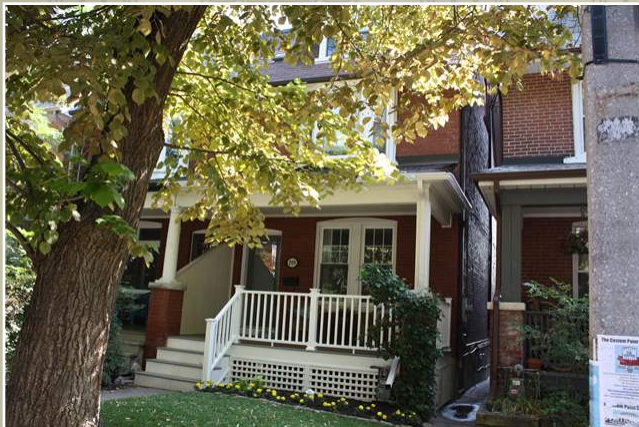




# YOUR INSPECTION REPORT

*KNOW YOUR HOME*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:  
209 Indian Road Cres  
Toronto, ON

PREPARED FOR:  
JENNIFER PERCIVAL

INSPECTION DATE:  
Tuesday, August 1, 2017

## 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**

August 2, 2017

Dear Jennifer Percival,

RE: Report No. 2145  
209 Indian Road Cres  
Toronto, ON

Thank you for trusting THE INSPECTION PROFESSIONALS to perform your Home Inspection.

We guarantee exceptional service and a complete inspection using the Standards of Practice as adopted by the Canadian Association of Home and Property Inspectors.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Thanks again for allowing us to work with you.

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

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# SUMMARY

209 Indian Road Cres, Toronto, ON August 1, 2017

Report No. 2145

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

SUMMARY

ROOFING

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This Summary outlines some of the potentially short-term significant issues from a cost standpoint. This section is provided as a COURTESY ONLY and cannot be considered a substitute for reading the entire report. Please read the complete document.

It is not possible for a home inspector to predict the future. It would be advisable to annually budget between 0.5% to 1% of the value of the home for unforeseen repairs and maintenance. This would hold true for any house that you were considering.

Things will wear out, break down, and fail without warning. This is a fact of home ownership.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

-----  
During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list 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

\*\*\*OVERALL CONDITION OF PROPERTY: AS COMPARED TO HOMES OF THIS AGE, THIS HOME IS IN ABOVE AVERAGE CONDITION

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

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

## Roofing

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

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

Typical life expectancy for this type of roof covering is 13-17 years. The current sloped roof covering at front and Mud room is aging with typical wear - Granule loss, widening tabs due to shrinkage.

Here are some ballpark costs:

1. Strip asphalt shingles: \$0.75-\$1.50 per sq. ft.
2. Re-roof with conventional \$2.00-\$4.00 per sq. ft. (twelve to seventeen) asphalt shingles
3. Re-roof with premium \$4.00-\$8.00 per sq. ft. (twenty to thirty yrs) quality asphalt shingles

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

**Location:** Front Exterior Roof and Mud room addition

**Task:** Replace

**Time:** Less than 2 years

**Cost:** \$2,000 - \$4,000

## Heating

### GAS FURNACE \ Cabinet

**Condition:** • [Rust](#)

The furnace is only 4 years old however we noted rust and some moisture inside the unit. This is likely a furnace condensate leak. Also note that sometimes the A/C evaporator coil/tray inside the furnace can leak into the furnace. Service the furnace

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

**Location:** Furnace

**Task:** Service

**Time:** Prior to first use

### FIREPLACE \ General

**Condition:** • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See [www.wettinc.ca](http://www.wettinc.ca).

**Time:** Prior to first use

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • [Old](#)

Typical life expectancy for a/c units are 10-15 years. The current unit is 17 years old and is beyond its life expectancy. The unit functioned when tested. Continue to use and plan for replacement.

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

**Location:** Exterior

**Task:** Replace

**Time:** When necessary / Unpredictable

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

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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



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## Descriptions

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

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

## Observations and Recommendations

### **RECOMMENDATIONS \ Overview**

**Condition:** • As per homeowner, the flat roof coverings, and sloped porch covering and the rear sloped covering are newer.

**Condition:** • Due to height of roof, we did not access flat roof. ALL flat roofs should be inspected annually by a professional roofing contractor.

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

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

Typical life expectancy for this type of roof covering is 13-17 years. The current sloped roof covering at front and Mud room is aging with typical wear - Granule loss, widening tabs due to shrinkage.

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3. Re-roof with premium \$4.00-\$8.00 per sq. ft. (twenty to thirty yrs) quality asphalt shingles

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

**Location:** Front Exterior Roof and Mud room addition

**Task:** Replace

**Time:** Less than 2 years

**Cost:** \$2,000 - \$4,000



1. Near end of life expectancy



2. Near end of life expectancy

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## Inspection Methods and Limitations

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

**Inspection performed:** • With binoculars

# EXTERIOR

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## Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

Wall surfaces and trim:

• [Vinyl siding](#)

mud room

## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

Condition: • [Loose connections](#)

Implication(s): Leakage

Location: Right Side Exterior

Task: Correct

Time: As Soon As Possible

Cost: Minor



3. Loose connections

Condition: • [Should discharge 6 feet from building](#)

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

Location: Right Side Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor

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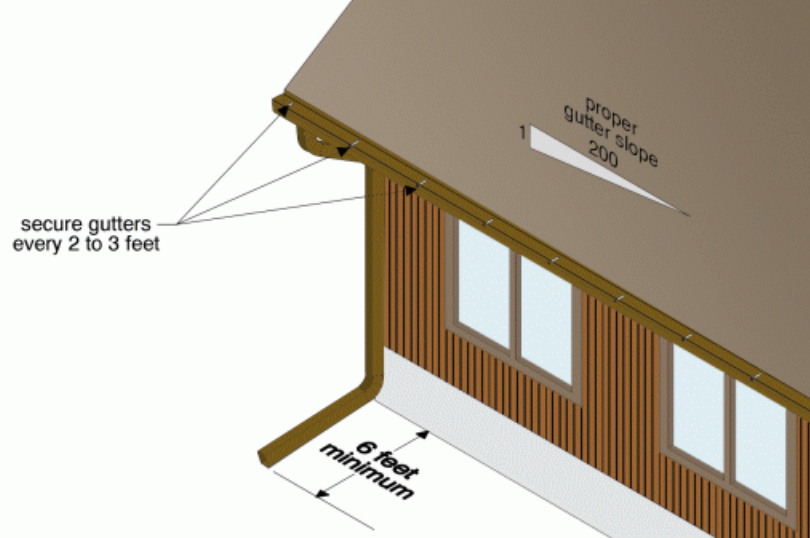
INSULATION

PLUMBING

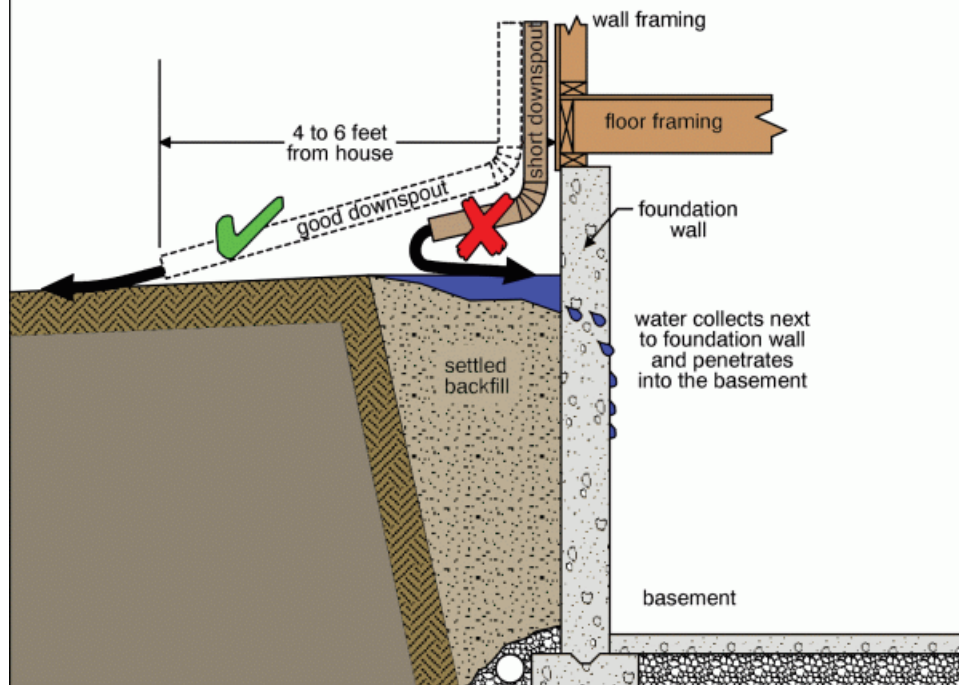
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## Gutter and downspout installation



## Downspout extension too short





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4. Should discharge 6 feet from building

## WALLS \ Flashings and caulking

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

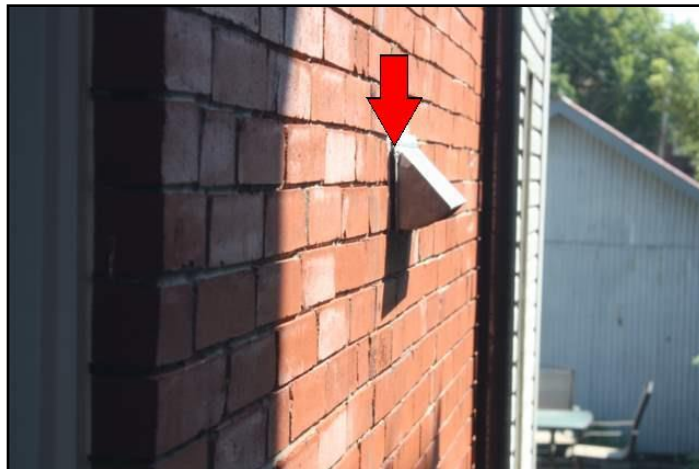
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior Wall

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item



5. Caulking missing or ineffective

## WALLS \ Brick, stone and concrete

**Condition:** • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

**Condition:** • [Parging damaged or missing](#)

**Implication(s):** Chance of damage to structure | Shortened life expectancy of material

**Location:** Various Exterior Wall

**Task:** Repair

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**Time:** Regular maintenance

**Cost:** Regular maintenance item

## LANDSCAPING \ Lot grading

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

## GARAGE \ General

**Condition:** • Typical low quality structure

This is your standard older style lower-quality Toronto Garage. Improvements have been made to the electrical system. The metal cladding is old. The metal roof is old. Repairs ongoing as needed. Cost to replace a garage this size is expensive. \$15,000 and up.

**Implication(s):** Physical injury | Chance of pests entering building | Chance of structural movement | Chance of water entering building

**Location:** Exterior Garage

**Task:** Repair

**Time:** Ongoing as needed



6. Typical low quality structure



7.



8.

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## Inspection Methods and Limitations

Upper floors inspected from: • Ground level

# STRUCTURE

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## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:**

• [Stone](#)

• Not visible

Covered by Parging - Likely Brick or Stone based on age of property

**Floor construction:** • [Joists](#)

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

**Roof and ceiling framing:** • Not visible

## Observations and Recommendations

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

Most of the foundation was not visible

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection

**Attic/roof space:** • Inspected from access hatch

## Descriptions

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

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

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

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

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

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

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

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

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

**Smoke detectors:** • [Present](#)

## Observations and Recommendations

### SERVICE DROP AND SERVICE ENTRANCE \ Service drop

**Condition:** • [Branches, vines interfering with wires](#)

Monitor Service Drop electrical wires to ensure that wires are not being interfered with by tree branches. Have specialist trim branches back from wires where needed.

**Implication(s):** Interruption of electrical service | Electric shock | Damage to wire

**Location:** Front Exterior

**Task:** Correct

**Time:** Ongoing

**Cost:** Regular maintenance item



9. Branches, vines interfering with wires

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Flexible conduit needed](#)

Indoor wiring used on exterior wall. Provide conduit



**Implication(s):** Electric shock

**Location:** Exterior Wall

**Task:** Provide conduit for conductors

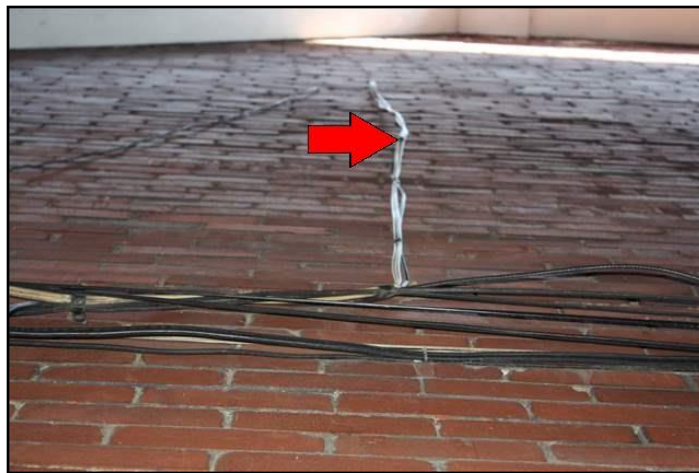
**Time:** As Soon As Possible



10. Flexible conduit needed



11. Flexible conduit needed



12. Flexible conduit needed

## **DISTRIBUTION SYSTEM \ Knob-and-tube wiring**

**Condition:** • [Replace when renovating](#)

Based on the age of the property Knob and Tube may be present in the walls or ceiling, although no active knob and tube was observed or found during the inspection. The home wiring appears to have been upgraded throughout. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies. \$1500 per room

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

**Task:** Remove

**Time:** if found

## **DISTRIBUTION SYSTEM \ Smoke detectors**

**Condition:** • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke

# ELECTRICAL

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detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

## Inspection Methods and Limitations

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

## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

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

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

**Approximate age:** • [4 years](#)

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

**Fireplace/stove:** • [Wood-burning fireplace](#)

## Observations and Recommendations

### General

- Set up annual service plan which includes coverage for parts and labour.
- A home inspection cannot determine if the heat exchanger is damaged because the heat exchanger is not visible without removal of furnace components. Have HVAC licensed technician inspect the furnace prior to first use and annually.

### RECOMMENDATIONS \ Overview

**Condition:** • The thermostat was not functional. We did not confirm if the floor radiant heating in the bathroom is functional

**Location:** Basement Bathroom

**Task:** Further evaluation

**Time:** Discretionary

### GAS FURNACE \ Cabinet

**Condition:** • [Rust](#)

The furnace is only 4 years old however we noted rust and some moisture inside the unit. This is likely a furnace condensate leak. Also note that sometimes the A/C evaporator coil/tray inside the furnace can leak into the furnace. Service the furnace

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

**Location:** Furnace

**Task:** Service

**Time:** Prior to first use



13. Rust

## CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Missing](#)

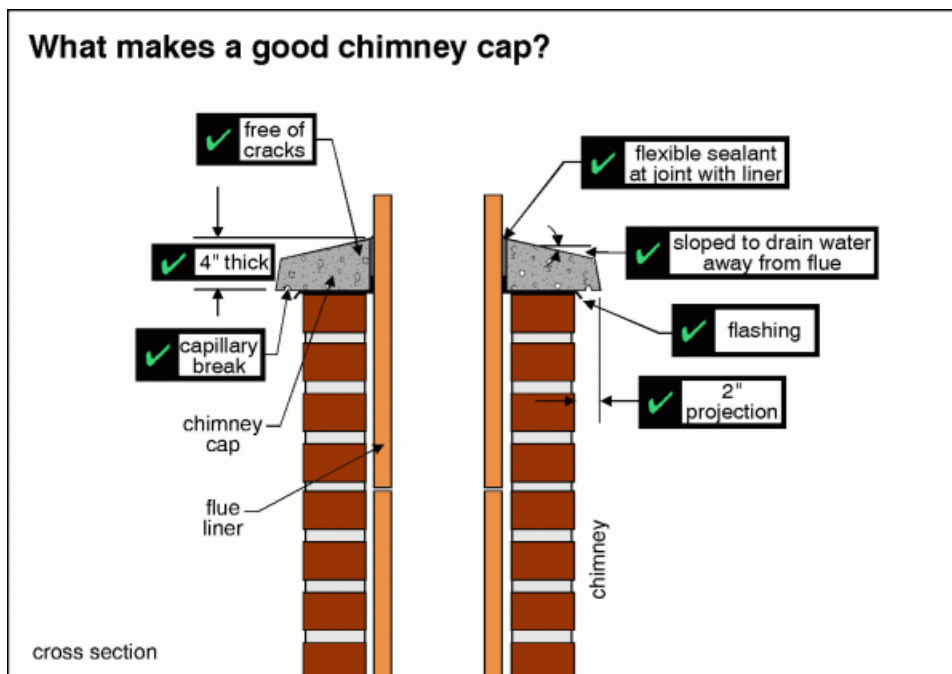
Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Chimney

Task: Provide chimney Cap

Time: Less than 1 year

Cost: \$500 - \$900 double flue



# HEATING

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14. Missing Chimney Cap

## FIREPLACE \ General

**Condition:** • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See [www.wettinc.ca](http://www.wettinc.ca).

**Time:** Prior to first use

## 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](#)
- [Independent system](#)

Newer - 2 years as per homeowner

### Cooling capacity: • [30,000 BTU/hr](#)

### Compressor approximate age:

- 17 years

For main central a/c unit

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

## Observations and Recommendations

### AIR CONDITIONING \ General

**Condition:** • Service air conditioner

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

**Task:** Service annually

### AIR CONDITIONING \ Life expectancy

**Condition:** • [Old](#)

Typical life expectancy for a/c units are 10-15 years. The current unit is 17 years old and is beyond its life expectancy. The unit functioned when tested. Continue to use and plan for replacement.

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

**Location:** Exterior

**Task:** Replace

**Time:** When necessary / Unpredictable

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



15. Aging

# COOLING & HEAT PUMP

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## Inspection Methods and Limitations

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

## Descriptions

**Attic/roof insulation material:** • Not determined • Not visible

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

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

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

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

**Foundation wall insulation material:** • Spray foam

## Observations and Recommendations

### **FOUNDATION \ Interior insulation**

**Condition:** • [Exposed combustible insulation](#)

Some types of spray foam insulation have a fire retardant added and some do not. We cannot determine during a home inspection which type of spray foam was used. Some types require that drywall be installed over top.

**Implication(s):** Fire hazard

**Location:** Basement

**Task:** Further evaluation and cover if necessary

**Time:** Less than one year

**Cost:** Depends if work needed



16. Example

## 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

## Descriptions

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

**Supply piping in building:** • PEX (cross-linked Polyethylene)

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

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

**Water heater type:** • [Conventional](#)

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

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 19 years

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

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

**Floor drain location:** • Near heating system

**Backwater valve:** • Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.

## Observations and Recommendations

### WATER HEATER \ Life expectancy

**Condition:** • [Old](#)

Typical life expectancy for water heaters is 10-15 years. The current water heater is 19 years old. Replacement recommended

**Implication(s):** No hot water

**Location:** Basement

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** Rental?

### WATER HEATER - GAS BURNER AND VENTING \ Combustion air

**Condition:** • [Inadequate combustion air](#)

Have HVAC specialist evaluate if there is sufficient combustion air in the area. (only needed for water heater. The furnace is receiving it's combustion air from the exterior)

**Implication(s):** Increased operating costs | Hazardous combustion products entering home | Equipment not operating properly

**Location:** Basement water heater area

**Task:** Service / Correct

**Time:** As Soon As Possible

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • Sewage backup insurance is recommended.

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

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Condition:** • Drain line video camera inspection recommended

We recommend this ON ALL HOMES BUILT PRIOR TO 1960

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

**Location:** Basement

**Task:** Camera inspection

**Time:** Immediate

## **WASTE PLUMBING \ Venting system**

**Condition:** • Venting pipe noted on exterior wall. We often see this application in older homes where fixtures have been added after original construction where venting through the house is too invasive. We always recommend that a licensed plumber check and verify that the installation work.

**Location:** Exterior right side.

**Task:** Further evaluation

**Time:** Less than one year

**Cost:** Depends on work needed if any.



17.

## 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



# INTERIOR

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## Descriptions

**Major floor finishes:** • [Hardwood](#) • [Ceramic](#)

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

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

**Glazing:** • [Double](#)

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

## Observations and Recommendations

### General

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

### FLOORS \ Wood/laminate floors

**Condition:** • [Exposed tongues](#)

**Implication(s):** Reduced system life expectancy

**Location:** Various

**Task:** Improve

**Time:** Discretionary

**Cost:** Regular maintenance item

### STAIRS \ Guardrails

**Condition:** • [Too low](#)

Below modern standards

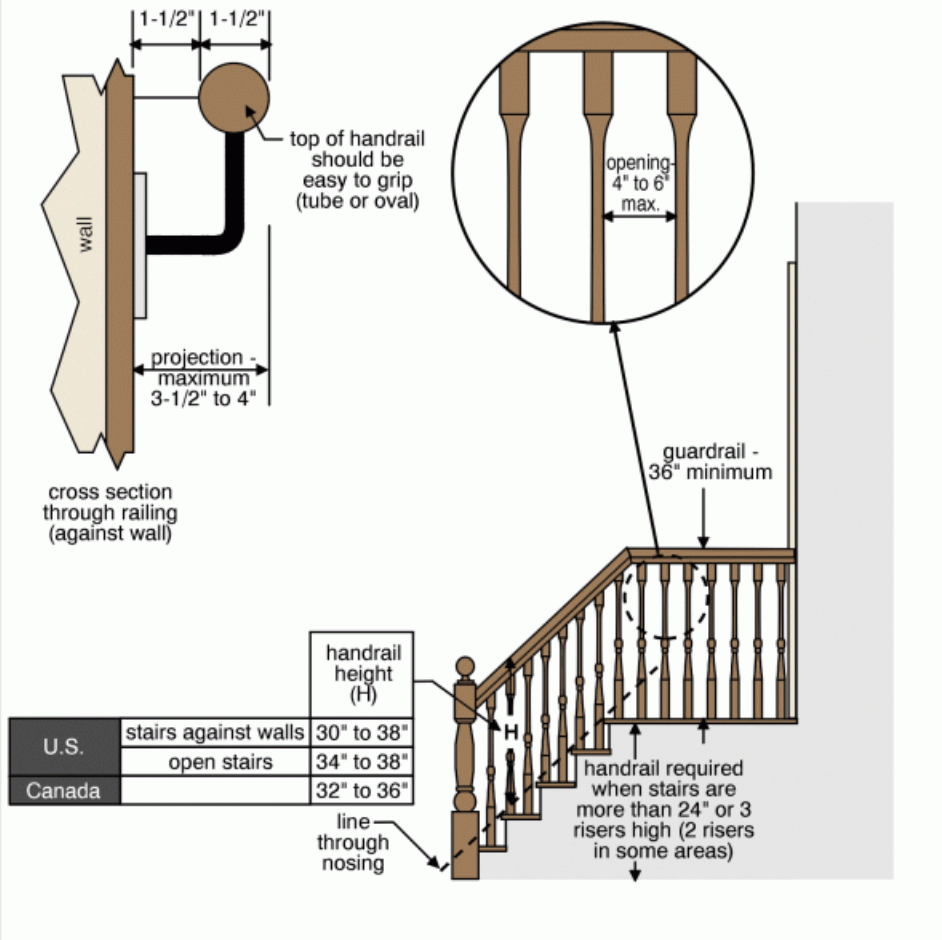
**Implication(s):** Fall hazard

**Location:** Various

**Task:** Upgrade

**Time:** Discretionary

## Handrails and guards



### STAIRS \ Spindles or balusters

**Condition:** • [Too far apart](#)

**Implication(s):** Fall hazard

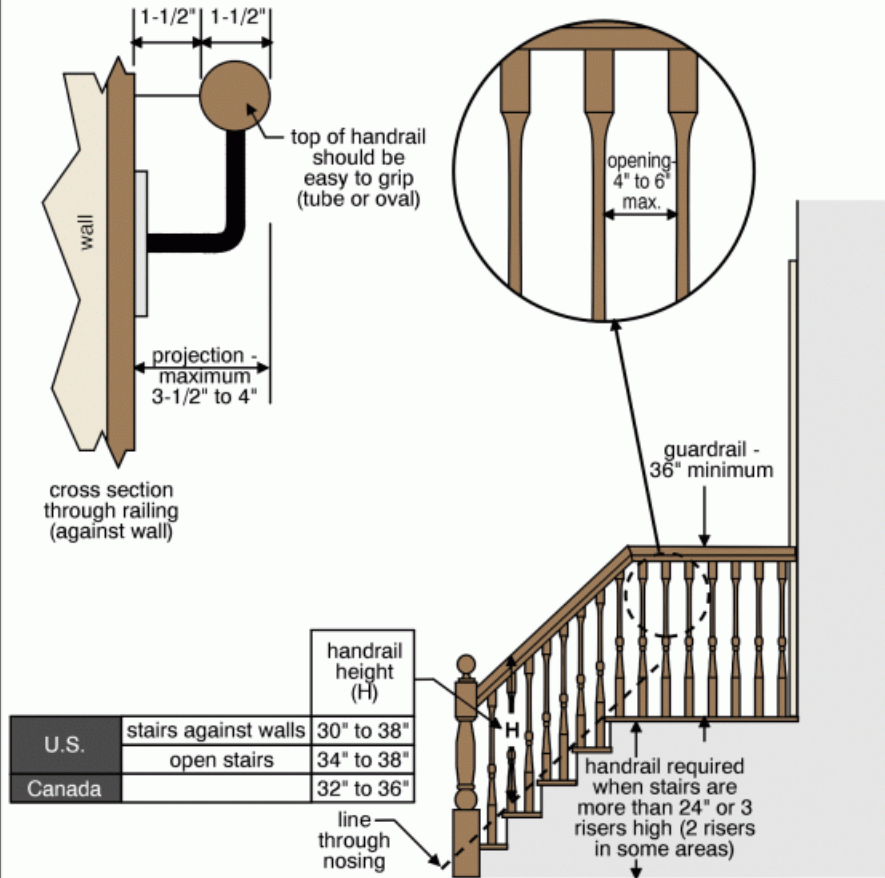
**Location:** Third Floor (one extra spindle is needed)

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor

## Handrails and guards



18. Too far apart

## **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 - corrective action noted**

**Condition:** • [Drainage membrane](#)

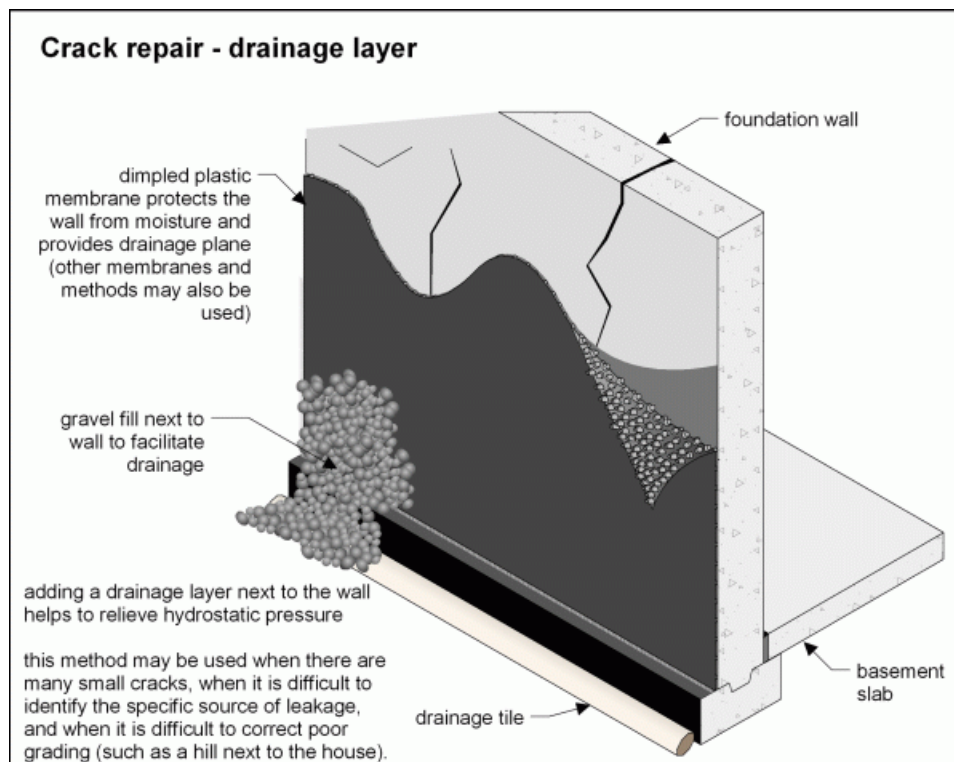
For Your Information - Homeowner noted that a drainage membrane was added to the foundation wall

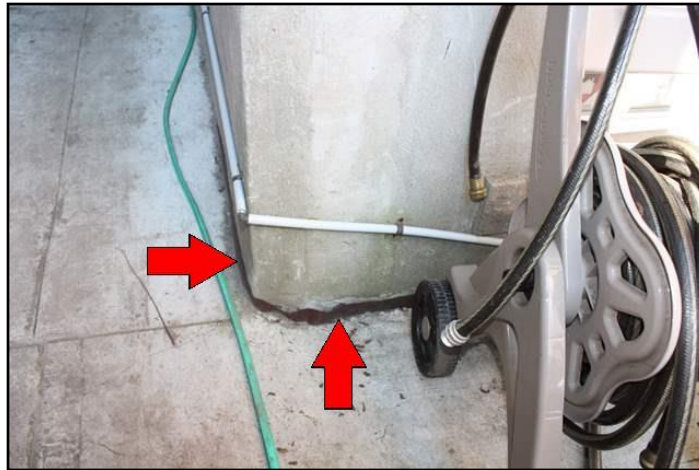
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior Wall

**Task:** Monitor

**Time:** Unknown





19. Example Drainage membrane

## **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.

## 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:** • Absence of historical clues due to finishes.

**Inspection limited/prevented by:** • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

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

**Cosmetics:** • No comment offered on cosmetic finishes

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

**Percent of foundation not visible:** • 100 %

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

**END OF REPORT**



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