



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
23 Durie Street
Toronto, ON M6S 3E5

PREPARED FOR:
KIRSTEN CLAYTON

INSPECTION DATE:
Wednesday, March 4, 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
adam@inspectionpros.ca



March 5, 2020

Dear Kirsten Clayton,

RE: Report No. 2617, v.2
23 Durie Street
Toronto, ON
M6S 3E5

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
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SUMMARY

23 Durie Street, Toronto, ON March 4, 2020

Report No. 2617, v.2

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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 every minor flaw or deficiency. 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>

Exterior

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

Condition: • [Openings between spindles \(balusters\) too large](#)

Large opening between home and stairs. Fall Hazard

Implication(s): Fall hazard

Location: Second Floor Staircase

Task: Correct

Time: Immediate

Cost: Minor

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Structure

ROOF FRAMING \ Sheathing

Condition: • Fire damage

White paint observed on Attic sheathing and rafters. Often paint or paint like product is used in the attic during fire damage remediation and restoration. The current homeowner was unaware of this treatment. We cannot verify when this treatment occurred or the extent of repairs. Prudent to check prior insurance claims if any.

Implication(s): Weakened structure

Location: Attic

Task: Further evaluation

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

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

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 12 years old and performance could not be tested due to the outdoor temperature. Check operation in the spring

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door

Condition: • Damaged

Air leakage into attic

Location: Third Floor Closet

Task: Repair / Replace

Time: As Soon As Possible

Plumbing

WATER HEATER \ Life expectancy

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

Typical life expectancy is 10-15 years. The current unit is 16 years old

Implication(s): No hot water

Location: First Floor

Task: Replace

Time: Less than 2 years

Cost: Rental?

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Interior

WINDOWS \ General notes

Condition: • Aging

Varying ages throughout. We observed windows from 1984 and newer windows and door from 2012. The older windows are in serviceable condition. Replacement windows cost roughly \$40 to \$80/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings. We typically recommend immediate replacement only if window leakage or if window does not function.

Location: Various

Task: Upgrade older windows (36 years old)

Time: As Needed / Discretionary

Cost: Major

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](#) • [Strip when reroofing](#)

Probability of leakage: • Medium

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Condition: • Due to height of the roof, we did not access sloped roof. All roof covering and flashings should be inspected annually by a professional roofing contractor.

Current homeseller noted that roof covering is likely 8-10 years old as informed by previous homeowner.

Inspection Methods and Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground

Age determined by: • Reported by seller

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

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

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

Wall surfaces and trim: • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

ROOF DRAINAGE \ Gutters

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

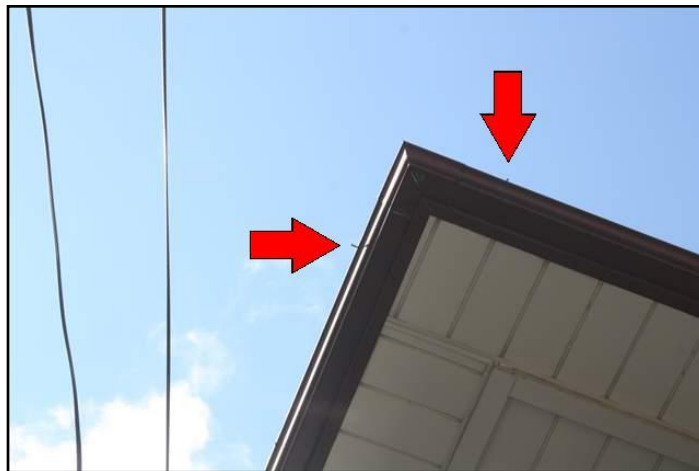
When replacing, use a 5-inch width gutter system

Location: Various Exterior

Task: Upgrade

Time: Less than 2 years

Cost: \$5 to \$10 per sq. ft. When



1. Example

ROOF DRAINAGE \ Downspouts

Condition: • The City of Toronto requires downspouts be disconnected from the city sewers. Storm water does not need to be treated and therefore, the city requires that downspouts drain above grade onto the property at least 6 feet from the home.

More information can be found here:

<https://www.toronto.ca/311/knowledgebase/kb/docs/articles/toronto-water/business-operations-management/business-and-custom>

In certain situations, the City will allow for exemptions. Exemption applications can be found here:

<https://www.toronto.ca/wp-content/uploads/2018/01/9516-15-0028-Mandatory-Downspout-Disconnection-Exemption-AODA.pdf>

Unknown if connected to city sewers.

Location: Various Exterior

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2. The City of Toronto requires downspouts be...

Condition: • [Not well secured](#)

Implication(s): Leakage

Location: Exterior Both left and right side

Task: Repair

Time: As Soon As Possible

Cost: Minor



3. Not well secured



4. Not well secured

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5. Not well secured

Condition: • [Too few](#)

Improvement recommendation. - good building practice. See illustration.

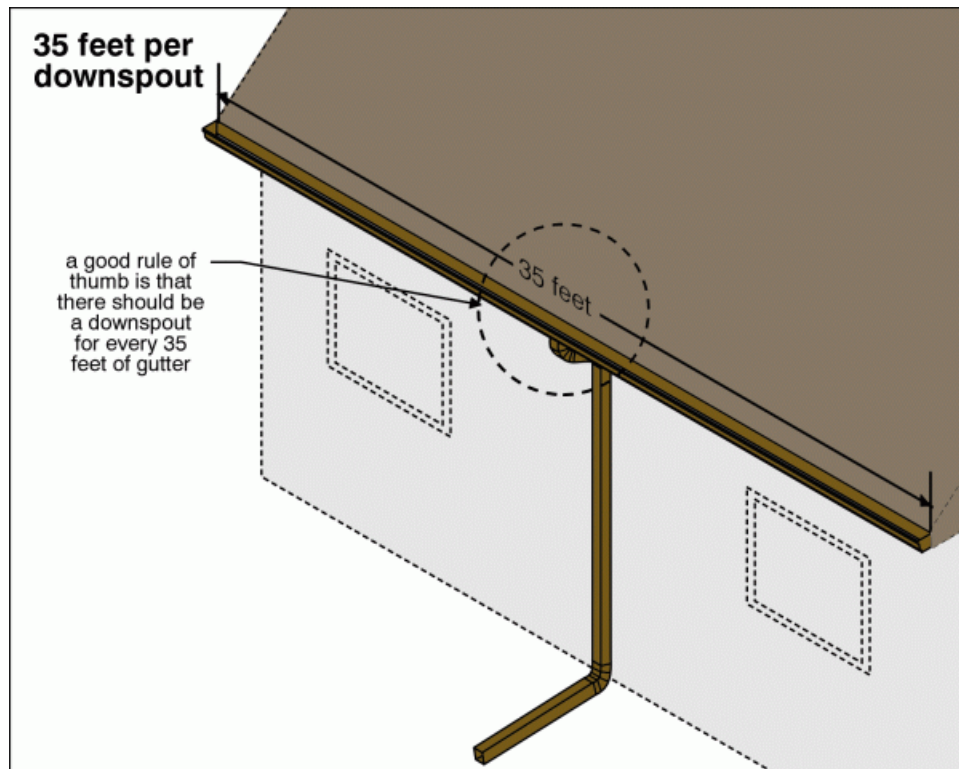
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior

Task: Provide Downspout

Time: Less than 1 year

Cost: Minor



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WALLS \ Flashings and caulking

Condition: • [Flashings missing](#)

Vulnerable area for masonry deterioration. Capping does not project out. May consider cap flashing in future

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

Location: Front Exterior both sides

Task: Monitor / Improve

Time: If necessary



6. Flashings missing

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

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

Location: Exterior Wall

Task: Improve

Time: Less than 1 year

Cost: Minor



7. Caulking missing or ineffective



8. Caulking missing or ineffective

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

Condition: • EIFS (Synthetic stucco) needs good maintenance to prevent water entry. Vulnerable areas include doors,

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windows and wall penetrations

Condition: • [Too close to grade](#)

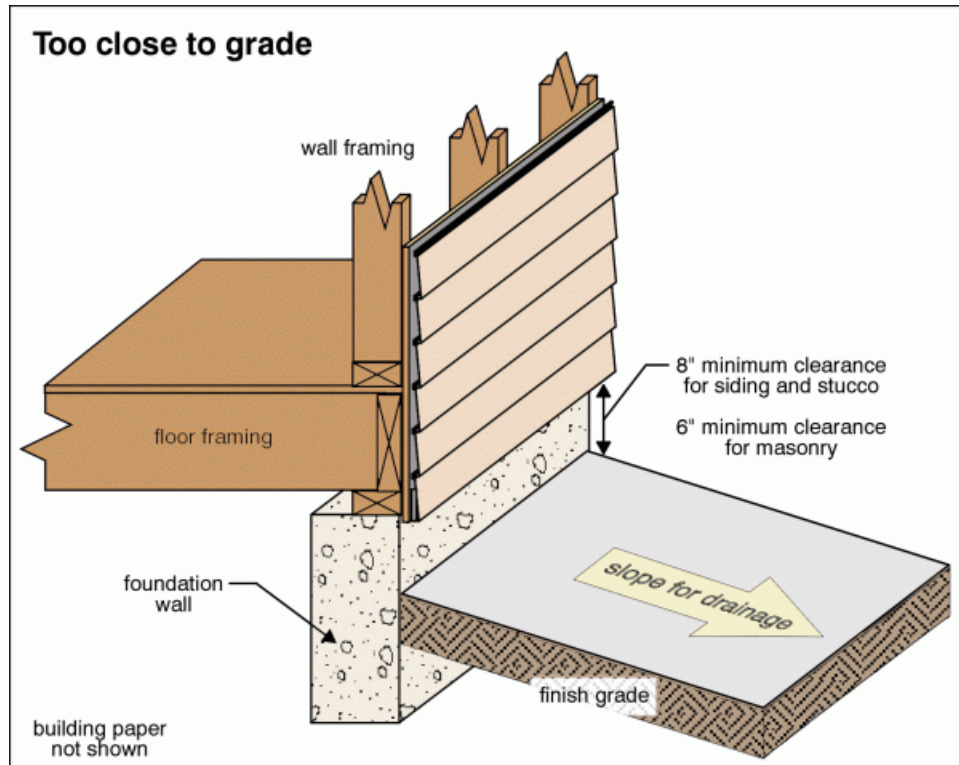
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior Wall

Task: Monitor / Correct

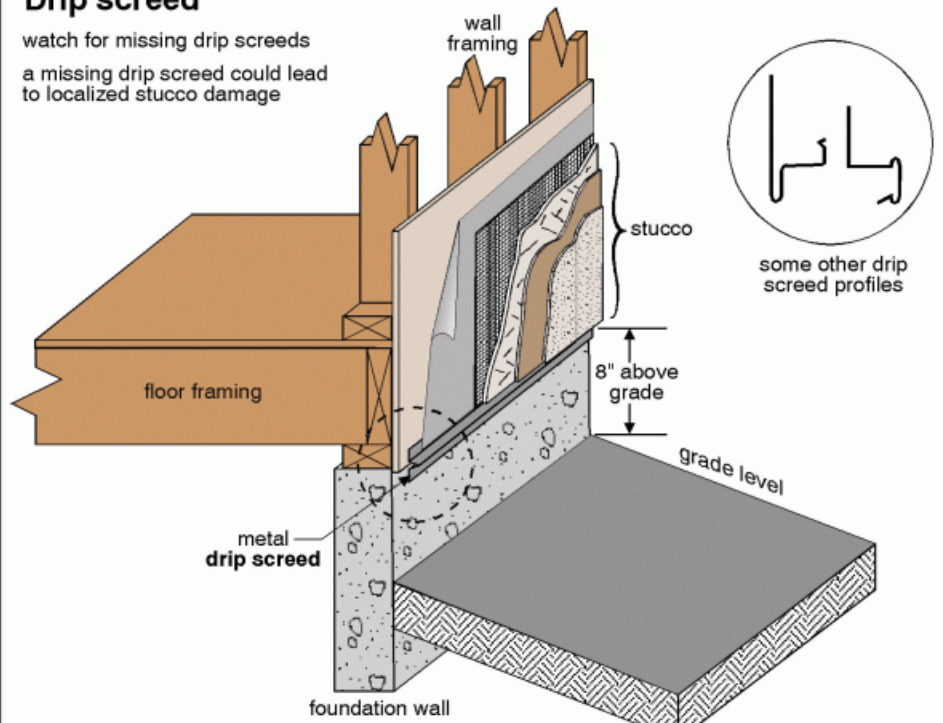
Time: As Needed

Cost: Consult with EIFS Contractor when necessary

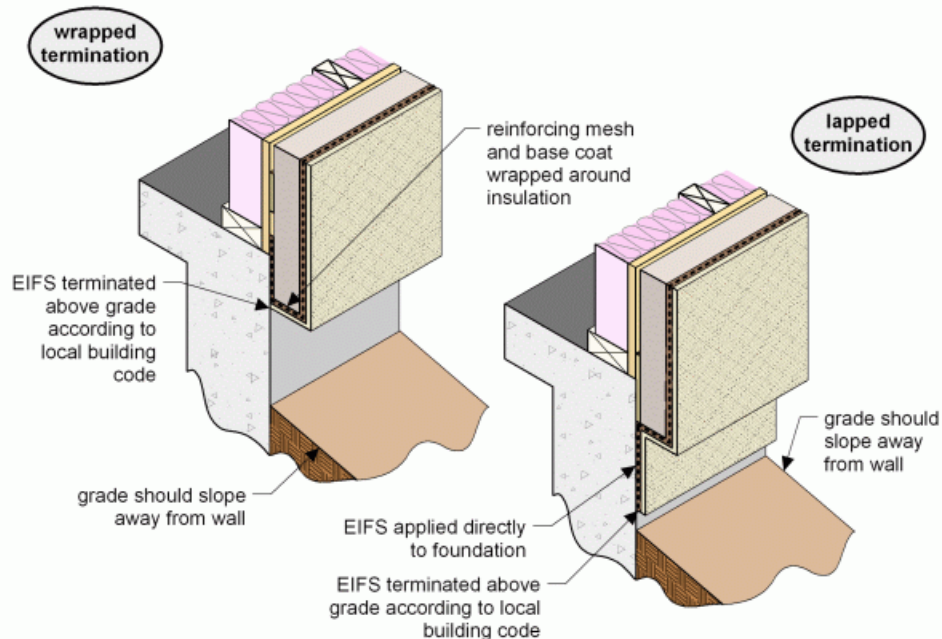


Drip screed

watch for missing drip screeds
a missing drip screed could lead to localized stucco damage



EIFS - above grade termination



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9. Too close to grade



10. Too close to grade



11. Too close to grade

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 \ Frames

Condition: • [Paint or stain needed](#)

Implication(s): Material deterioration

Location: Various Exterior

Task: Provide paint or stain or capping

Time: Less than 1 year

Cost: Regular maintenance item

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12. *Paint or stain needed*



13. *Paint or stain needed*

DOORS \ General notes

Condition: • Threshold too low

Implication(s): Increased heating and cooling costs

Location: Rear Exterior

Task: Monitor / Correct

Time: As Needed



14. *Threshold too low*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • Cantilevered joist supports are not a defect, however these types of supports can sometimes lead to failure if not regularly checked for rot or integrity. We recommend improving support of these areas by providing post/columns

Location: Rear Exterior Landings/balconies

Task: Improve /Provide additional supports

Time: Less than 1 year

Cost: Consult with Deck specialist.

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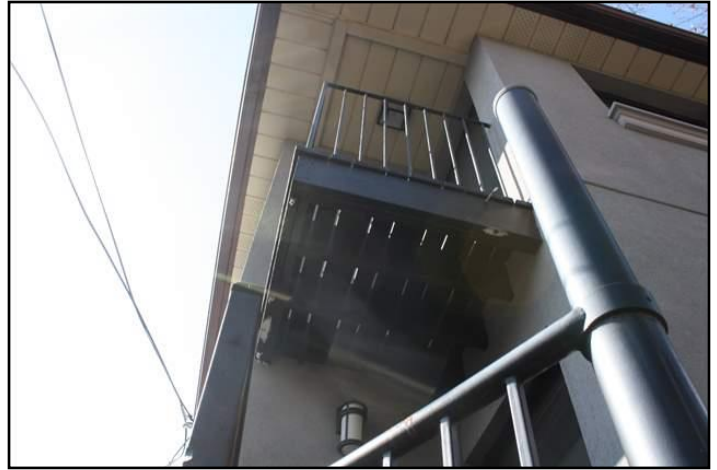
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15.



16.



17.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Paint or stain needed](#)

Implication(s): Shortened life expectancy of material

Location: Exterior

Task: Improve

Time: Regular maintenance

Cost: Minor

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18. Paint or stain needed

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

Condition: • [Openings between spindles \(balusters\) too large](#)

Large opening between home and stairs. Fall Hazard

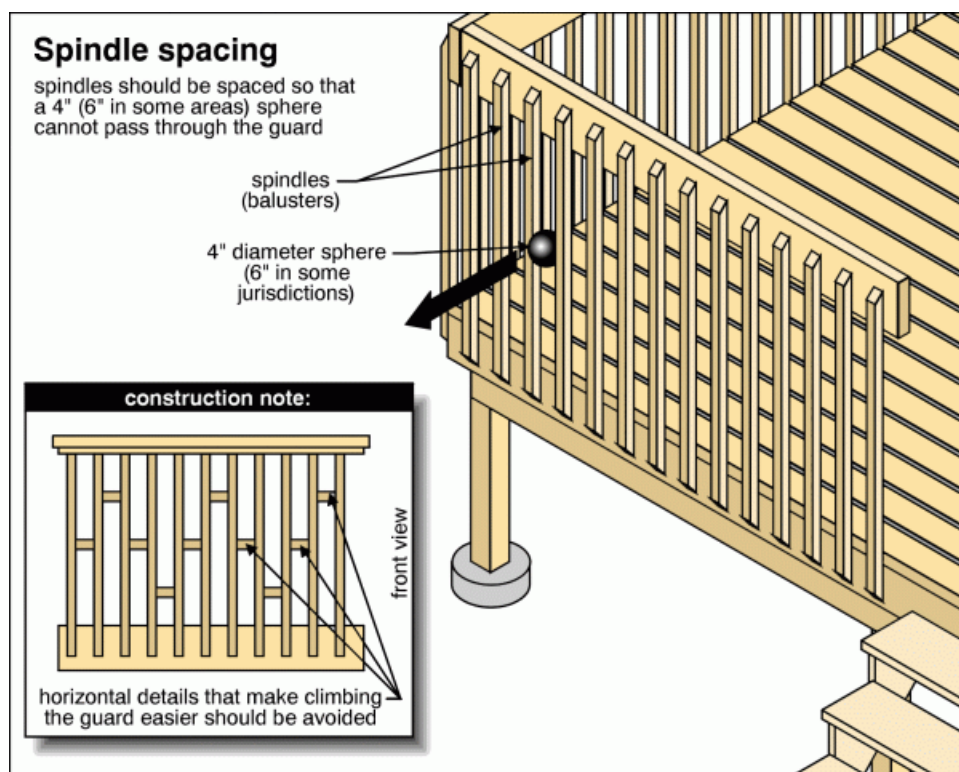
Implication(s): Fall hazard

Location: Second Floor Staircase

Task: Correct

Time: Immediate

Cost: Minor



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19. Openings between spindles (balusters) too...

LANDSCAPING \ General notes

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

Keep tree branches trimmed back 3 feet from roof line

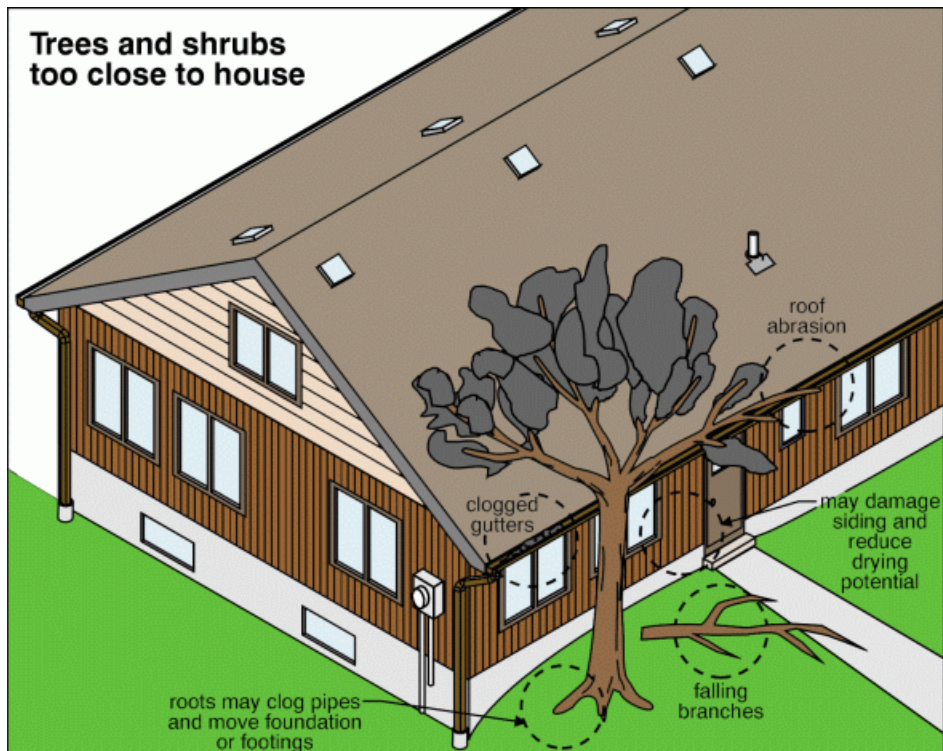
Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: Exterior

Task: Improve

Time: Ongoing

Cost: Regular maintenance item



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20. Trees or shrubs too close to building



21. Trees or shrubs too close to building

LANDSCAPING \ Lot grading

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

LANDSCAPING \ Fence

Condition: • Gate latch inoperative

Implication(s): Reduced operability

Location: Exterior

Task: Repair / Replace

Time: Regular maintenance

Cost: Minor



22. Gate latch inoperative

GARAGE \ Ceilings and walls

Condition: • Not gastight

The garage walls that are adjacent to the house must be gastight. (for carbon monoxide and other possible chemicals that might be present in the garage)

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Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Seal Vacuum penetration into home

Time: As Soon As Possible

Cost: Minor



23. Not gastight

GARAGE \ Door into garage / Man-door

Condition: • [No self-closer](#)

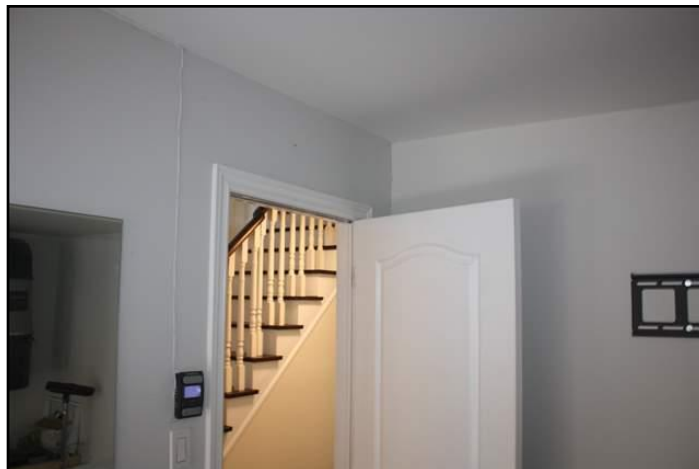
Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: Garage

Task: Provide

Time: Immediate

Cost: Minor



24. No self-closer

GARAGE \ Vehicle door operators

Condition: • Garage Door opener button sticks

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Location: Garage

Task: Improve

Time: As Needed

Cost: Regular maintenance item

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration: • [Basement](#) • [Slab-on-grade](#) • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction:

• [Wood frame / Brick veneer](#)

As per Seller, EIFS stucco installed over brick within past 10 years.

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

Observations and Recommendations

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Almost all houses with poured concrete foundations have minor settlement and/or shrinkage cracks. Monitor all cracks for

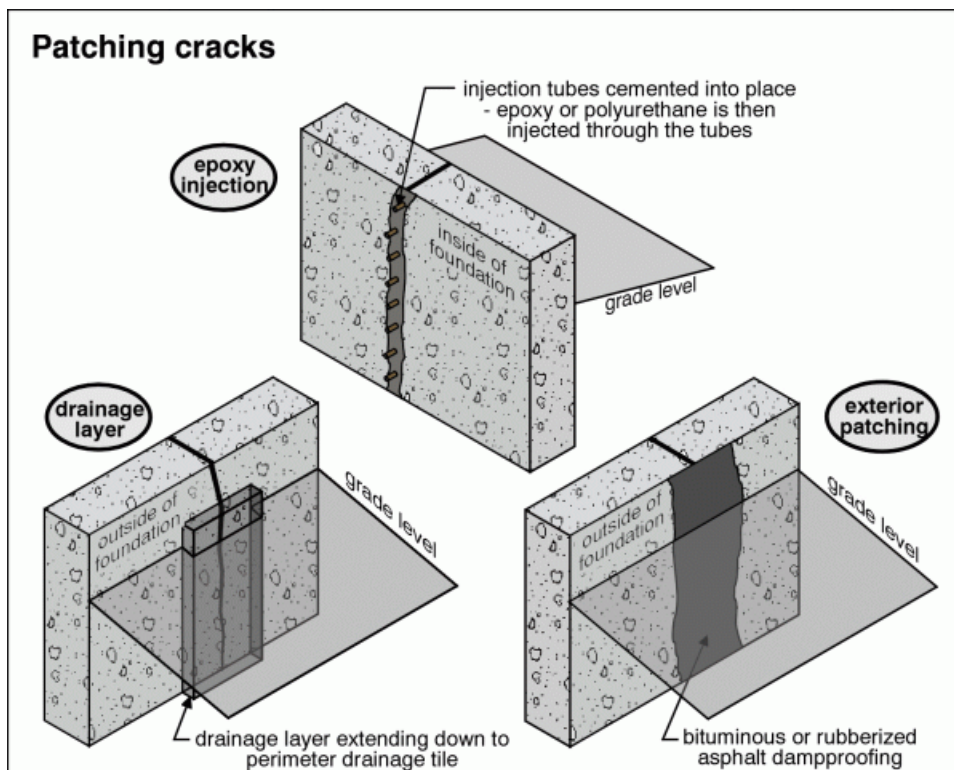
movement and nuisance water leakage. Repair cracks only if necessary

Implication(s): Chance of water entering building

Location: Various Exterior Wall

Task: Monitor / Repair

Time: ongoing / if necessary



Crack repair - epoxy and polyurethane injection

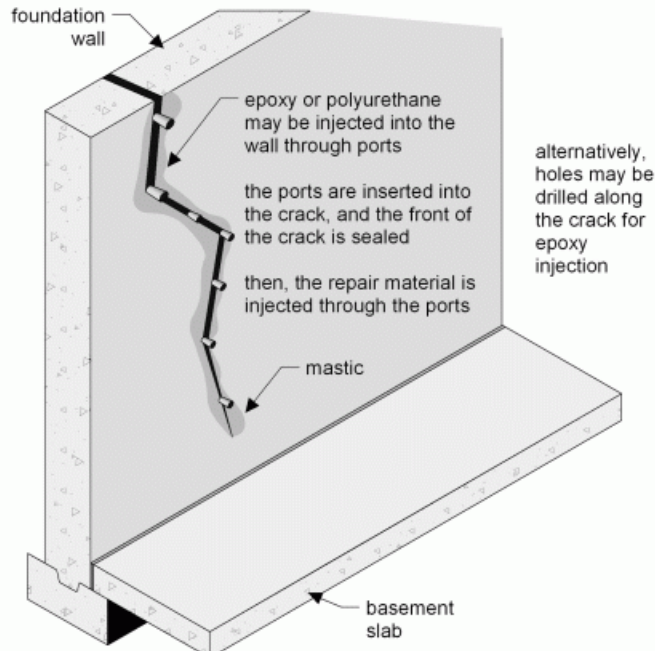
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



ROOF FRAMING \ Sheathing

Condition: • Fire damage

White paint observed on Attic sheathing and rafters. Often paint or paint like product is used in the attic during fire damage remediation and restoration. The current homeowner was unaware of this treatment. We cannot verify when this treatment occurred or the extent of repairs. Prudent to check prior insurance claims if any.

Implication(s): Weakened structure

Location: Attic

Task: Further evaluation



25.



26.

STRUCTURE

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27.

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 99 %

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Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

Service entrance cable and location: • [Underground - cable material not visible](#)

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

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

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

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

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Bonding (for Gas Piping) - missing

Location: Basement Furnace Room

Task: Provide

Time: Immediate

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Poor access](#)

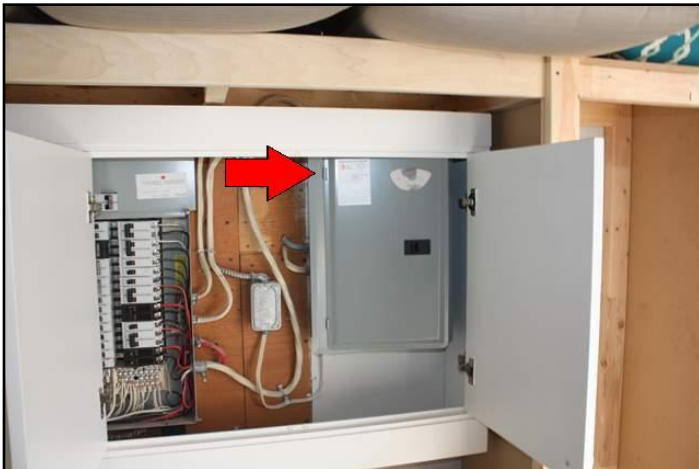
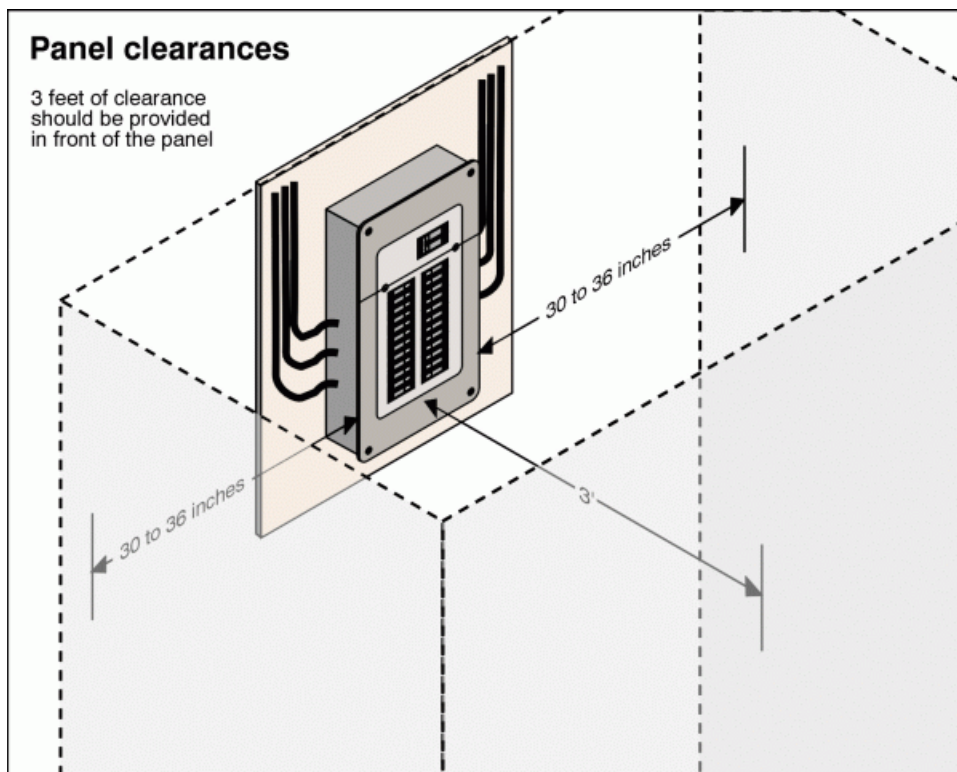
Unable to access and remove sub panel cover due to cabinet built around panel.

Implication(s): Difficult to service

Location: Garage Sub panel

Task: Remove Cover and inspect

Time: As Soon as possible



28. Poor access



29. Poor access

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

Implication(s): Fire hazard

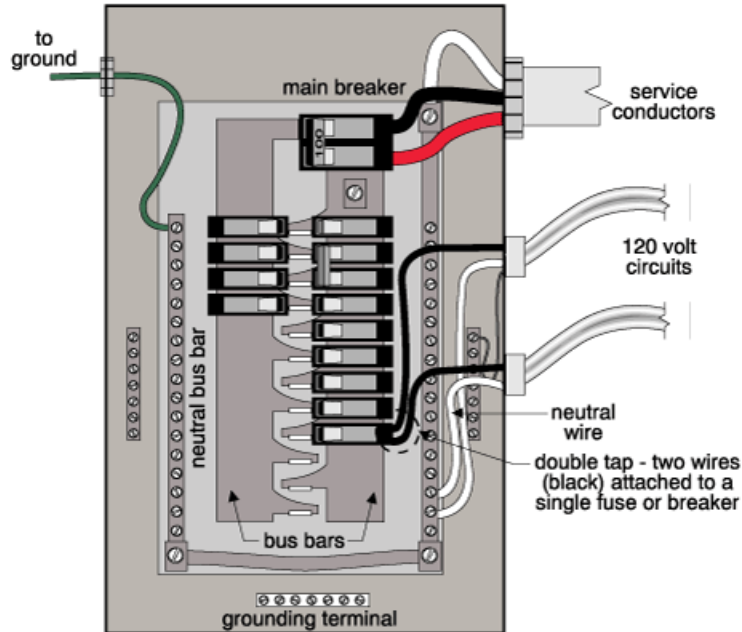
Location: Garage Panel

Task: Correct

Time: Immediate

Cost: Minor

Double tapping (double lugging)



30. Double taps

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Improper color coding](#)

White wires used as hot wires - not marked

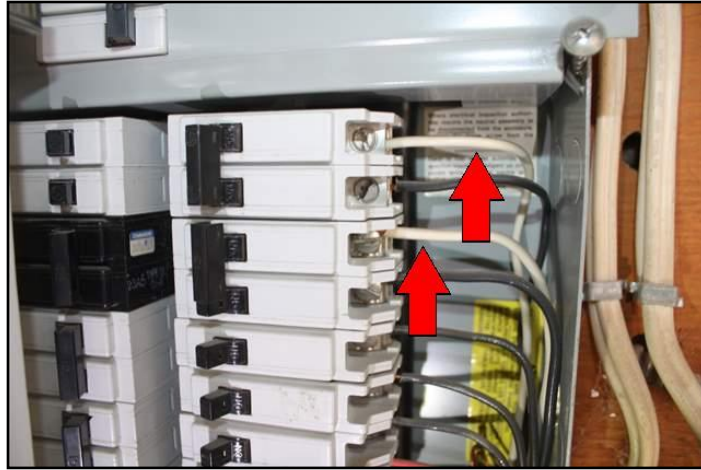
Implication(s): Electric shock | Fire hazard

Location: Garage Panel

Task: Correct

Time: As Soon As Possible

Cost: Minor



31. Improper color coding

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Third Floor Bathroom

Task: Repair

Time: Prior to first use



32. Loose

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Various

Task: Improve

Time: Prior to first use

Cost: Regular maintenance item

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.

Condition: • Missing

Implication(s): Safety issue

Location: Second Floor

Task: Provide

Time: Immediate

Cost: Minor

Condition: • [Damaged](#)

Implication(s): Fire hazard

Location: First Floor

Task: Replace

Time: Immediate



33. *Damaged*

Inspection Methods and Limitations

System ground: • Quality of ground not determined

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System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [12 years](#)

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

Fireplace/stove: • Wood-burning fireplace - not in service • [Gas fireplace](#)

Observations and Recommendations

RECOMMENDATIONS \ General

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

Location: Basement Furnace Room

Task: Service annually

Time: Ongoing

Cost: Regular maintenance item

GAS FURNACE \ Ducts, registers and grilles

Condition: • No heat source

We noted registers in first floor however no air flow was detected. A gas fireplace which can be used as a heat source if needed. We did find a heat source in the third storey bathroom. Provide auxiliary heat as needed.

Implication(s): Reduced comfort

Location: First Floor Rec room and third floor bathroom

Task: Provide auxiliary heat

Time: If necessary

Cost: Depends on approach

FIREPLACE \ General notes

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.

Task: Service

Time: Prior to first use

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Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

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

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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Descriptions

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

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 12 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

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

Typical Life Expectancy for this type of unit is 10-15 years. The current unit is 12 years old and performance could not be tested due to the outdoor temperature. Check operation in the spring

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up



34. Near end of life expectancy

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.

Inspection limited/prevented by: • Low outdoor temperature

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

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

Attic/roof insulation amount/value: • [R-32](#)

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Below current standards of R-50 (as of 2012)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

Condition: • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various Attic

Task: Improve

Time: Less than 1 year



35. Gaps or voids



36. Gaps or voids

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor

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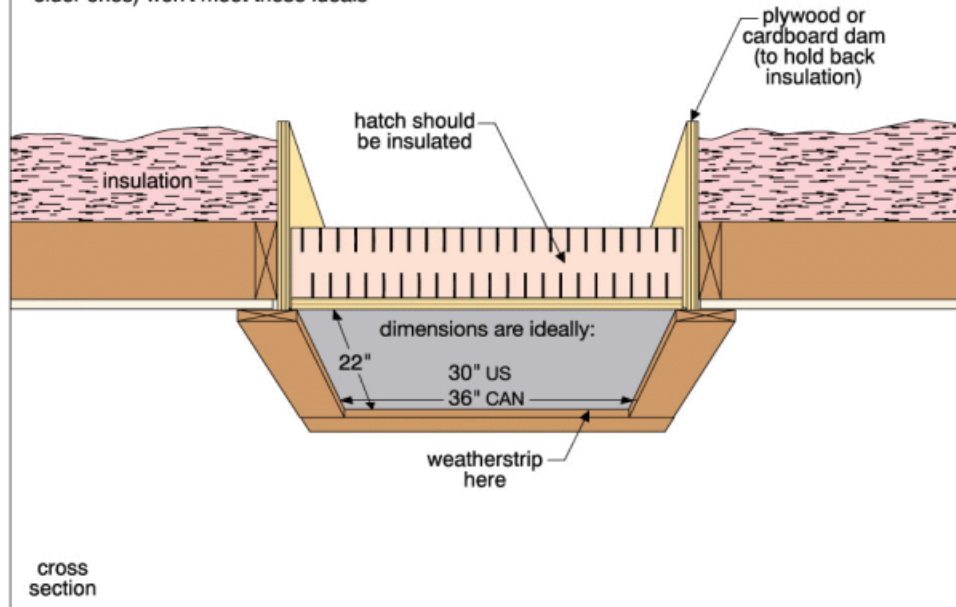
MORE INFO

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Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Condition: • Damaged

Air leakage into attic

Location: Third Floor Closet

Task: Repair / Replace

Time: As Soon As Possible



37. Damaged



38. Damaged

INSULATION AND VENTILATION

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39. *Damaged*

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

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Descriptions

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

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

Main water shut off valve at the: • Basement

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 16 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near laundry area

Observations and Recommendations

WATER HEATER \ Life expectancy

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

Typical life expectancy is 10-15 years. The current unit is 16 years old

Implication(s): No hot water

Location: First Floor

Task: Replace

Time: Less than 2 years

Cost: Rental?

WASTE PLUMBING \ Floor drain

Condition: • Rubber mat obstructing floor drain

Location: Laundry Area

Task: Expose drain

Time: Immediate



40.

FIXTURES AND FAUCETS \ Faucet

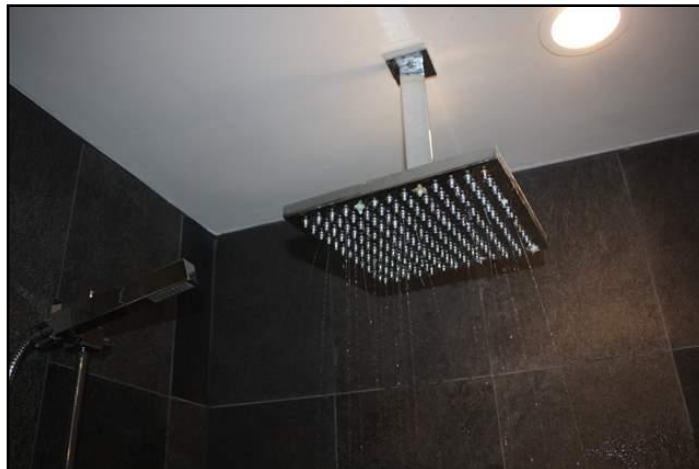
Condition: • Shower head damaged
Calcification.

Implication(s): System inoperative | Reduced water pressure and volume

Location: Third Floor Bathroom

Task: Clean

Time: Regular maintenance



41. Shower head damaged

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

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

Location: First Floor Laundry Area and third floor bathroom

Task: Correct

Time: Prior to first use



42. Slow drains

Condition: • [Overflows missing, leak, rust or inappropriate](#)

No overflow noted at basin. Risk of leak if left unattended.

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

Location: Third Floor Bathroom

Task: For Your Information

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Grout loose, missing or deteriorated](#)

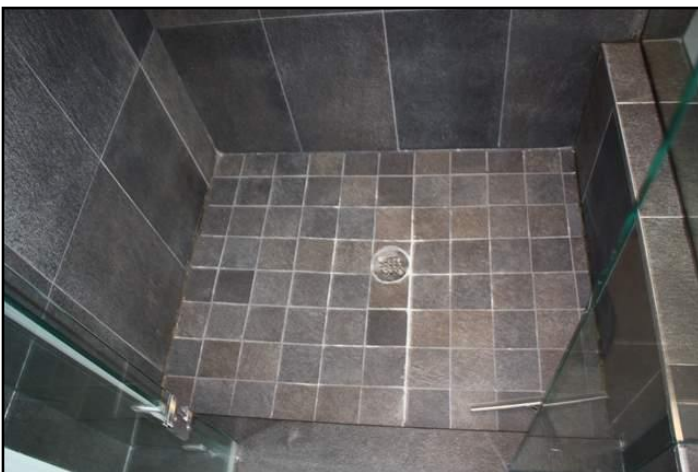
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Third Floor Bathroom

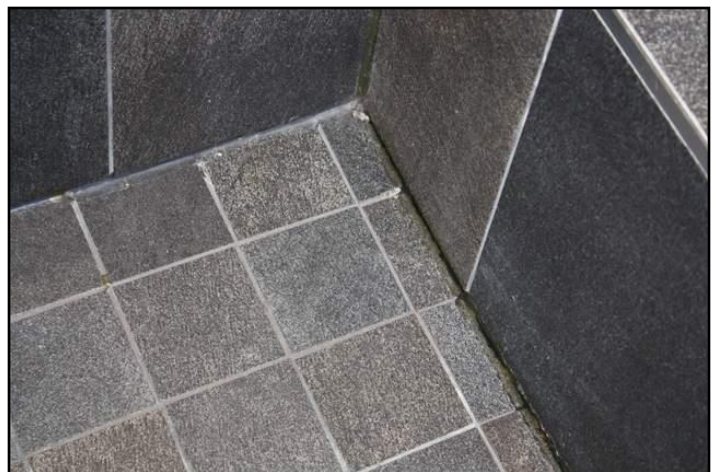
Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



43. Grout loose, missing or deteriorated



44. Grout loose, missing or deteriorated

Condition: • [Entrance problems](#)

The shower door needs adjustment. Does not fully close.

Implication(s): Difficult access

Location: Third Floor Bathroom

Task: Adjust

Time: Prior to first use



45. Entrance problems



46. Entrance problems

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

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

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

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

Glazing: • [Double](#)

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

Observations and Recommendations

RECOMMENDATIONS \ General

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

CEILINGS \ Plaster or drywall

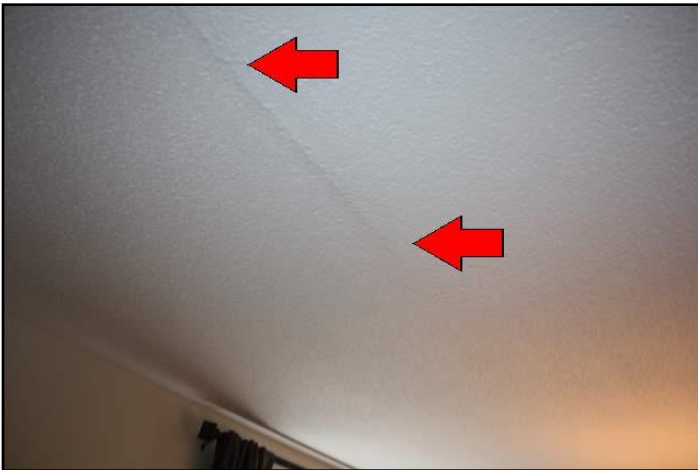
Condition: • [Patched](#)

Area below bathroom. Tested with a moisture meter. Dry at time of inspection.

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

Location: Second Floor

Task: For Your Information



47. Patched



48. Patched

FLOORS \ General notes

Condition: • Typical flaws

Location: First Floor

Task: Repair / Replace

Time: Discretionary

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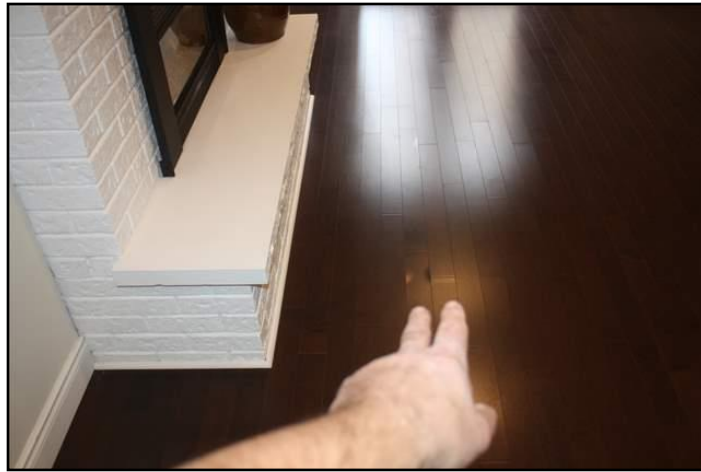
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49. Typical flaws

WINDOWS \ General notes

Condition: • Painted shut

Implication(s): Nuisance | Equipment inoperative

Location: Second Floor

Task: Improve

Time: Prior to first use



50. Painted shut

Condition: • Aging

Varying ages throughout. We observed windows from 1984 and newer windows and door from 2012. The older windows are in serviceable condition. Replacement windows cost roughly \$40 to \$80/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings. We typically recommend immediate replacement only if window leakage or if window does not function.

Location: Various

Task: Upgrade older windows (36 years old)

Time: As Needed / Discretionary

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Cost: Major

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Implication(s): Physical injury

Location: Third Floor Bedroom

Task: Replace

Time: As Soon As Possible

Cost: \$200 - \$400



51. Cracked

WINDOWS \ Sashes

Condition: • [Sash coming apart](#)

Implication(s): Chance of damage to finishes and structure | Glass breaking

Location: Various Third Floor

Task: Repair or replace

Time: Less than 1 year



52. Sash coming apart



53. Sash coming apart

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WINDOWS \ Hardware

Condition: • [Loose](#)

loose or damaged in some areas

Implication(s): Equipment failure

Location: Various

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



54. Loose

DOORS \ Hardware

Condition: • [Broken](#)

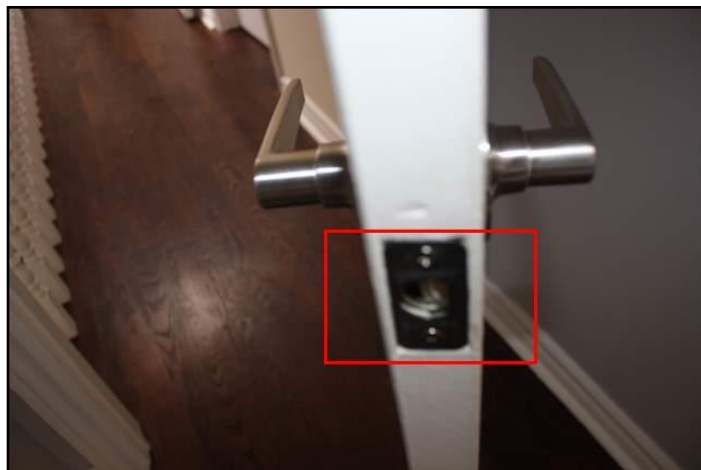
Implication(s): System inoperative or difficult to operate

Location: Third Floor Bedroom

Task: Repair / Replace

Time: Regular maintenance

Cost: Minor



55. Broken

STAIRS \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

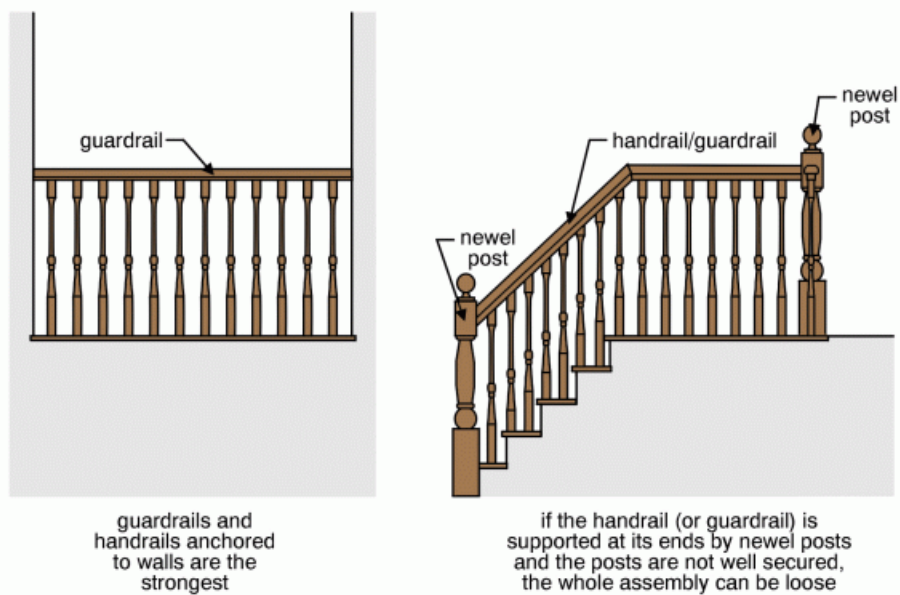
Location: Various hand and guard rails

Task: Improve

Time: As Needed

Cost: Regular maintenance item

Handrail support



56. Loose

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** Basement Leakage 4-step method.

Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Inspection Methods and Limitations

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. • The evaluation of Mold is outside the scope of a home inspection. If the appearance of mold is observed during the normal procedure of the home inspection, it will be noted for further evaluation. If mold is not observed, it does not mean it is not present. It may be in an area that was not observed during the inspection.

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

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Environmental issues including asbestos • Floor coverings • Window coatings and seals between panes of glass

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 99 %

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

Basement leakage: • Cannot predict how often or how badly basement will leak

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General: • [The Inspection Professionals Website](#) • [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](#)

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General: • pictures taken during inspection



57. pictures taken during inspection



58. pictures taken during inspection



59. pictures taken during inspection



60. pictures taken during inspection



61. pictures taken during inspection



62. pictures taken during inspection

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63. pictures taken during inspection



64. pictures taken during inspection



65. pictures taken during inspection



66. pictures taken during inspection



67. pictures taken during inspection



68. pictures taken during inspection

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69. pictures taken during inspection



70. pictures taken during inspection

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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.](#)

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS