



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:  
106 Magwood Court  
Toronto, ON M6S 2M6

PREPARED FOR:  
GILLIAN RITCHIE

INSPECTION DATE:  
Tuesday, September 8, 2020

## 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

**TIP**

**THE  
INSPECTION  
PROFESSIONALS**

September 10, 2020

Dear Gillian Ritchie,

RE: Report No. 2734, v.4  
106 Magwood Court  
Toronto, ON  
M6S 2M6

Thank you for choosing The Inspection Professionals to perform your Home Inspection.

The Inspection Professionals (TIP) is a Full-Time Professional, 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 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). A full phone report review is also available for \$97.00

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

THE INSPECTION PROFESSIONALS,  
INC.  
3120 Rutherford Rd.  
Concord, ON L4K 0B2  
416-725-5568  
HST# 89249 4501 RT0001  
[www.inspectionpros.ca](http://www.inspectionpros.ca)  
adam@inspectionpros.ca

# SUMMARY

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

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 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

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

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

## Cooling & Heat Pump

### **AIR CONDITIONING \ Life expectancy**

**Condition:** • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 26 years old.

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

**Location:** Exterior

**Task:** Replace

**Time:** As Needed

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

# SUMMARY

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

## Insulation and Ventilation

### **RECOMMENDATIONS \ General**

**Condition:** • Vermiculite insulation found in attic - May contain asbestos -

**Task:** Read full note in Insulation section of report.

## Interior

### **RECOMMENDATIONS \ General**

**Condition:** • Old 9x9 Floor tiles in basement likely contain some asbestos -

**Task:** Read full note in the Interior section of report.

This concludes the Summary section.

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

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

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

# ROOFING

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

## Descriptions

**General:** • Approximately 7 year old premium shingles. Appears in good condition.

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

**Probability of leakage:** • Low

**Approximate age:** • 7 years

**Typical life expectancy:** • 20-25 years

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

## 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

**Age determined by:** • Reported by seller

# EXTERIOR

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

## Descriptions

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

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

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

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

**Wall surfaces - masonry:** • [Brick](#)

**Garage:** • Detached

## Observations and Recommendations

### **ROOF DRAINAGE \ Gutters**

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

**Location:** Exterior

**Task:** Upgrade

**Time:** Less than 2 years

**Cost:** \$5 to \$10 per linear foot

### **ROOF DRAINAGE \ Downspouts**

**Condition:** • Discharge below grade

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

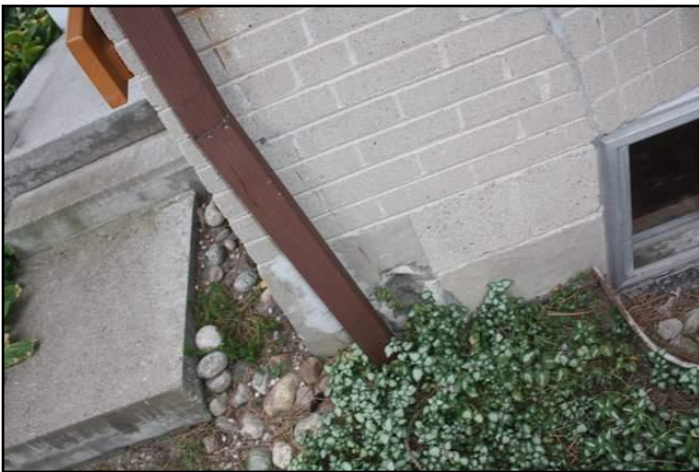
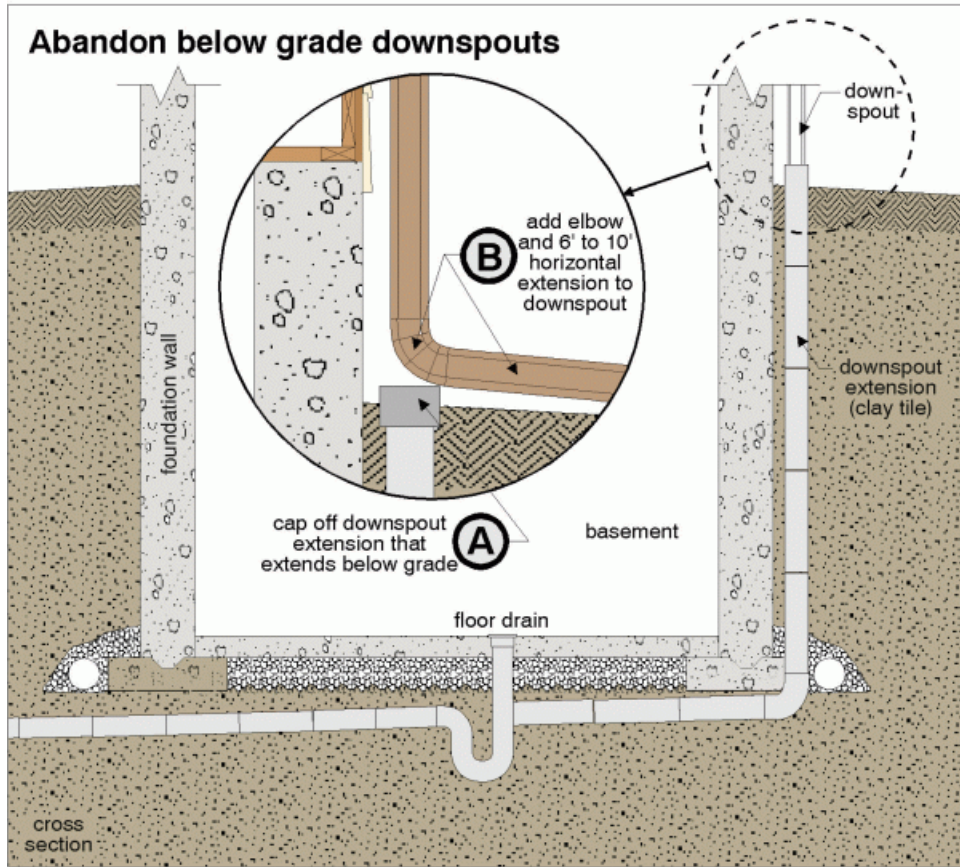
**Location:** Exterior

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor

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



1. Discharge below grade



2. Discharge below grade

**Condition:** • [Not well secured](#)

Not attached to wall

**Implication(s):** Leakage

**Location:** Right Side Exterior Wall

**Task:** Repair

# EXTERIOR

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

**Time:** As Soon As Possible

**Cost:** Minor



3. Not well secured



4. Not well secured

## 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

## EXTERIOR GLASS/WINDOWS \ Window wells

**Condition:** • [Less than 6 inches below window](#)

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

**Location:** Exterior

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Regular maintenance item



# EXTERIOR

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

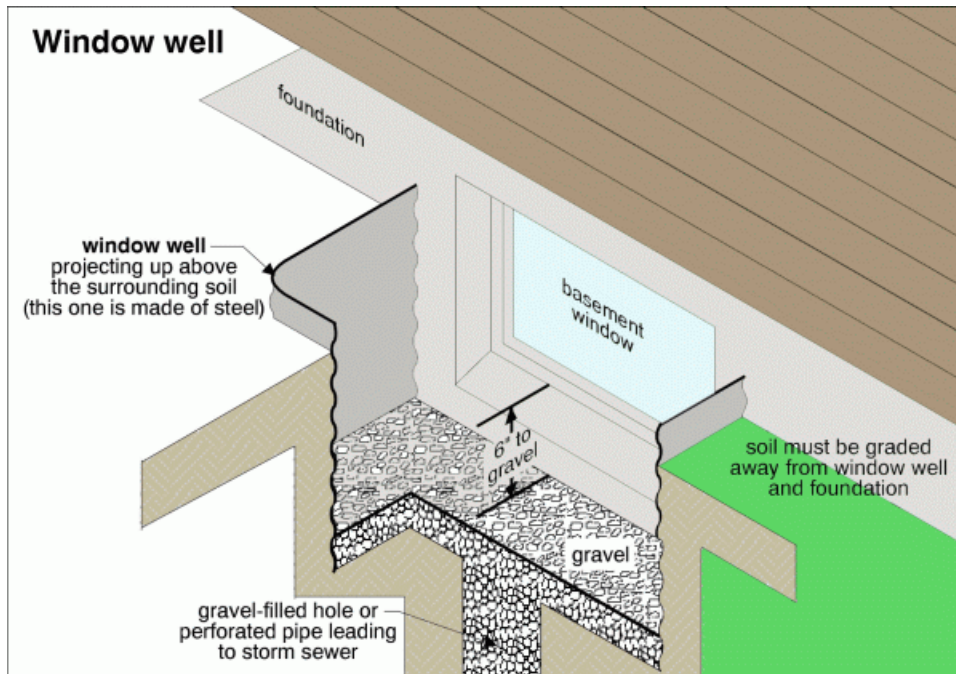
PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE



5. Less than 6 inches below window

## **DOORS \ Exterior trim**

**Condition:** • [Sill deteriorated](#)

Also inadequate sill projection.

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

**Location:** Left Side Exterior Door

**Task:** Repair sill

**Time:** Regular maintenance

# EXTERIOR

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	MORE INFO	REFERENCE							



6. Inadequate sill projection



7. Sill damage

## LANDSCAPING \ General notes

**Condition:** • [Planters and gardens against walls](#)

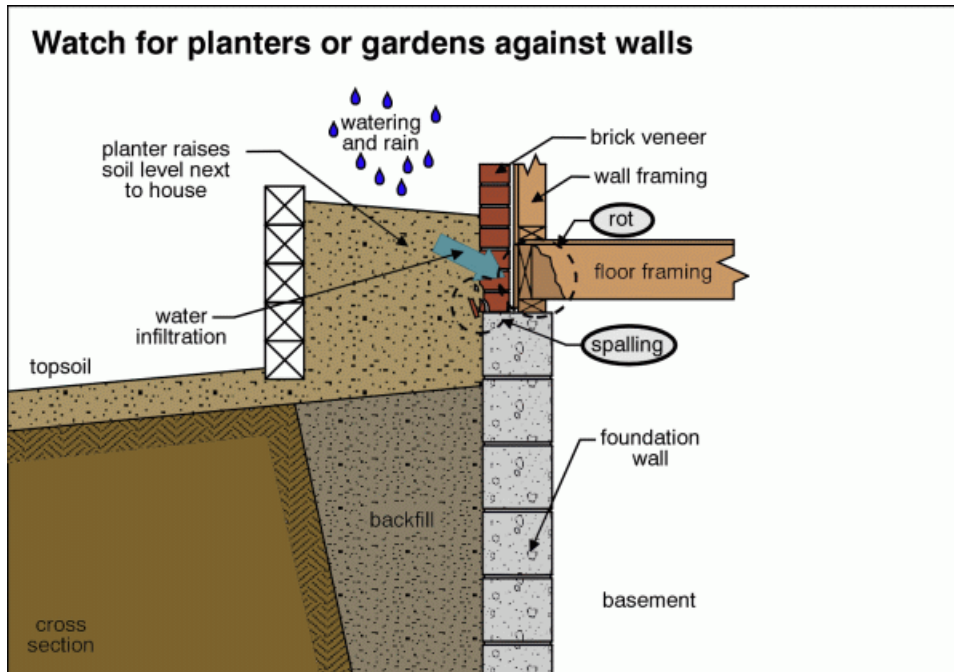
Planters around the home prevent good drainage away from the home.

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

**Location:** Various Exterior

**Task:** Monitor / Improve

**Time:** Regular maintenance



# EXTERIOR

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

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



8. Planters and gardens against walls

## LANDSCAPING \ Lot grading

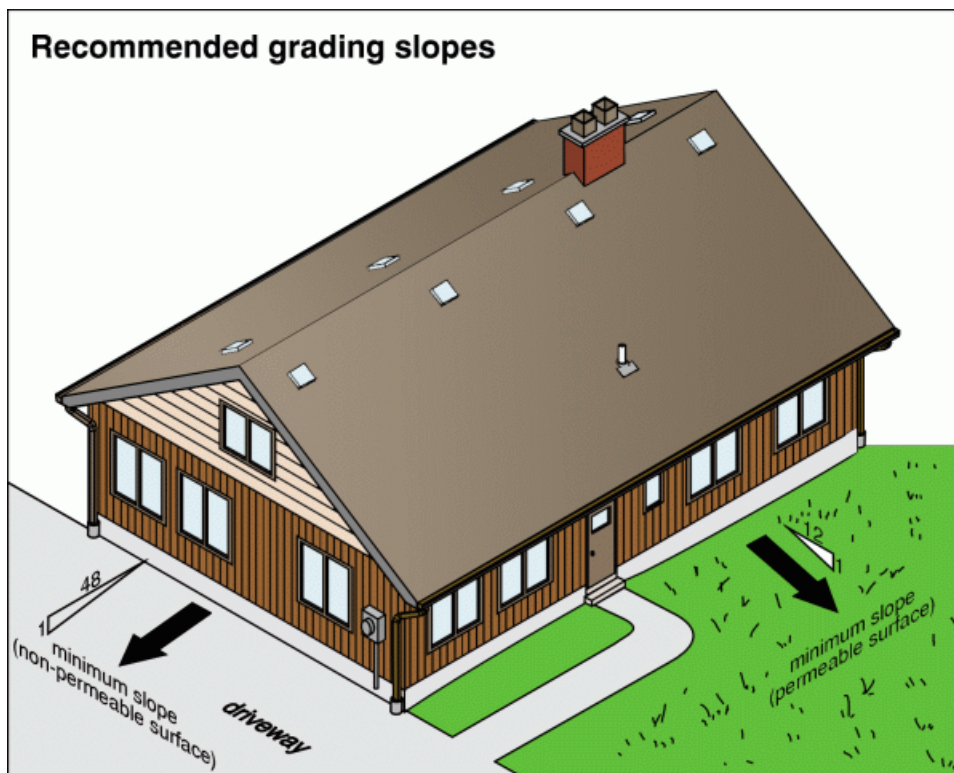
**Condition:** • Low Areas.

Improve low areas beside home so that ground slopes away from home

**Location:** Exterior

**Task:** Correct

**Time:** Less than 1 year / Regular maintenance



# EXTERIOR

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE



9. *example*

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

## Inspection Methods and Limitations

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

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	MORE INFO	REFERENCE							

## Descriptions

**General:** • The structure appears in good condition overall. No significant issues were observed. • The solid masonry walls and foundations that are visible are in good condition overall.

**Configuration:** • [Basement](#)

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

**Floor construction:** • [Joists](#)

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

**Roof and ceiling framing:** • Rafter

## Observations and Recommendations

### FOUNDATIONS \ General notes

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

The garage floor slab at corner as spalled / cracked and garage wall at corner has moved/settled

**Location:** Corner Exterior Wall Garage

**Task:** Repair floor slab and wall. (Patch all gaps with masonry)

**Time:** Regular Maintenance

**Cost:** Consult with masonry specialist



10. Typical minor settlement



11. Typical minor settlement

# STRUCTURE

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE



12. Typical minor settlement

## Inspection Methods and Limitations

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

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

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	MORE INFO	REFERENCE							

## Descriptions

**General:**

- ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS
- The Electrical system has been updated and is in good condition overall.  
Upgraded 2 years ago

**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](#)

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

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCIs present

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

## Observations and Recommendations

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

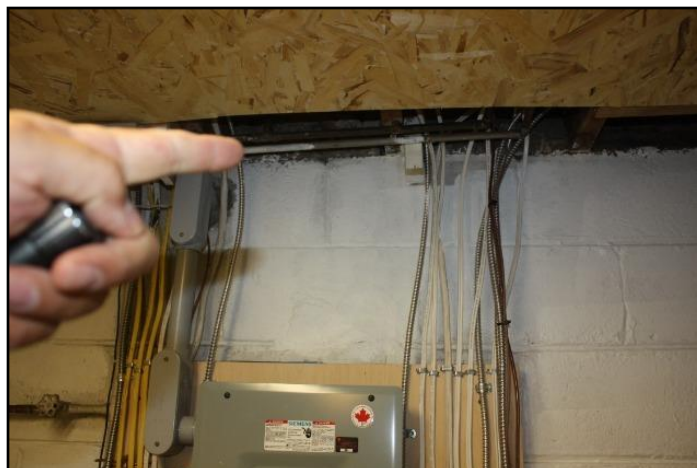
**Condition:** • Supply plumbing piping over electrical panel.

The wiring was upgraded approximately 2 years ago. During the upgrade the panel was relocated to a location below supply plumbing. This is not ideal as there is a small risk of condensation or leakage from piping to panel.

**Location:** Basement

**Task:** Reroute plumbing

**Time:** As soon as practical



13.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

## **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

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

## Inspection Methods and Limitations

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



## Descriptions

**General:** • The heating system is a premium quality system and is in good condition.

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

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

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

**Approximate age:** • [6 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 \ Cabinet

**Condition:** • [Rust](#)

Rust noted inside furnace cabinet. Prior minor condensate leak. Unknown if still active or intermittent. Was dry at time of inspection

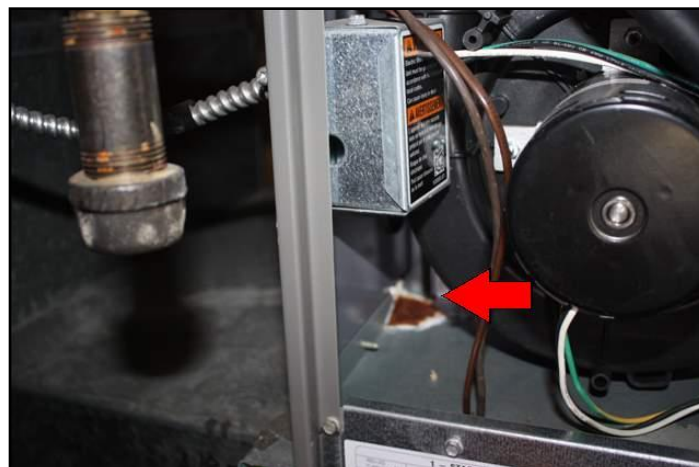
**Implication(s):** Material deterioration | Reduced system life expectancy

**Location:** Basement Furnace

**Task:** Service

**Time:** Prior to heating season

**Cost:** Minor



14. Rust

# HEATING

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

## 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

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

## Descriptions

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

**Cooling capacity:** • [18,000 BTU/hr](#)

**Compressor approximate age:** • 26 years

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

## Observations and Recommendations

### AIR CONDITIONING \ Life expectancy

**Condition:** • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 26 years old.

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

**Location:** Exterior

**Task:** Replace

**Time:** As Needed

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

### AIR CONDITIONING \ Air cooled condenser coil

**Condition:** • Vegetation touching or around unit

**Location:** Exterior

**Task:** Improve

**Time:** Regular maintenance

## Inspection Methods and Limitations

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	<b>INSULATION</b>	PLUMBING	INTERIOR
LINKS	MORE INFO	REFERENCE							

## Descriptions

- Attic/roof insulation material: • [Cellulose](#) • [Vermiculite](#)
- Attic/roof insulation amount/value: • [R-32](#)
- Attic/roof air/vapor barrier: • [None found](#) • Spot Checked Only
- Attic/roof ventilation: • [Roof and soffit vents](#)

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • Vermiculite insulation found in attic - May contain asbestos -

**Task:** Read full note in Insulation section of report.

### ATTIC/ROOF \ Insulation

**Condition:** • [Possible Zonolite](#)

Vermiculite insulation was found in the attic (below the cellulose fiber). This type of insulation often contains some asbestos, which can be confirmed with proper laboratory testing. Health Canada's position is that vermiculite insulation is best left in place, and health precautions should be taken if working in the attic or disturbing the insulation. More information can be found on Health Canada's website at

<http://healthycanadians.gc.ca/healthy-living-vie-saine/environment-environnement/air/contaminants/asbestos-amiante-eng.php>.

and EPA' website: <http://www2.epa.gov/asbestos/protect-your-family-asbestos-contaminated-vermiculite-insulation>.

**Implication(s):** Environmental contamination

**Location:** Throughout Attic

**Task:** Further evaluation

**Time:** Prior to disturbing/removing

**Cost:** Outside our scope of work. Consult with specialist as required



15. Vermiculite - Possible Zonolite

# INSULATION AND VENTILATION

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

## 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.

## Descriptions

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

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

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

- Basement



16. Basement

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

**Water heater type:** • Tank

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

**Water heater tank capacity:** • 178 liters

**Water heater approximate age:** • 1 year

**Water heater typical life expectancy:** • 10 to 15 years

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

**Floor drain location:** • Near water heater

## Observations and Recommendations

### **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.

GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

**Condition:** • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

**Location:** Basement



17. Cast Iron Life Expectancy

### WASTE PLUMBING \ Traps - performance

**Condition:** • [Missing](#)

Replacement in progress

**Implication(s):** Sewer gases entering the building

**Location:** Second Floor Bathroom

**Task:** Seller is having repaired



18. Missing

### FIXTURES AND FAUCETS \ Bathtub enclosure

**Condition:** • [Unprotected window](#)

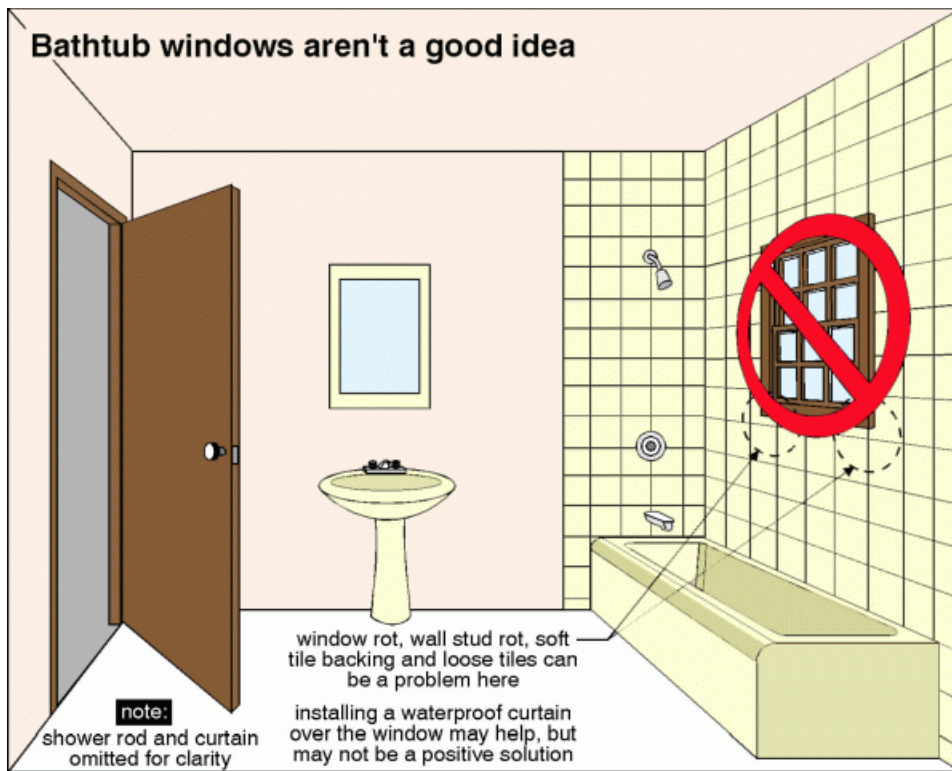
Keep protected from water. Shower Curtain can provide a temporary solution.

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

**Location:** Second Floor Bathroom

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
LINKS	MORE INFO	REFERENCE							

**Task:** Protect



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



## Descriptions

**General:** • Main floor and second floor windows upgraded to premium double glazed within past 10 years

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

### Windows:

- [Fixed](#)
- [Sliders](#)
- [Casement](#)

The windows on the main floor and second floor were updated with premium double glazed windows within the past 10 years.

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

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

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • OVERALL - We noted flaws on floors, walls, and ceilings typical of an old home. The home finishes, kitchen and bathrooms will need extensive updating. This is obviously a major expense which is highly dependant on personal preferences with finishes. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics.

**Location:** Various

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Too many variables - consult with specialist

**Condition:** • Old 9x9 Floor tiles in basement likely contain some asbestos -

**Task:** Read full note in the Interior section of report.

### CEILINGS \ General notes

**Condition:** • Patched

Old patch. Tested with moisture meter. Dry at time of inspection.

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

**Location:** Second Floor Bedroom

**Task:** For Your Information

### WINDOWS \ General notes

**Condition:** • Basement windows are old.

The windows on the first and second storey have been upgraded to premium double paned windows.

**Location:** Throughout Basement

**Task:** Upgrade

**Time:** Discretionary

### WINDOWS \ Glass (glazing)

**Condition:** • [Cracked](#)

# INTERIOR

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

**Implication(s):** Physical injury

**Location:** Second Floor near stairs

**Task:** Replace

**Time:** Less than 1 year

**Cost:** \$200 - \$500



19. Cracked

## EXHAUST FANS \ General notes

**Condition:** • [Missing](#)

Exhaust Fans in bathrooms are recommended. (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)

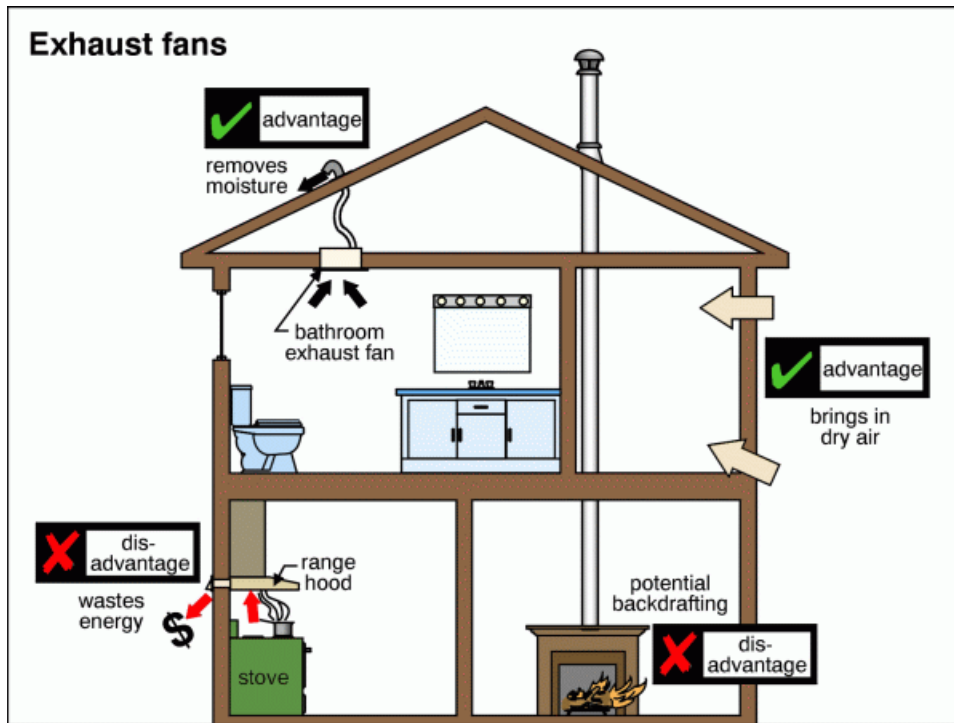
**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Second Floor Bathroom

**Task:** Provide

**Time:** When remodelling

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	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.

## POTENTIALLY HAZARDOUS MATERIALS \ General notes

**Condition:** • Possible asbestos containing materials

Old 9"x 9" resilient floor tiles or the mastic glue often contain some asbestos. This type of floor tile is commonly found in older homes. Further evaluation is recommended before removing/disturbing these tiles. According to Health Canada, there are no significant health risks if materials containing asbestos in your home are: tightly bound in products and are in good condition sealed behind walls or floorboards isolated and left undisturbed. More information can be found

here: <https://www.canada.ca/en/health-canada/services/publications/healthy-living/asbestos-home-infographic-2018.html>

AND here

<https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html>

**Implication(s):** Health hazard

**Location:** Throughout Basement

**Task:** Test before disturbing/removing

**Cost:** \$15-\$20 per square foot if removal is necessary



20. Possible asbestos containing materials

## Inspection Methods and Limitations

**General:** • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco / 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.

**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 • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

**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:** • 90 %

**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.

# LINKS

106 Magwood Court, Toronto, ON September 8, 2020

Report No. 2734, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

REFERENCE

## 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](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

**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**

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

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

