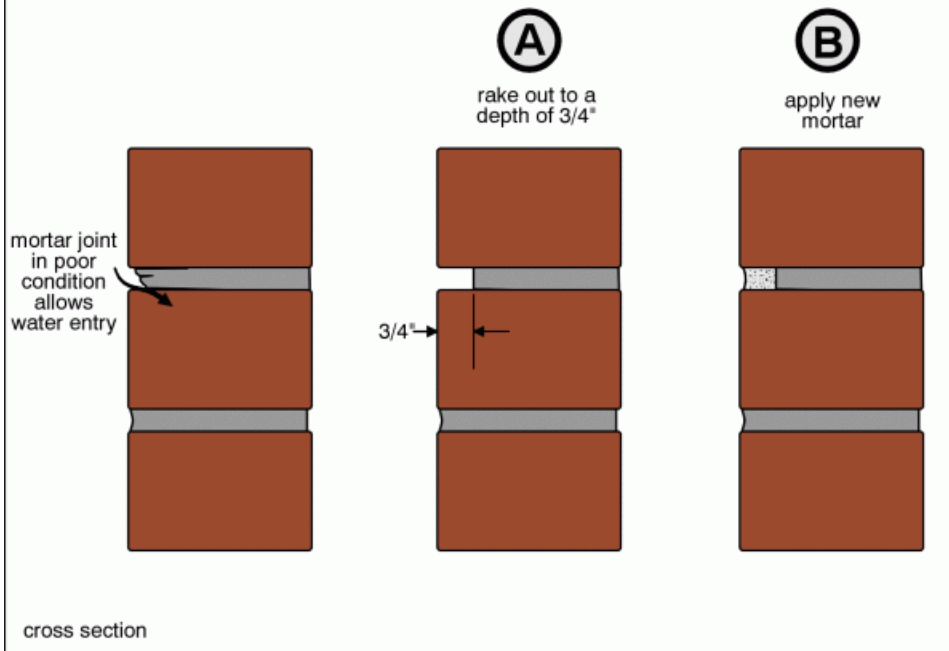
**Location:** Various exterior wall and window sills

**Task:** Repair

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## Repointing



15. Example

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

**Condition:** • [Too low](#)

Below modern standards

**Implication(s):** Fall hazard



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1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

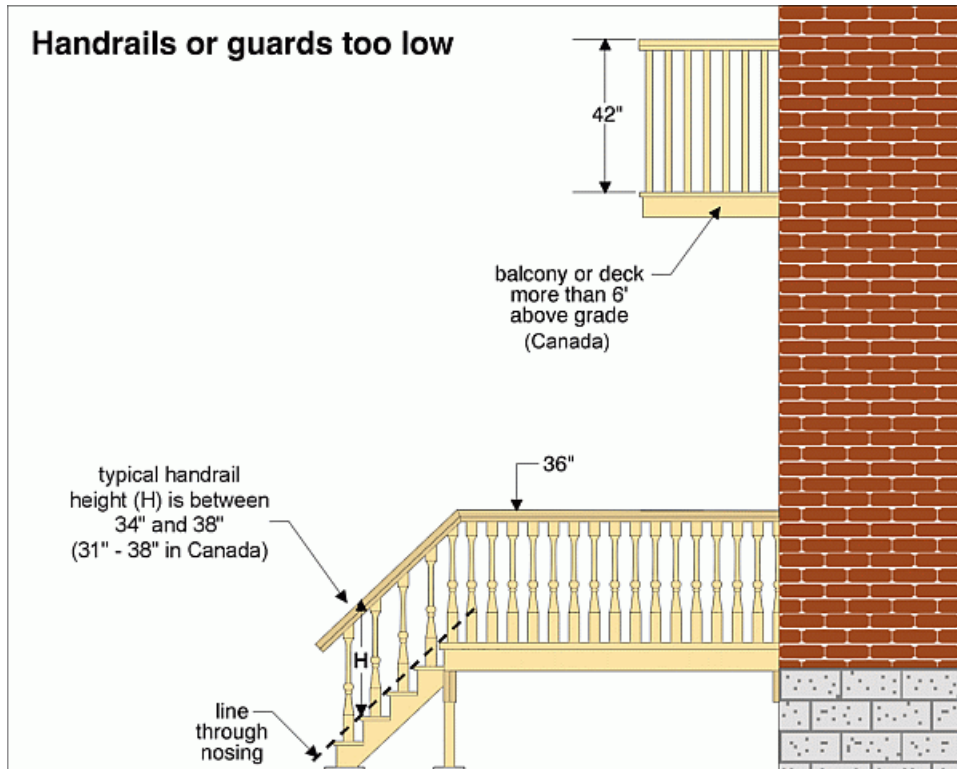
REFERENCE

**Location:** Northwest Exterior Porch

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



16. Too low

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

Does not meet modern requirements.

**Implication(s):** Fall hazard

**Location:** Front Exterior Porch

# EXTERIOR

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

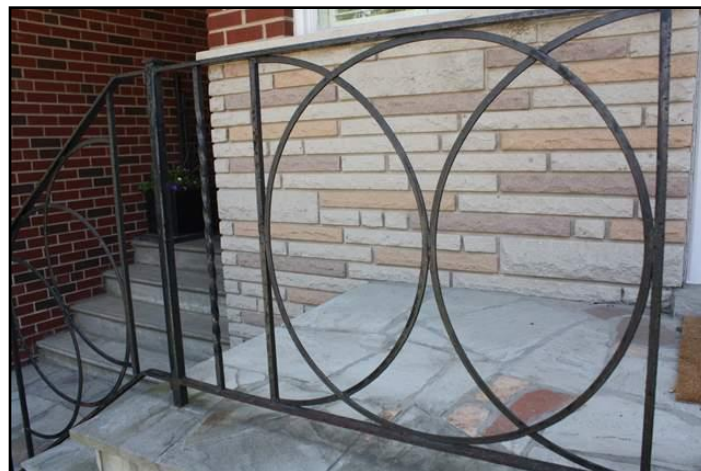
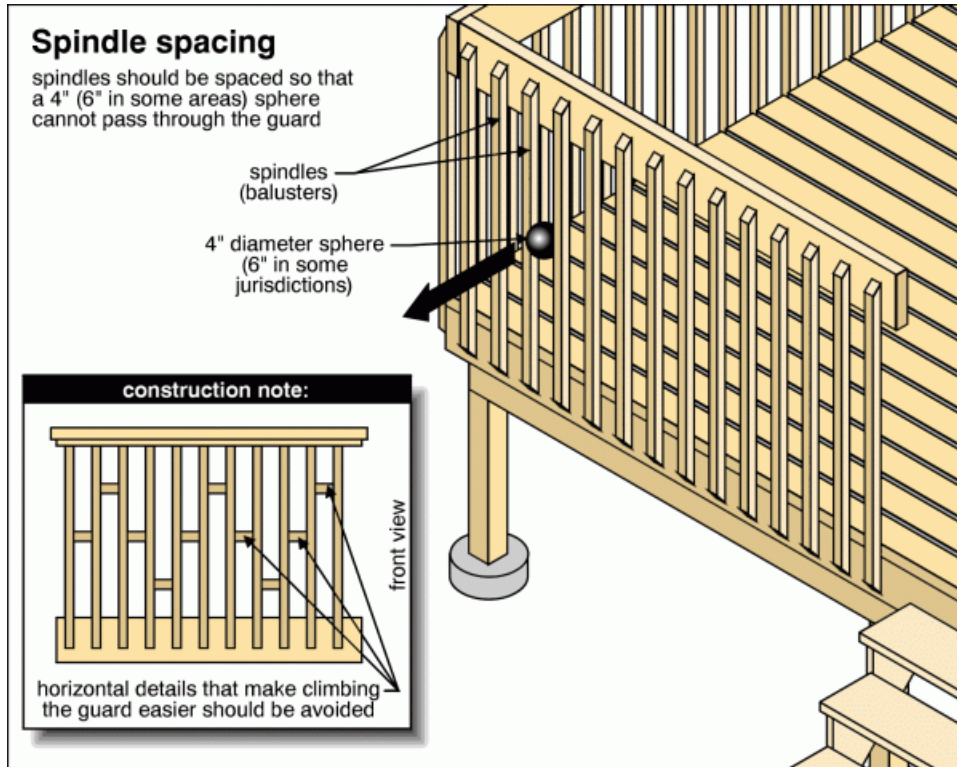
MORE INFO

REFERENCE

**Task:** Correct / Upgrade

**Time:** Less than 1 year

**Cost:** Minor



17. Spindles (balusters) too far apart

## LANDSCAPING \ General

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

Keep tree branches trimmed back 3 feet from roof line and house

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

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Report No. 2477, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

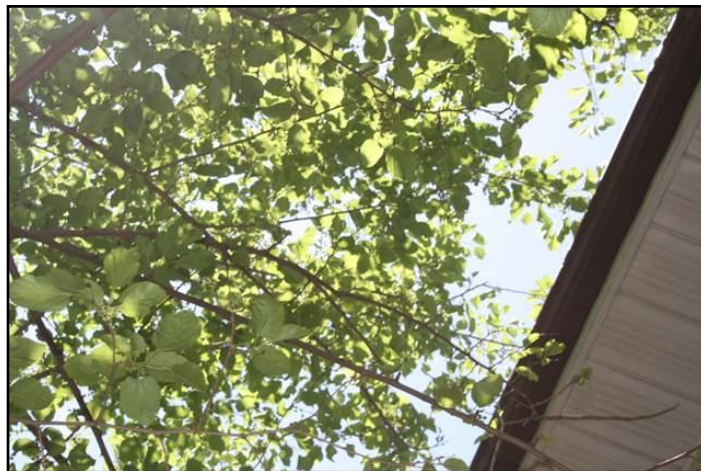
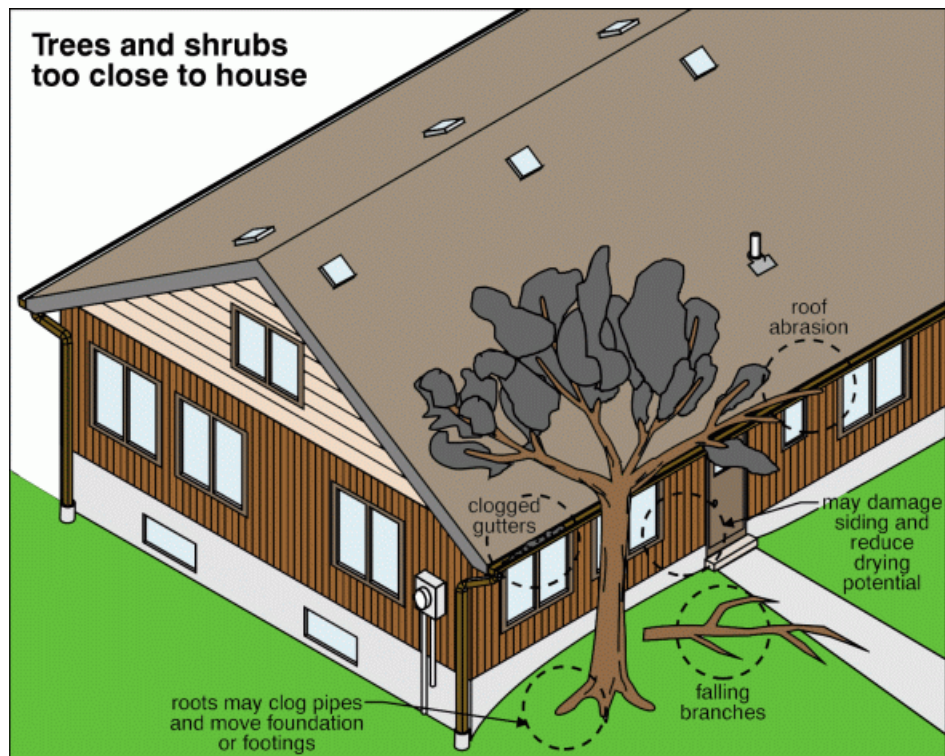
LINKS

PHOTOS

MORE INFO

REFERENCE

**Location:** Various Exterior



**18.** *Trees or shrubs too close to building*

## **LANDSCAPING \ Lot grading**

**Condition:** • Low Areas.

**Location:** Southwest Exterior

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Regular maintenance item



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Report No. 2477, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Recommended grading slopes



19. Low Areas.



20. Low Areas.

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

The Southwest side grading slopes downward toward the home. This creates a vulnerable area for potential basement leakage, although no leakage was observed during the inspection. It also appears that prior waterproofing has been performed below the window. We could not determine the extent of the waterproofing below grade. It is recommended to improve the drainage in this area through grading improvements and/or providing a drain. Consult with specialist.

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

**Location:** Southeast Exterior

**Task:** Correct



# EXTERIOR

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

**Time:** Less than 1 year

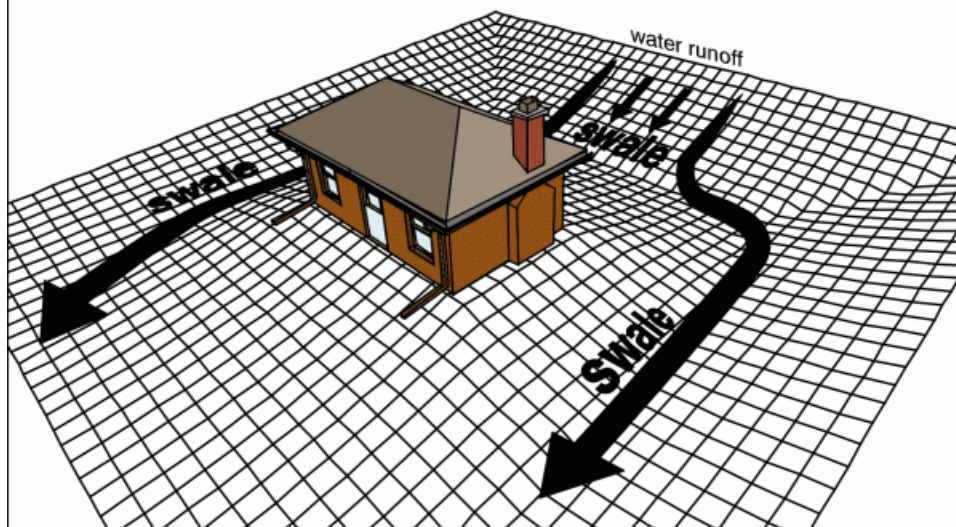
**Cost:** This is labor intensive work. - consult landscaper

## Recommended grading slopes



## Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



# EXTERIOR

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Report No. 2477, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



21. Improper slope or drainage



22. Improper slope or drainage



23. Improper slope or drainage



24. Improper slope or drainage

## GARAGE \ Floor

**Condition:** • [Cracked](#)

Cracking and Settlement or Heaving Observed. It is common for a concrete garage floor of this age to contain cracks. This is not part of the structure. Repair/replace as needed.

**Implication(s):** Uneven floors

**Location:** Garage

**Task:** Repair / Replace

**Time:** Discretionary

**Cost:** Major if replacing (\$4000 and up for single car, \$6000 and up for double)



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



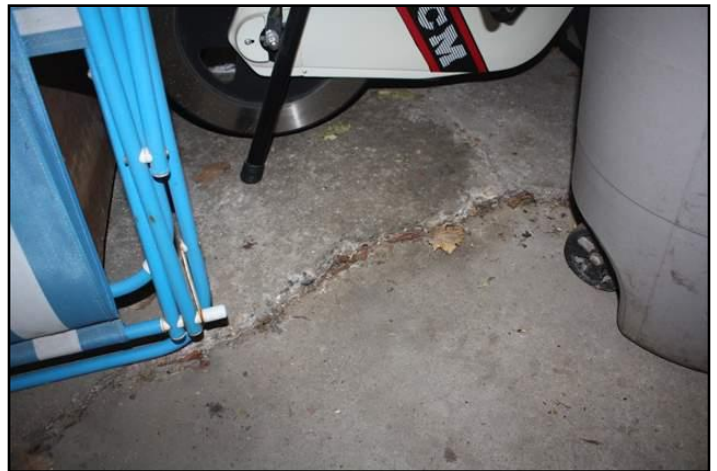
25. Cracked



26. Cracked



27. Cracked



28. Cracked

## GARAGE \ Vehicle doors

**Condition:** • Dented

**Implication(s):** Damage to equipment

**Location:** Exterior Garage

**Task:** For Your Information

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



29. Dented

**Condition:** • Difficult to open or close

**Implication(s):** Reduced operability

**Location:** Left Exterior Garage

**Task:** Service

**Time:** As Soon As Possible

**Cost:** Regular maintenance item

## GARAGE \ Vehicle door operators

**Condition:** • [Extension cord for opener](#)

Dedicated Receptacle Required

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

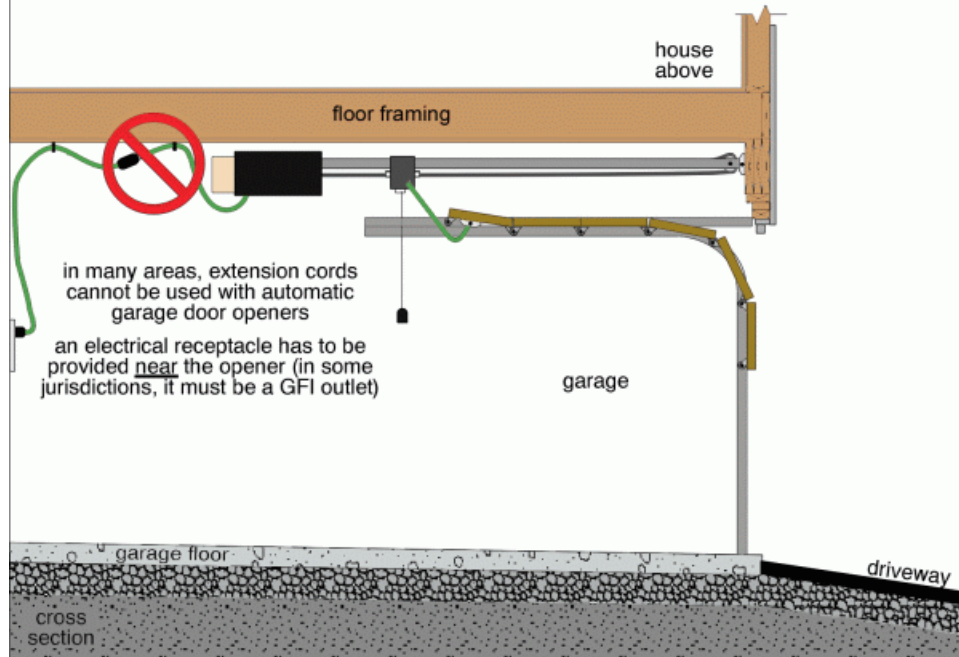
LINKS

PHOTOS

MORE INFO

REFERENCE

## Check electrical connection



30. Extension cord for opener

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Right side garage door not tested. Remote opener not found

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

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

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Cracks were noted. It is not possible from a one-time visit to determine whether movement is ongoing, and if so at what rate

### FOUNDATIONS \ General

**Condition:** • [Typical minor settlement](#)

**Location:** Various

**Task:** For Your Information

### WALLS \ Solid masonry walls

**Condition:** • [Masonry too close to grade](#)

Click the link to read more information. Some types of brick can be installed at or below grade. We can not distinguish brick type during a home inspection. Considering the masonry is 50+ years old and is in good overall condition it would be prudent to monitor for now.

**Implication(s):** Chance of damage to structure

**Location:** Northeast Exterior Wall

**Task:** Click link to read more information / Correct

**Time:** Unpredictable



31. Masonry too close to grade



32. Masonry too close to grade

# STRUCTURE

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## 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

**Percent of foundation not visible:** • 90 %

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



## Descriptions

**General:** • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

**Service size:** • [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](#) • [Copper - metallic sheathed](#)

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

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

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

## Observations and Recommendations

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

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

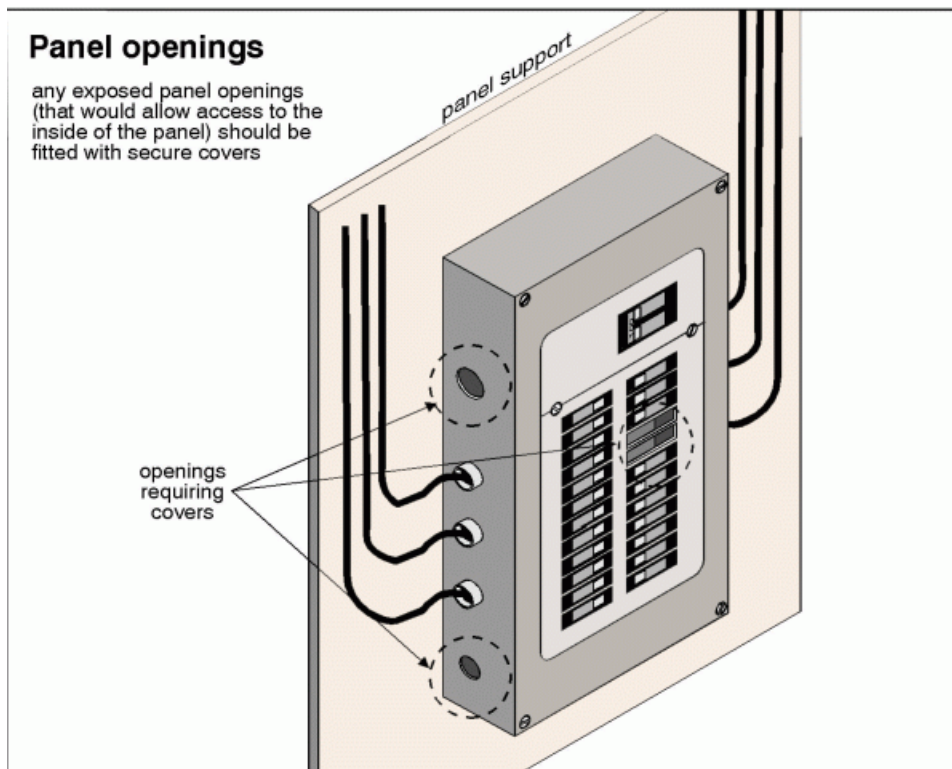
**Implication(s):** Fire hazard | Electric shock

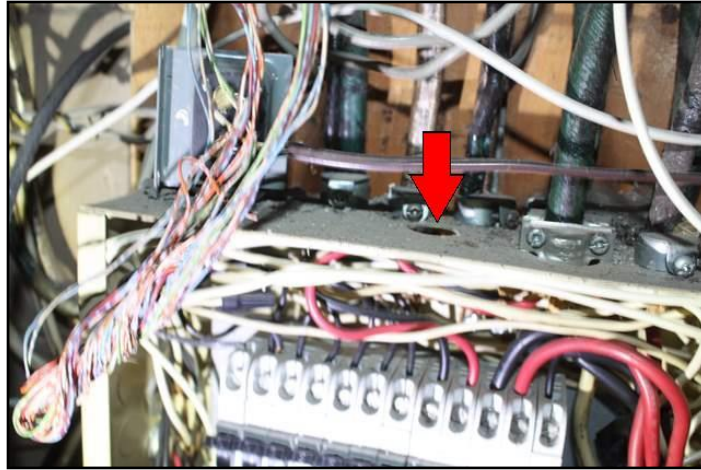
**Location:** Basement Panel

**Task:** Correct

**Time:** Immediate

**Cost:** Less than \$50





33. Openings in panel

## DISTRIBUTION SYSTEM \ Junction boxes

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

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

**Location:** Basement Furnace Room

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



34. Cover loose or missing

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Loose](#)

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

**Location:** Second Floor Bathroom

**Task:** Correct

**Time:** Prior to first use

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Required in bathrooms, kitchens (near sink) and all exterior. Recommended for ungrounded outlets.

Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement to existing homes. At a cost of roughly \$100 each, installed, they provide enhanced protection against electric shock and are particularly useful near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.

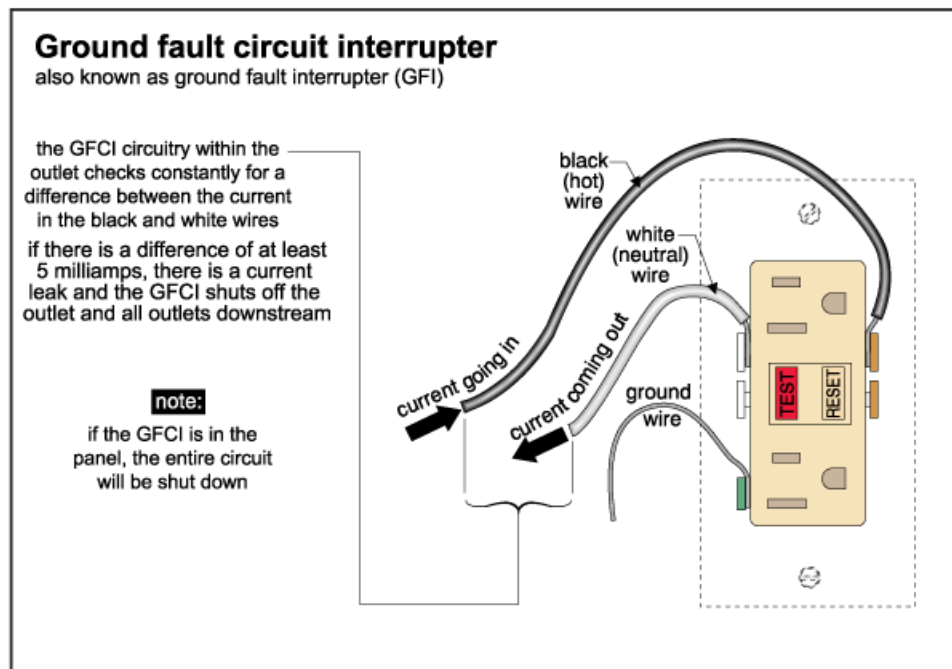
**Implication(s):** Electric shock

**Location:** Various Kitchen, bathrooms, exterior wall

**Task:** Upgrade

**Time:** As Soon As Possible

**Cost:** Minor

**Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Second Floor Bathroom

**Task:** Correct

**Time:** Prior to first use

**Cost:** Minor

**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.



# ELECTRICAL

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Inspection Methods and Limitations

**System ground:** • Quality of ground not determined

# HEATING

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • 66,000 BTU/hr

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [13 years](#)

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

**Fireplace/stove:** • [Gas fireplace](#) • [Gas logs](#)

## Observations and Recommendations

### General

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

**Location:** Basement Furnace Room

**Task:** Service annually

**Time:** Ongoing

**Cost:** Regular maintenance item

### GAS FURNACE \ Life expectancy

**Condition:** • Aging

Typical lifespan for this type of furnace is 15-20 years. The current unit in the basement is 14 years old. Service annually and continue to use.

**Location:** Basement Furnace

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$4,000 - and up

### CHIMNEY AND VENT \ Masonry chimney

**Condition:** • [Cracked](#)

Difficult to see in photo

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

**Location:** Southwest Exterior

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Consult with Specialist

# HEATING

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



35. Cracked

**Condition:** • [Loose, missing or deteriorated mortar](#)

**Implication(s):** Material deterioration

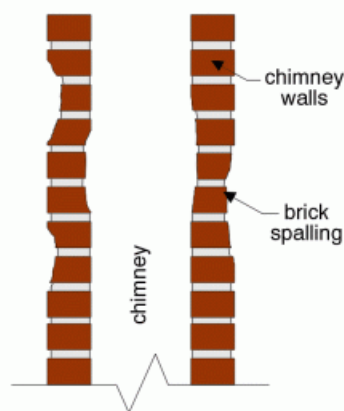
**Location:** Exterior Chimney and Chimney cap

**Task:** Repair

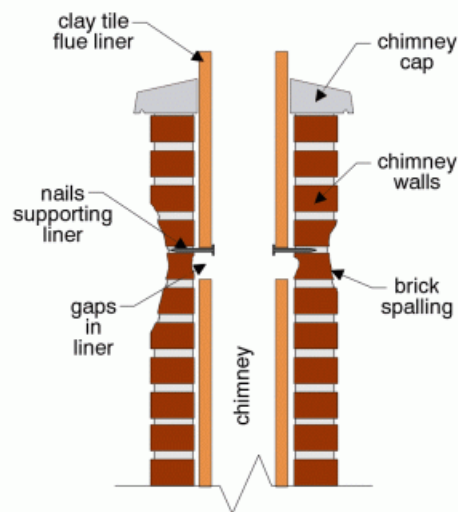
**Time:** Less than 1 year

**Cost:** Consult with Specialist

## Chimney deterioration



unlined chimneys are particularly prone to damage caused by condensation of flue gases - the damage tends to be worse near the top of the chimney



even lined chimneys can suffer from condensation related brick damage



# HEATING

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



36. Loose, missing or deteriorated mortar



37. Loose, missing or deteriorated mortar

## FIREPLACE \ Gas fireplace

**Condition:** • Check installation with gas fireplace specialist before using.

**Location:** Basement and Main floor

**Task:** Service



38.

**Condition:** • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

**Condition:** • [Inoperative](#)

We could not ignite neither fireplaces. Service.

**Implication(s):** No heat for building

**Location:** Basement and Main floor

**Task:** Further evaluation / Service

**Time:** Prior to first use

# HEATING

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



39.

## 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

1 Nottingham Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

[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:** • 32,000 BTU/hr (older unit, uncommon size)

**Compressor approximate age:** • 31 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 31 years old and is beyond its life expectancy. To avoid damage, a/c units are not tested until they have been started up for the season. Plan for replacement

**Implication(s):** Equipment failure | Reduced comfort

**Location:** Southeast Exterior

**Task:** Replace

**Time:** As Needed

**Cost:** \$3,000 - and up

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • To reduce risk of damaging the compressor, air conditioning systems are not tested until they have been started up for the season.

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



# INSULATION AND VENTILATION

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

[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](#) • [Cellulose](#)

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

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

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

## 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

# PLUMBING

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

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: • Furnace Room



40. Main water shut off

Main water shut off valve at the: • Basement

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

Water heater type: • [Conventional](#)

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

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

Water heater approximate age: • 15 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near laundry area

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • The plumbing fixtures in the kitchens and bathrooms will need updating.

### 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 MAKE THIS RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

**Implication(s):** Drainage and/or leakage problems

**Location:** Basement

**Task:** Camera inspection

**Time:** Immediate

## FIXTURES AND FAUCETS \ Basin, sink and laundry tub

**Condition:** • [Leak](#)

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

**Location:** Kitchen (hand held sprayer)

**Task:** Repair

**Time:** Prior to first use

**Cost:** Minor



41. Leak



42. Leak

## FIXTURES AND FAUCETS \ Bathtub

**Condition:** • [Rust](#)

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

**Location:** Second Floor Bathroom

**Task:** Upgrade

**Time:** When remodelling

## 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](#) • [Resilient](#)

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

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

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

**Exterior doors - type/material:** • Hinged

## Observations and Recommendations

### General

• OVERALL - We noted flaws on floors, walls, and ceilings typical of a 1960's home. The kitchen and bathroom finishes/fixtures will need updating. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics.

**Task:** Upgrade

**Time:** Discretionary

### FLOORS \ Ceramic tile, stone, marble, etc

**Condition:** • [Tiles cracked](#)

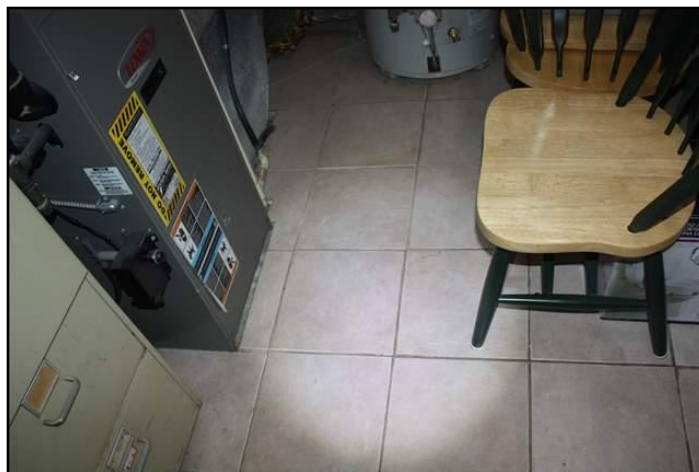
Tiles loose, cracked and the floor is uneven

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

**Location:** Furnace Room

**Task:** Replace

**Time:** Discretionary



43. Tiles cracked

### 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.

Wide variety of window ages observed, from older single glaze sliders or single hung to newer premium double glazed casement windows



# INTERIOR

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

**Location:** Various

## **EXHAUST FANS \ Duct**

**Condition:** • [Not insulated in unconditioned space](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure

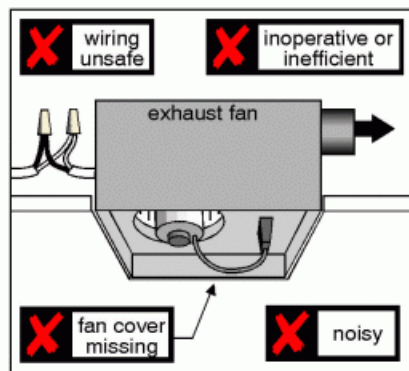
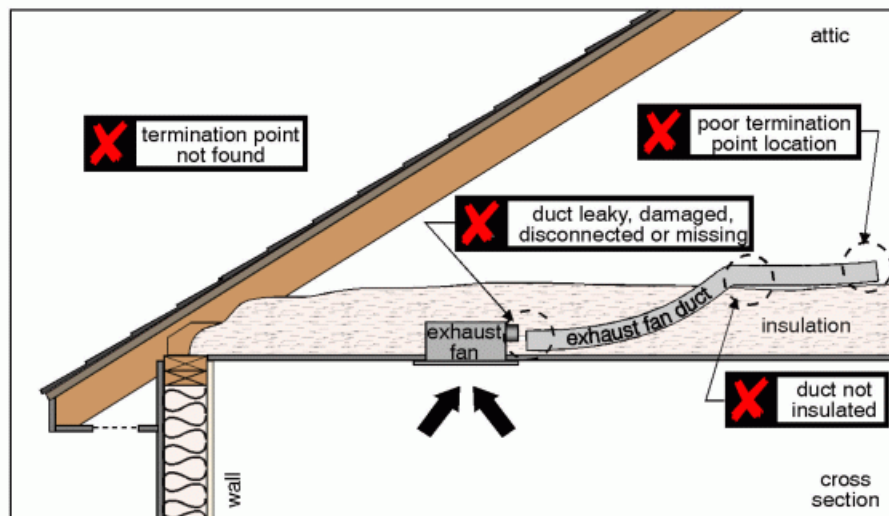
**Location:** Attic

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Minor

### **Exhaust fan conditions**



# INTERIOR

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



**44.** *Not insulated in unconditioned space*

**Condition:** • [Poor termination location](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure

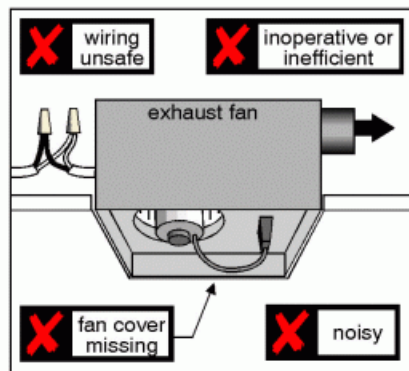
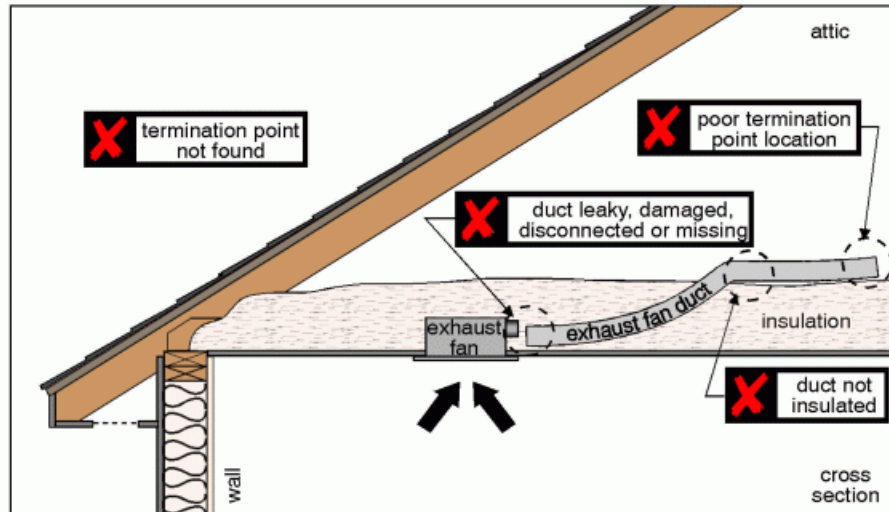
**Location:** Attic

**Task:** Improve

**Time:** As Soon As Possible

**Cost:** Minor

## Exhaust fan conditions



45. Poor termination location

|         |         |           |           |            |         |         |            |          |          |
|---------|---------|-----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR  | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| LINKS   | PHOTOS  | MORE INFO | REFERENCE |            |         |         |            |          |          |

## **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 basements - vulnerability**

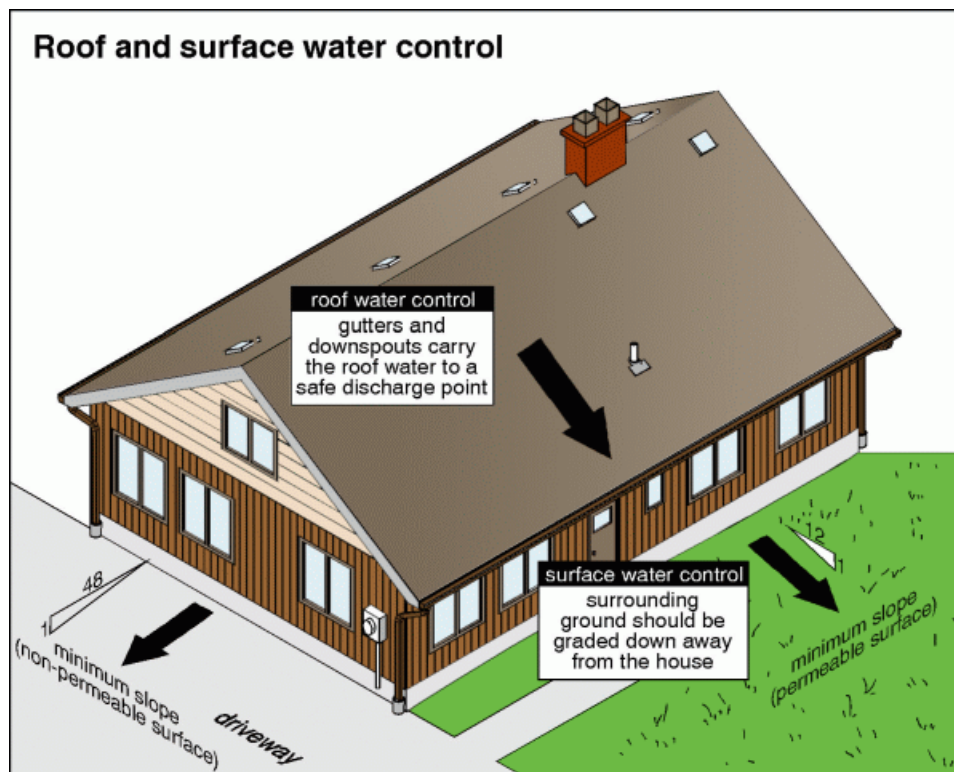
**Condition:** • Typical of many homes with stone, brick, or block foundations, some moisture can be expected from time to time and is not unusual. Exterior grading and water management improvements are generally effective at reducing basement moisture. A dehumidifier can also be used to keep humidity levels down.

**Condition:** • [Poor grading](#)

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

**Location:** Southeast

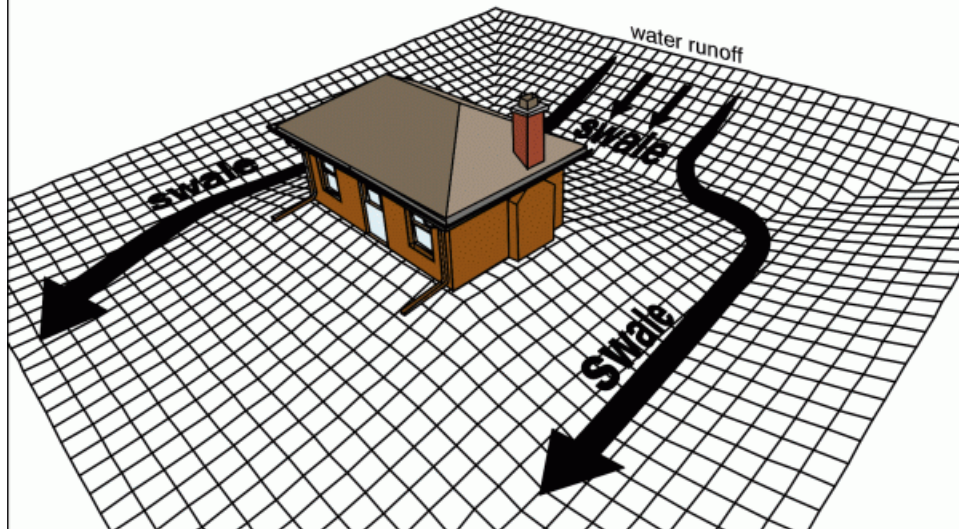
**Task:** Click link to read more information



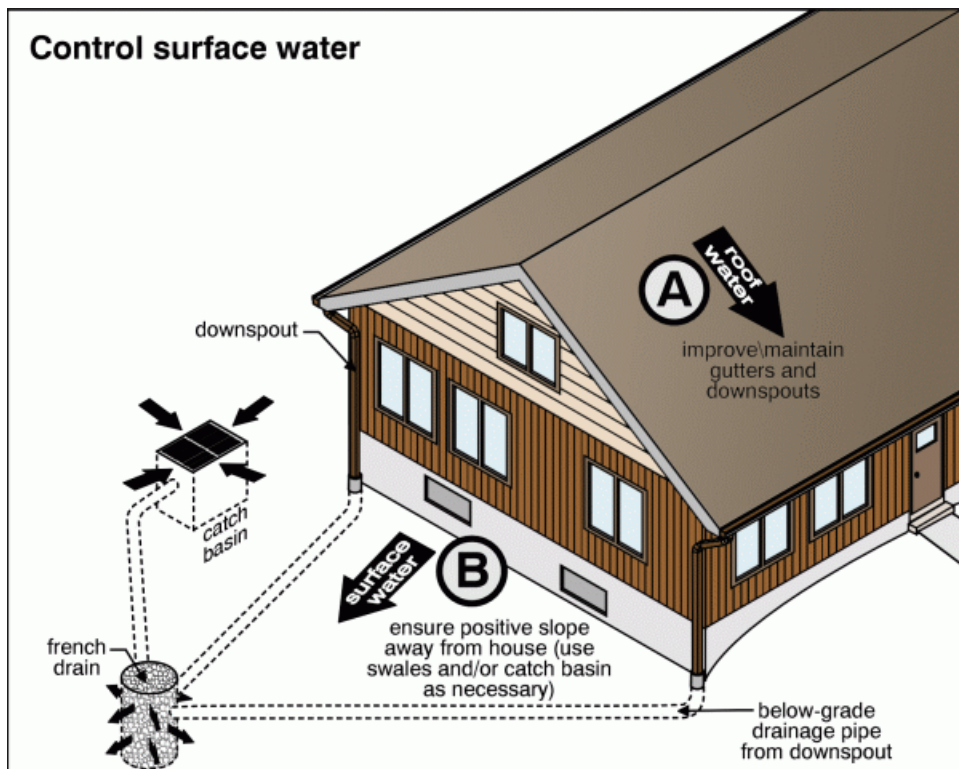


## Swales

swales are shallow ditches that collect surface water several feet away from the building and divert it around one or both sides of the home



## Control surface water



## **POTENTIALLY HAZARDOUS MATERIALS \ General**

**Condition:** • Possible asbestos containing materials

During the era when this house was built, it was very common to wrap registers in asbestos type insulation to protect the floors from overheating. 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:** Throughout heating registers

**Task:** Evaluate before disturbing or if desired

**Cost:** Not determined - outside our scope of work



46. Example



47. Example



48. Example

|         |         |           |           |            |         |         |            |          |          |
|---------|---------|-----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR  | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| LINKS   | PHOTOS  | MORE INFO | REFERENCE |            |         |         |            |          |          |

## 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:** • 80 %

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

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

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

# LINKS

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

[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

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

[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

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

[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

1 Nottinghill Gate, Toronto, ON June 12, 2019

Report No. 2477, v.2

[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