



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:  
22 Glenellen Drive East  
Toronto, ON

PREPARED FOR:  
JENNIFER PERCIVAL

INSPECTION DATE:  
Thursday, January 30, 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](mailto:adam@inspectionpros.ca)

# TIP

THE  
INSPECTION  
PROFESSIONALS

January 31, 2020

Dear Jennifer Percival,

RE: Report No. 2604, v.2  
22 Glenellen Drive East  
Toronto, ON

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

The Inspection Professionals (TIP) is a Full-Time Professional, Certified multi-inspector company founded by Adam Hannan. Since 2006, Adam has performed thousands of residential and commercial inspections and has become a respected expert in his field. Adam has a passion for education and has been an inspection instructor teaching at Community Colleges and Universities since 2009.

Adam is a member of the Ontario Association of Home Inspectors and International Association of Certified Home Inspectors.

"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."

-Adam

#### BUYERS -

An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$249. (A minimum savings of \$175)

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

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# SUMMARY

22 Glenellen Drive East, Toronto, ON January 30, 2020

Report No. 2604, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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COOLING

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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>

## Roofing

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

**Condition:** • Aging

Typical Life Expectancy for this type of roof covering is 20 years. The current roof is aging particularly at the rear side. Service annually and plan to replace roof in less than years.

**Location:** Throughout Exterior Roof

**Task:** Inspect annually and replace in less than 3 years.

**Time:** Ongoing

**Cost:** Consult with roofing specialist

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## Structure

### ROOF FRAMING \ Sheathing

**Condition:** • [Water stains](#)

Water stains noted on attic around exhaust duct penetration through roof. Have roofing contractor repair roof flashing around roof vent.

**Implication(s):** Material deterioration

**Location:** Attic

**Task:** Repair

**Time:** As Soon As Possible

**Cost:** MInor - Consult with Roofing contractor

## Electrical

### RECOMMENDATIONS \ Overview

**Condition:** • A few electrical defects were noted during the inspection. We recommend a general clean-up of the electrical system, which may reveal additional conditions. Correcting individual issues typically costs \$75 - \$250

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • Aging

Typical lifespan is 10-15 years. The current interior unit is 10 years old and could not be tested due to low outdoor temperature. Continue to use.

**Location:** Master Bedroom

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$2,000 - and up

## Plumbing

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • [Freezing](#)

The waste line from the bathroom runs through the garage and manifolds into another waste line in the wall out of view. It is uncommon for a waste line to pass through the garage. There is a risk of freezing during sub-zero temperatures. Freezing will cause one or more fixtures to clog. (which has occurred in the past) Also there is a risk of the waste line splitting. Since reconfiguring would be invasive consider insulating entire length of waste line and boxing in. Consult contractor.

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

**Location:** Garage

**Task:** Correct / Improve setup

**Time:** Unpredictable

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## Interior

### WINDOWS \ General

**Condition:** • We noted a mix of older and newer windows ranging from original to newer. At some point soon the older windows should be upgraded for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, 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.

Basement windows are old. Various defects noted with cracked glass and inoperative windows. It appears that single pane sliders were installed on the inside of the basement windows to help prevent draft/air leakage. Other windows in the home vary from 1996 to 2011.

**Location:** Various

**Task:** Upgrade old basement windows

**Time:** As soon as practical

**Cost:** \$10,000 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

The home is considered to face : • South

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

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

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Aging

Typical Life Expectancy for this type of roof covering is 20 years. The current roof is aging particularly at the rear side. Service annually and plan to replace roof in less than years.

**Location:** Throughout Exterior Roof

**Task:** Inspect annually and replace in less than 3 years.

**Time:** Ongoing

**Cost:** Consult with roofing specialist

**Condition:** • Debris/moss

**Implication(s):** Shortened life expectancy of material

**Location:** Rear Exterior Roof

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



1. Debris/moss



2. Debris/moss

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## Inspection Methods and Limitations

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

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

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## Descriptions

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

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

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

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

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Gutters

**Condition:** • Dirty/debris

**Location:** Various Exterior Gutter Guards

**Task:** Clean Gutter guards

**Time:** Regular maintenance

**Cost:** Regular maintenance item



3. example

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Discharge onto roofs](#)

Improvement recommendation. Extend Downspouts to lower gutter to protect lower roof from premature wear.

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

**Location:** Various Exterior Roof

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



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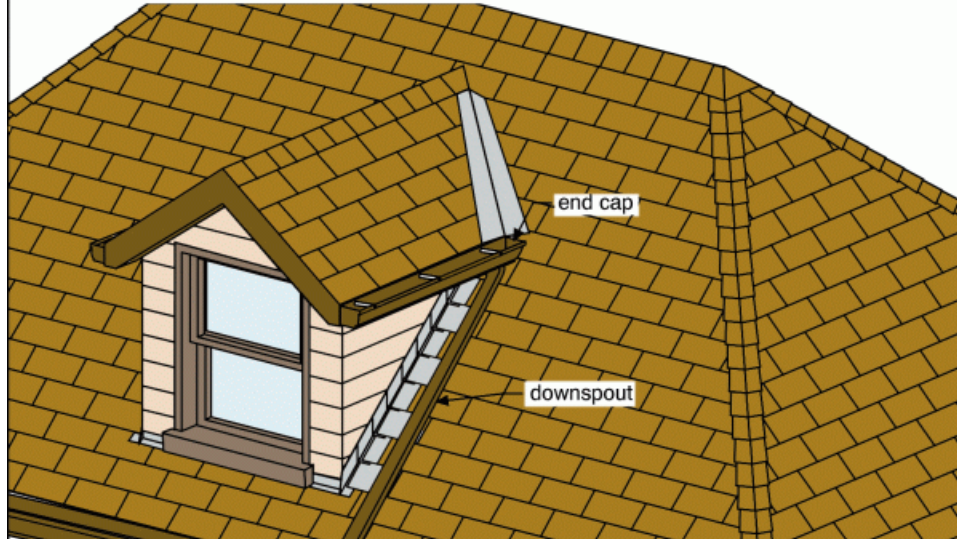
LINKS

MORE INFO

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## Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



4. Example

## 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

**Condition:** • [Spalling](#)

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

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Regular maintenance item

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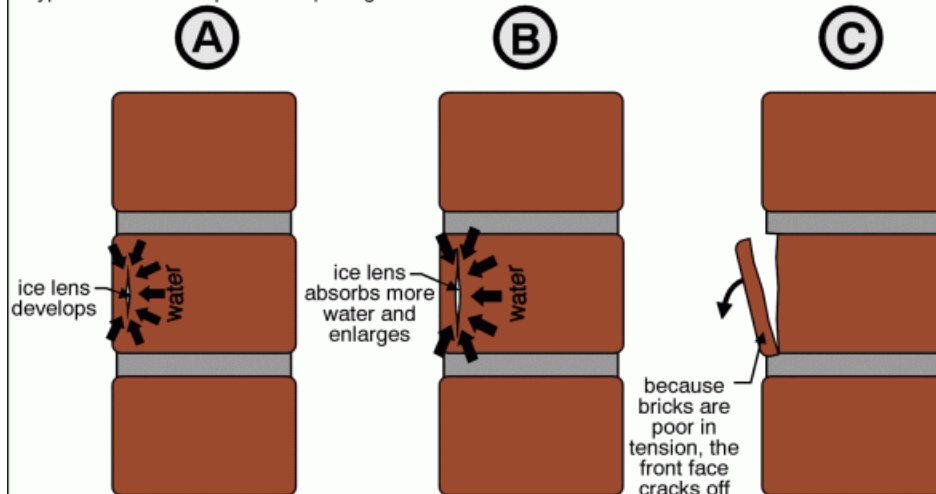
LINKS

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## Freezing water spalls bricks

freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur



note:

cross section

brick spalling is often a problem with bricks that have a tough glazed finish and a soft permeable core



5. Spalling



6. Spalling

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

Some types of brick can be at grade level. Considering the age of the home, the masonry appears in good condition. Continue to monitor. Click blue link to read more information.

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

**Location:** Various Exterior Wall

**Task:** Monitor

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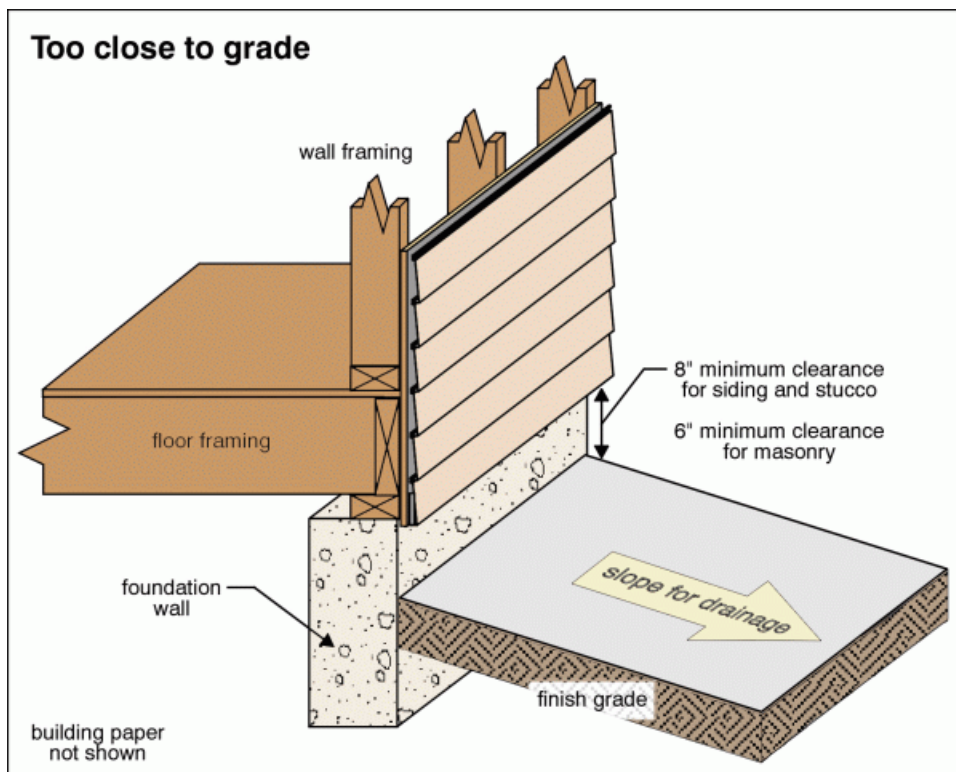
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7. example

## EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Damage](#)

Patch sill crack

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

**Location:** Exterior window sill

**Task:** Repair

**Time:** Regular Maintenance



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8. Damage

## EXTERIOR GLASS/WINDOWS \ Skylight

**Condition:** • Lost seal on double or triple glazing

**Location:** Second Floor Master Bedroom

**Task:** Replace

**Time:** Discretionary

**Cost:** \$500 - and up



9. Lost seal on double or triple glazing

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

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

**Location:** Rear Exterior Staircase

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor

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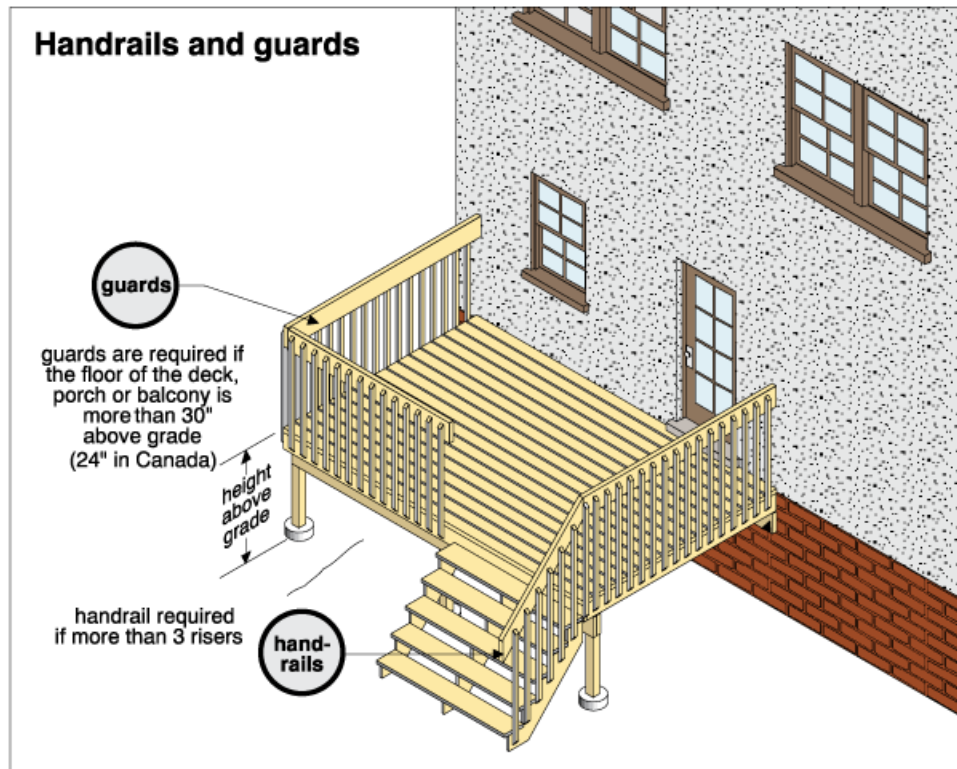
INTERIOR

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## Handrails and guards



10. Missing

### LANDSCAPING \ General

**Condition:** • Lawn retainer leaning/movement.

**Location:** Exterior

**Task:** Improve

**Time:** Regular maintenance / As needed

**Cost:** Consult with landscaper when needed.

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11.

## LANDSCAPING \ Lot grading

**Condition:** • Low Areas.

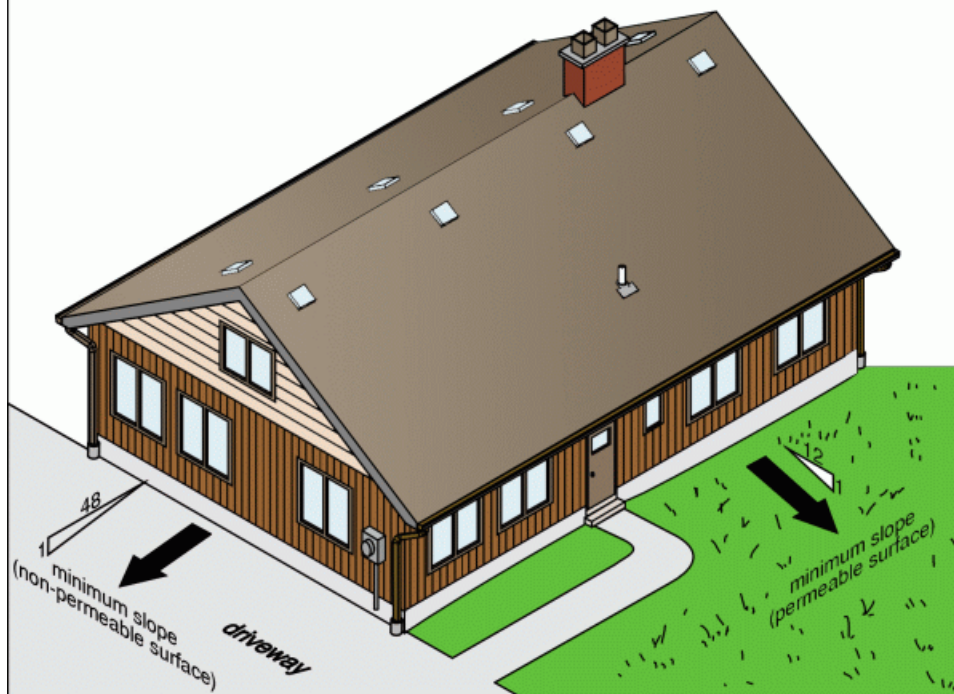
Improve slope/drainage away from home as needed

**Location:** Rear Exterior

**Task:** Monitor / Improve

**Time:** As Needed

### Recommended grading slopes





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12. Low Areas.

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

## LANDSCAPING \ Walkway

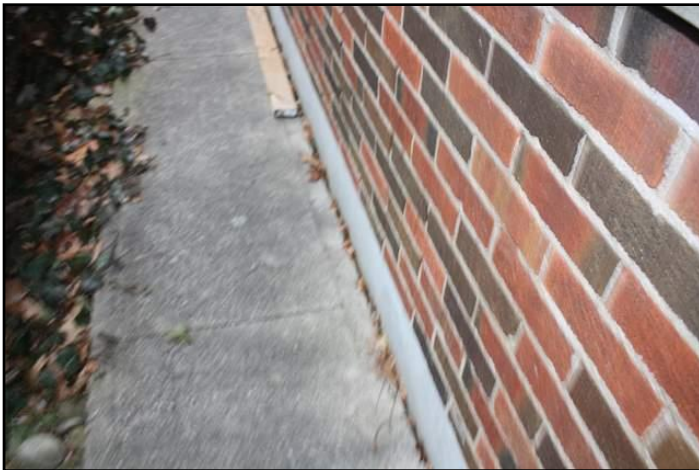
**Condition:** • [Unsealed gap at building](#)

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

**Location:** Right Side Exterior Garage

**Task:** Improve

**Time:** Regular maintenance



13. Unsealed gap at building



14. Unsealed gap at building

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## Inspection Methods and Limitations

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

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

## Descriptions

**Configuration:** • [Basement](#)

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

**Floor construction:** • [Joists](#)

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

**Roof and ceiling framing:** • Rafters

## Observations and Recommendations

### FOUNDATIONS \ General

**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

### ROOF FRAMING \ Sheathing

**Condition:** • [Water stains](#)

Water stains noted on attic around exhaust duct penetration through roof. Have roofing contractor repair roof flashing around roof vent.

**Implication(s):** Material deterioration

**Location:** Attic

**Task:** Repair

**Time:** As Soon As Possible

**Cost:** MInor - Consult with Roofing contractor



15. Water stains

# STRUCTURE

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## Inspection Methods and Limitations

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

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

**Percent of foundation not visible:** • 99 %

## Descriptions

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

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

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

**System grounding material and type:** • [Not visible](#)

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

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

**Auxiliary panel (subpanel) type and location:** • [Breakers - utility room](#)

**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

### RECOMMENDATIONS \ Overview

**Condition:** • A few electrical defects were noted during the inspection. We recommend a general clean-up of the electrical system, which may reveal additional conditions. Correcting individual issues typically costs \$75 - \$250

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

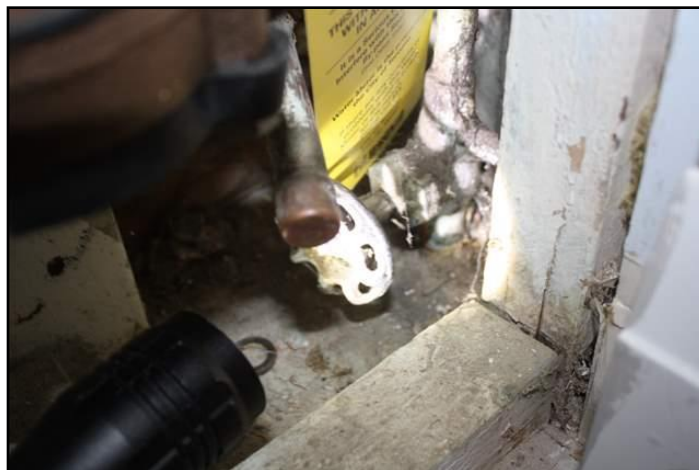
**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Front Basement

**Task:** Further evaluation / Correct

**Time:** Immediate



16. Missing

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

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

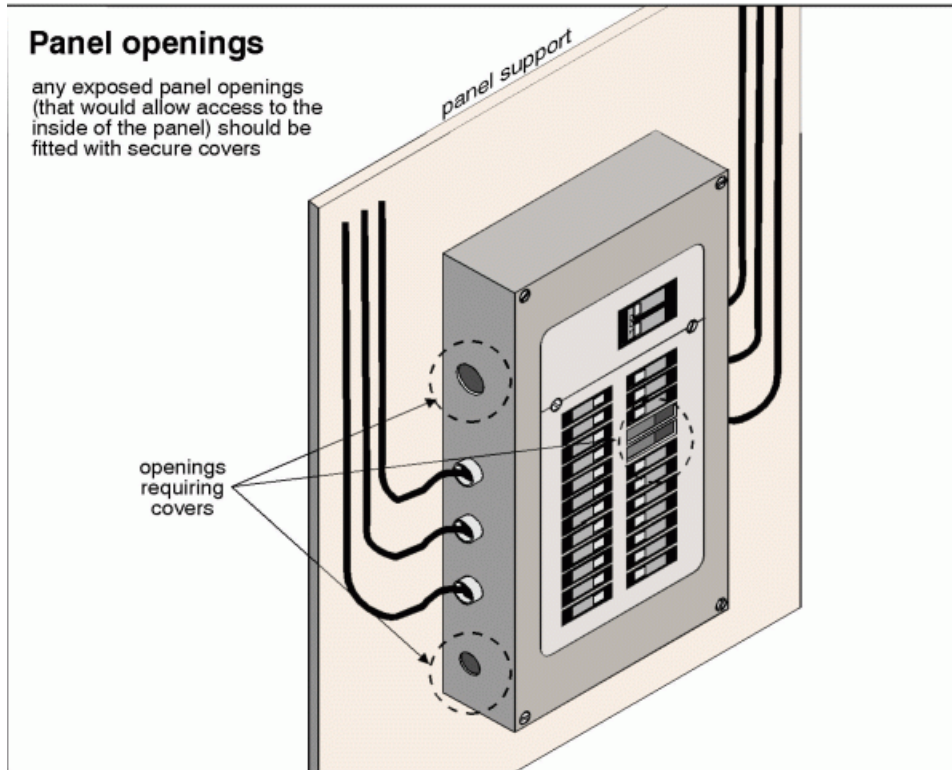
**Implication(s):** Electric shock | Fire hazard

**Location:** Basement boiler room top subpanel

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



17. Openings in panel

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

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

**Location:** Basement Panel



**Task:** Correct

**Time:** Immediate

**Cost:** Less than \$100



18. Openings in panel

**Condition:** • [Double taps](#)

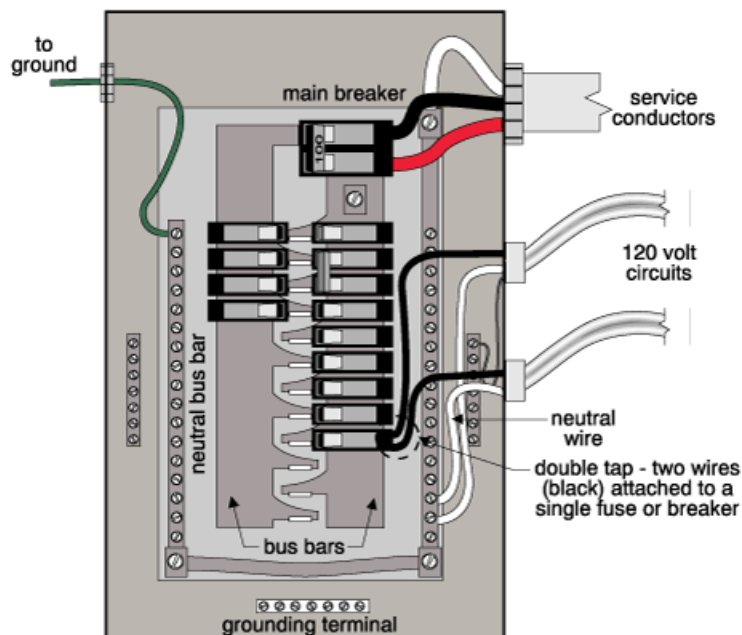
**Implication(s):** Fire hazard

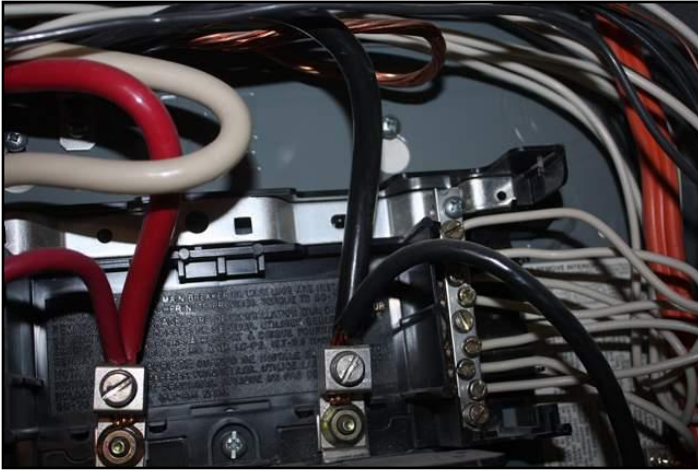
**Location:** Basement boiler room top subpanel

**Task:** Correct

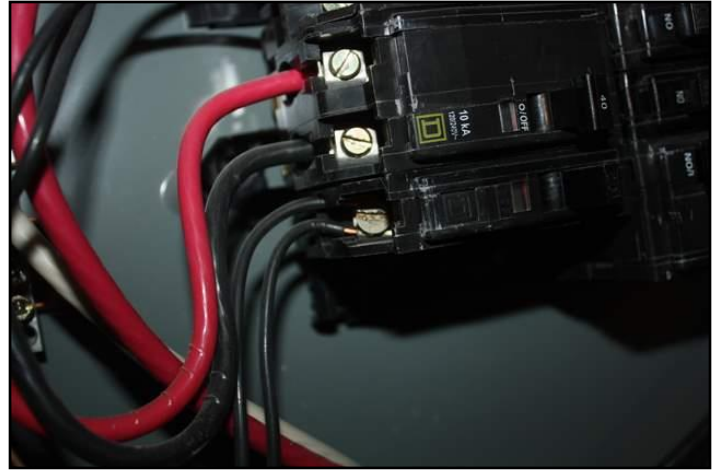
**Time:** Immediate

## Double tapping (double lugging)





19. Double taps



20. Double taps



21. Double taps

## SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • [Fuses or breakers too big](#)

**Implication(s):** Equipment overheating | Fire hazard

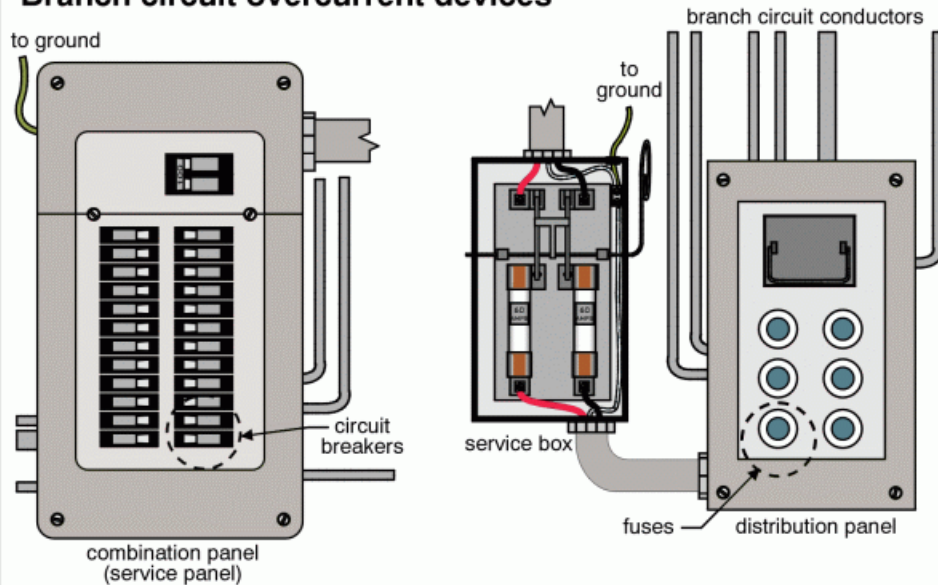
**Location:** Basement Panel

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

## Branch circuit overcurrent devices



overcurrent devices can be circuit breakers or fuses  
check that the overcurrent devices are compatible with  
the branch circuit conductors

## Common household wire and fuse sizes

### 14 AWG copper wire



#### common uses:

most circuits for lighting and  
receptacles, electric baseboard  
heaters

#### typical fuse/breaker size:

15 amps

### 10 AWG copper wire



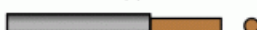
#### common uses:

electric clothes dryers, air  
conditioners, water heaters

#### typical fuse/breaker size:

30 amps

### 12 AWG copper wire



#### common uses:

some receptacles, electric  
baseboard heaters, small air  
conditioners

#### typical fuse/breaker size:

20 amps

### 8 AWG copper wire

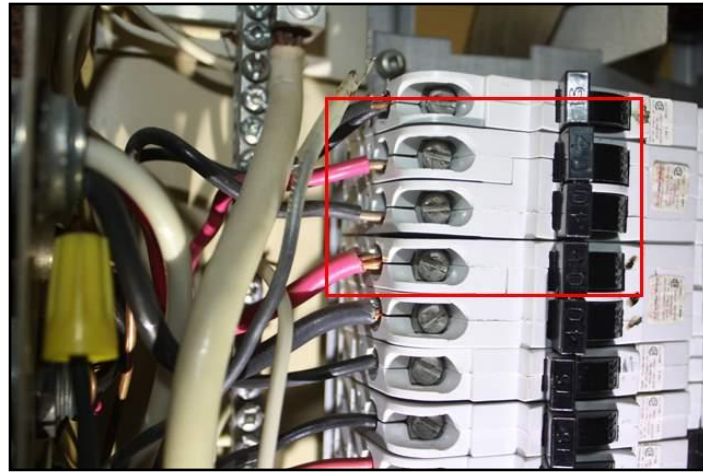


#### common uses:

electric stoves and ovens

#### typical fuse/breaker size:

40 amps



22. breakers too big/wrong size

**Condition:** • [No links for multi-wire circuits](#)

**Implication(s):** Electric shock

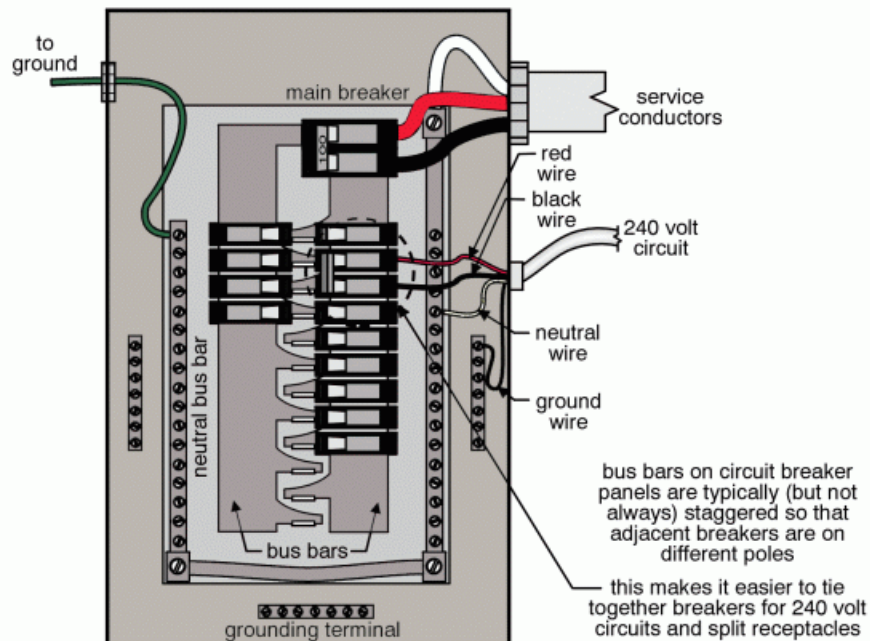
**Location:** Throughout Basement Panel

**Task:** Correct

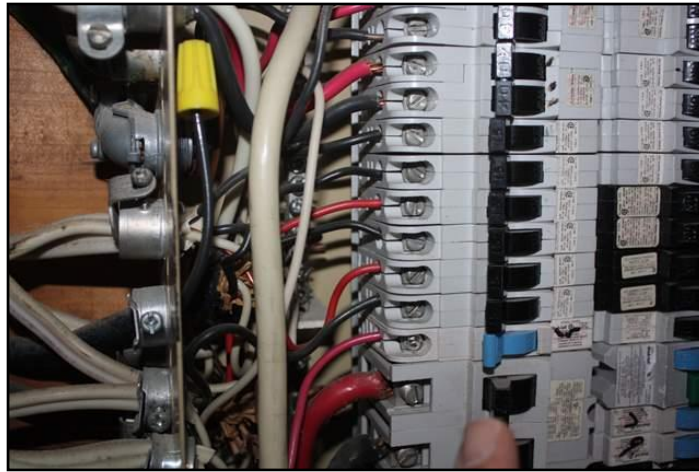
**Time:** Immediate

**Cost:** Minor

## Staggered bus bars on circuit breaker panels







23. No links for multi-wire circuits

**Condition:** • [Double taps](#)

**Implication(s):** Fire hazard

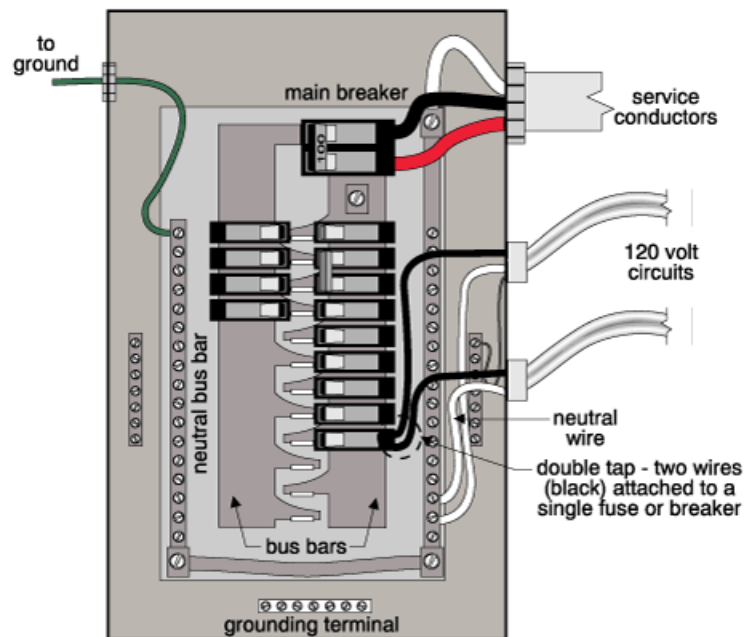
**Location:** Basement Panel

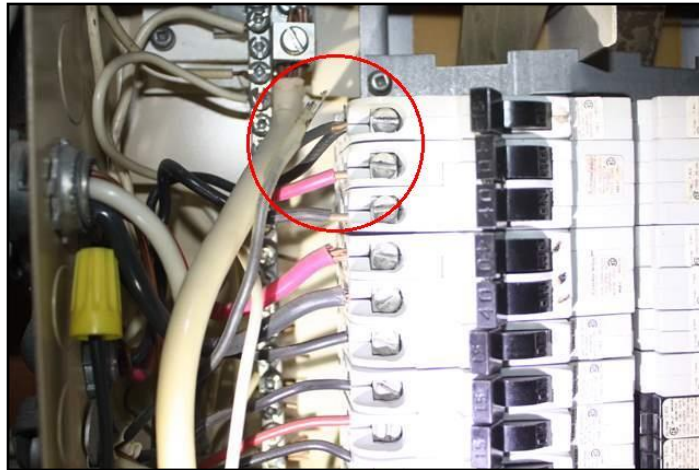
**Task:** Correct

**Time:** Immediate

**Cost:** Minor

## Double tapping (double lugging)





24. Double taps

## DISTRIBUTION SYSTEM \ Wiring - installation

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

General cleanup needed

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

**Location:** Various Basement in areas visible - boiler room

**Task:** Correct

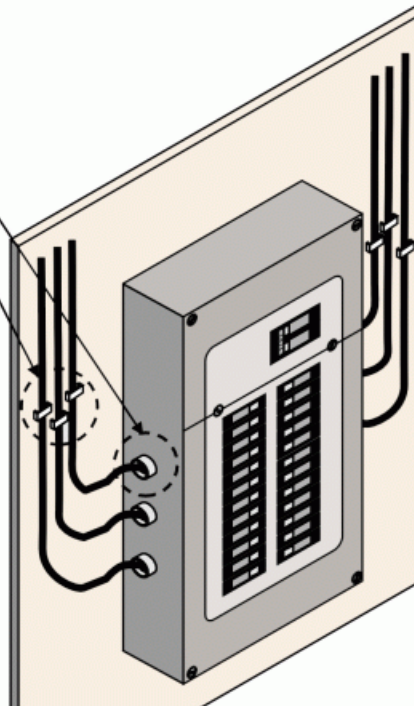
**Time:** As Soon As Possible

**Cost:** Minor

### **Securing wires**

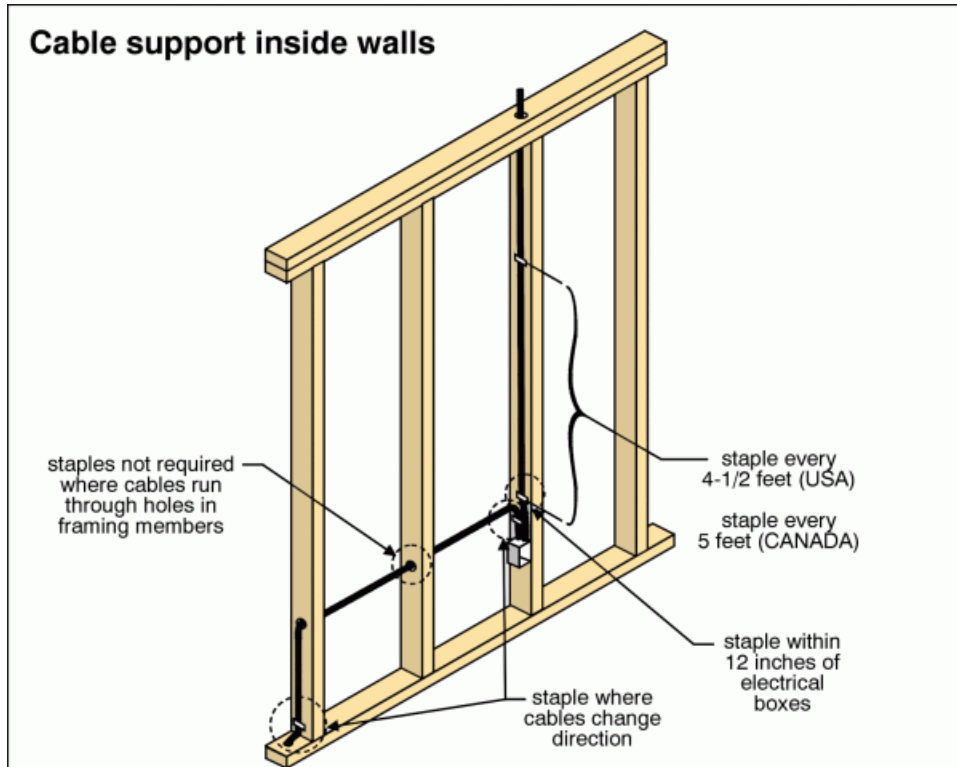
cables should be clamped  
where they enter the panel

they should also be secured  
within 12 inches of the panel





## Cable support inside walls



### Condition: • [Improper color coding](#)

White wire used as hot wire - not marked

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

**Location:** Basement boiler room bottom panel

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



25. Improper color coding

**Condition:** • [Too close to/touching duct, pipe, vent or chimney](#)

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

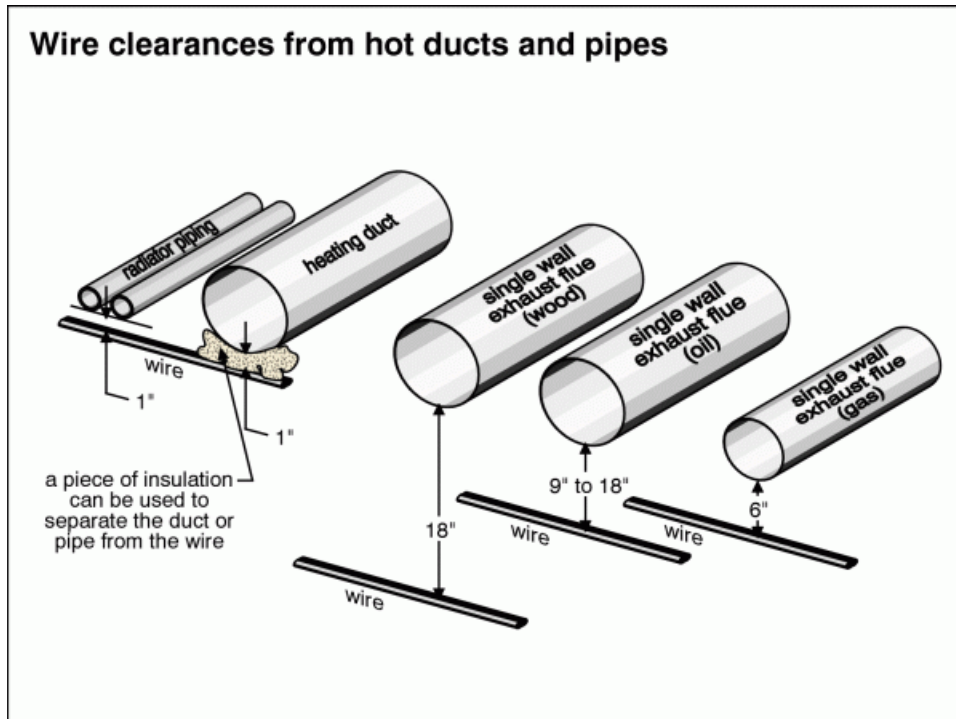
**Location:** Various Basement boiler room

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

## Wire clearances from hot ducts and pipes



## DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**Condition:** • [Exposed on walls or ceilings](#)

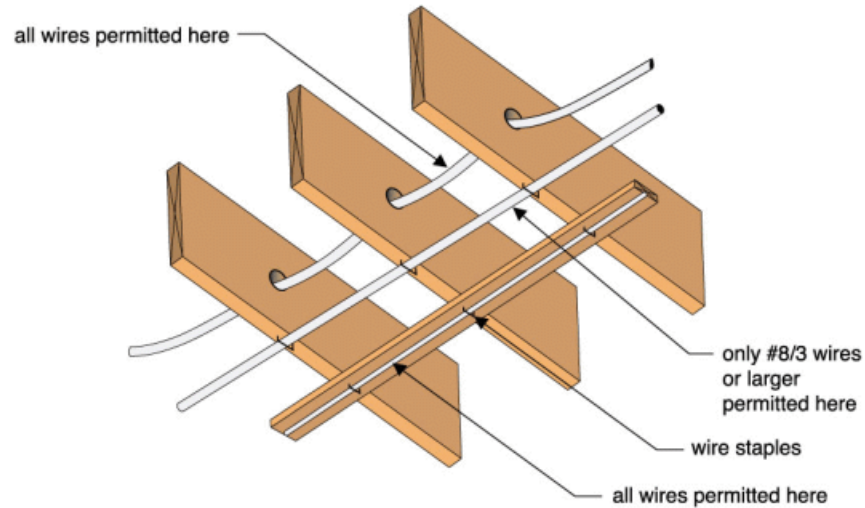
**Implication(s):** Electric shock

**Location:** Basement

**Task:** Correct

**Time:** Immediate

## Wire installations below floors



26. Exposed on walls or ceilings

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

**Implication(s):** Electric shock

**Location:** Master Bathroom

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Lights

**Condition:** • [Loose](#)

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

**Location:** Rear Exterior

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



27. Loose

## 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

# HEATING

22 Glenellen Drive East, Toronto, ON January 30, 2020

Report No. 2604, v.2

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

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## Descriptions

**System type:** • [Boiler](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:**

- [Radiators](#)
- [Baseboards](#)

Master ensuite

**Approximate capacity:** • 140,000 BTU/hr

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [13 years](#)

**Typical life expectancy:** • Boiler (copper tube) 15 to 25 years

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

## Observations and Recommendations

### General

- Service boiler annually

### GAS HOT WATER BOILER \ Gas burners

**Condition:** • [Dirt or soot](#)

**Implication(s):** Equipment not operating properly | Increased heating costs | Reduced comfort

**Location:** Basement Boiler

**Task:** Service

**Time:** Regular maintenance

## 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

22 Glenellen Drive East, Toronto, ON January 30, 2020

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## Descriptions

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

**Cooling capacity:**

• [18,000 BTU/hr](#)

First Floor

• [1 Ton](#)

Master Bedroom

**Compressor approximate age:**

• 8 years

First floor

• 10 years

Master Bedroom

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

## Observations and Recommendations

### General

• In general, air conditioning units have a lifespan of 10-15 years but often last longer with regular servicing.

### AIR CONDITIONING \ Life expectancy

**Condition:** • Aging

Typical lifespan is 10-15 years. The current interior unit is 10 years old and could not be tested due to low outdoor temperature. Continue to use.

**Location:** Master Bedroom

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$2,000 - and up

## Inspection Methods and Limitations

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

**Inspection limited/prevented by:** • Low outdoor temperature

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



# INSULATION AND VENTILATION

22 Glenellen Drive East, Toronto, ON January 30, 2020

Report No. 2604, v.2

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

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## Descriptions

**Attic/roof insulation material:** • [Cellulose](#) • Sprayed foam

**Attic/roof insulation amount/value:**

• [R-40](#)

More than R-40

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

**Attic/roof air/vapor barrier:** • [Plastic](#)

**Attic/roof ventilation:** • [Roof and soffit vents](#) • [Gable vent](#) • [Ridge vent](#)

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

## Inspection Methods and Limitations

**Inspection prevented by no access to:** • Walls, which were spot checked only

**Attic inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Descriptions

**Service piping into building:** • [Not visible](#)

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

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

**Water heater approximate age:** • 2 years

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

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

**Floor drain location:** • Seller also noted that there is a floor drain at the rear basement below the raised floor



28.

**Floor drain location:** • Near laundry area

## Observations and Recommendations

### SUPPLY PLUMBING \ Water service pipe

**Condition:** • FYI - The water service pipe material type was not determined. The pipe was painted white. If you would like to learn the material type from street to house, (copper or lead) consult with the city for more information.

**Location:** Front Basement



29.

## WASTE PLUMBING \ Drain piping - performance

**Condition:** • [Freezing](#)

The waste line from the bathroom runs through the garage and manifolds into another waste line in the wall out of view. It is uncommon for a waste line to pass through the garage. There is a risk of freezing during sub-zero temperatures. Freezing will cause one or more fixtures to clog. (which has occurred in the past) Also there is a risk of the waste line splitting. Since reconfiguring would be invasive consider insulating entire length of waste line and boxing in. Consult contractor.

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

**Location:** Garage

**Task:** Correct / Improve setup

**Time:** Unpredictable



30.



31. risk of freezing

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## Inspection Methods and Limitations

**Items excluded from a building inspection:** • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa

## Descriptions

**Major floor finishes:** • [Hardwood](#) • [Laminate](#)  
**Major wall and ceiling finishes:** • [Plaster/drywall](#)  
**Windows:** • [Fixed](#) • [Casement](#) • [Awning](#)  
**Glazing:** • [Single](#) • [Double](#) • [Primary plus storm](#)  
**Exterior doors - type/material:** • Hinged  
**Evidence of basement leakage:** • Efflorescence

## Observations and Recommendations

### General

- We did not observe any active leakage during our inspection. The seller has encountered leakage in the past (like most of this age) and all issues were re-mediated.
- Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear

### WALLS \ Masonry or concrete

**Condition:** • [Efflorescence](#)

Efflorescence/Water Stains were noted. This is common with concrete block foundations of homes of this age. They may have been present for many years (decades).

**Location:** Various Basement

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

### WINDOWS \ General

**Condition:** • We noted a mix of older and newer windows ranging from original to newer. At some point soon the older windows should be upgraded for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, 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.

Basement windows are old. Various defects noted with cracked glass and inoperative windows. It appears that single pane sliders were installed on the inside of the basement windows to help prevent draft/air leakage. Other windows in the home vary from 1996 to 2011.

**Location:** Various

**Task:** Upgrade old basement windows

**Time:** As soon as practical

**Cost:** \$10,000 and up

### WINDOWS \ Glass (glazing)

**Condition:** • [Cracked](#)

Old basement windows. Many cracks noted. See note in Windows General

**Implication(s):** Physical injury

**Location:** Various Basement

**Task:** Replace

**Time:** As Soon As Possible



# INTERIOR

22 Glenellen Drive East, Toronto, ON January 30, 2020

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



32. Cracked



33. Cracked



34. Cracked



35. Cracked

## CARPENTRY \ Countertops

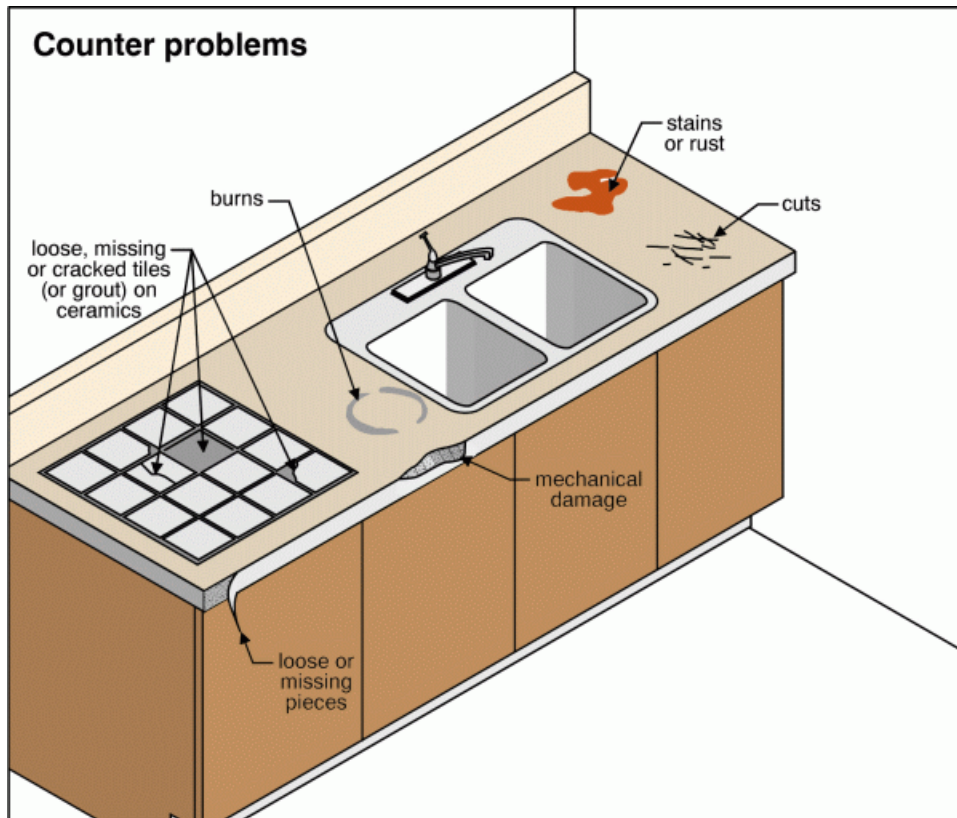
**Condition:** • [Tiles loose, missing, cracked, stained or broken](#)

**Implication(s):** Hygiene issue

**Location:** Kitchen

**Task:** Repair / Replace

**Time:** When remodelling



36. Tiles loose, missing, cracked, stained or...

## STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

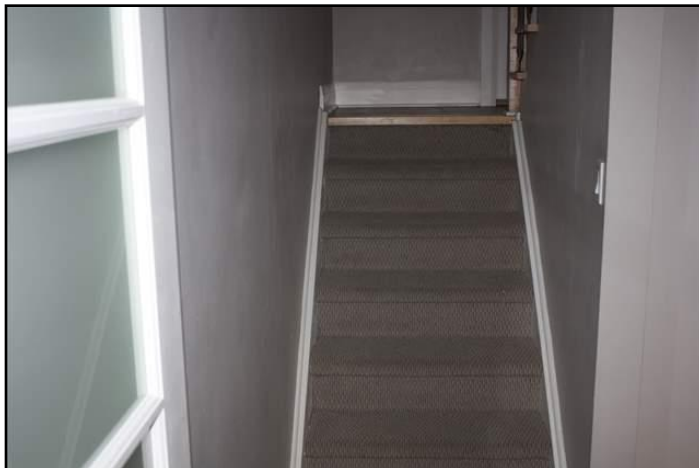
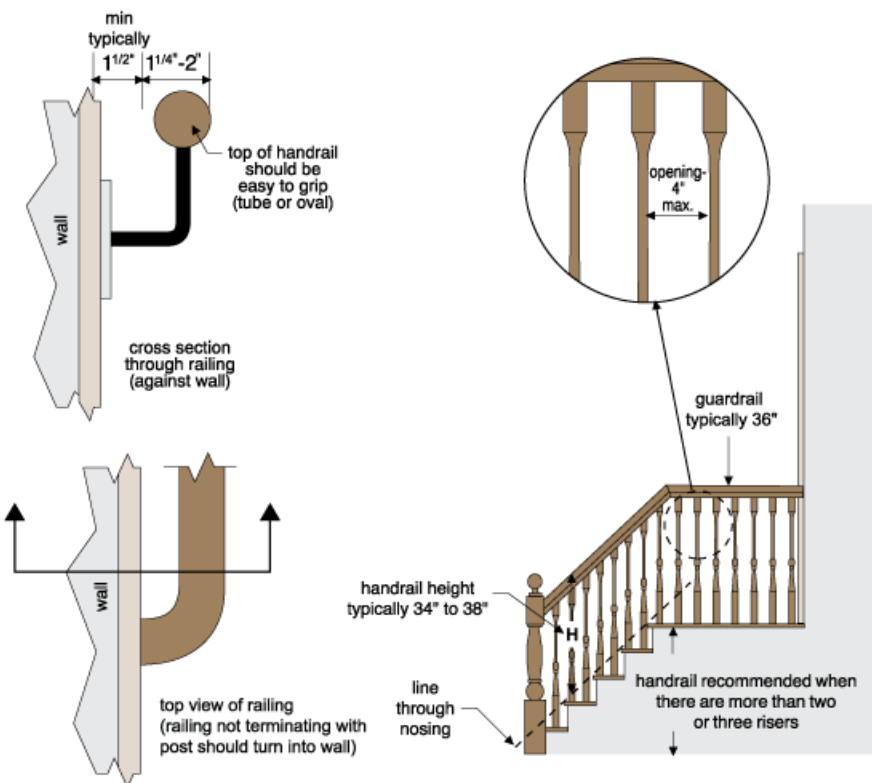
**Location:** Basement Staircase and Master Bedroom

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor

## Handrails and guards



37. Missing



38. Missing

## EXHAUST FANS \ General

Condition: • [Damage](#)

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

Location: Master Bathroom

Task: Replace

**Time:** Less than 1 year

**Cost:** Minor



39. Damage

## 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.

## GARAGE \ Walls and ceilings

**Condition:** • [Not gastight](#)

Seal all openings on ceilings adjacent to house.

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Seal

**Time:** As Soon As Possible

**Cost:** Minor





40. example



41. Example

## POTENTIALLY HAZARDOUS MATERIALS \ General

**Condition:** • Possible asbestos containing materials

Old 9"x 9" resilient floor tiles or the mastic glue may contain asbestos. This type of floor tile is commonly found in older homes. Further evaluation is recommended before removing/disturbing these tiles.

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:** Basement storage area

**Task:** Further evaluation before disturbing / removing



42. Possible asbestos containing materials



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Inspection Methods and Limitations

**General:** • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco ceilings, glue, insulation around heating ducts and registers and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing.

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

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

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

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

**Percent of foundation not visible:** • 99 %

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

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

# LINKS

22 Glenellen Drive East, Toronto, ON January 30, 2020

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

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## Descriptions

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

**General:** • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#)

**General:** • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix.](#) Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.

**General:** • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#)

**General:** • [\(Life Cycles and Costs\)](#)

**General:** • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#)

**General:** • [Common Building Technical Terms Explained](#)

## MORE INFO

22 Glenellen Drive East, Toronto, ON January 30, 2020

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## Descriptions

**GOOD ADVICE FOR ALL HOMEOWNERS:** • The following items apply to all homes and explain how to prevent and correct some common problems.

**Roof Leaks:** • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

**Annual Roof Maintenance:** • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

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

**Maintaining the Exterior of Your Home:** • Regular maintenance includes painting and caulking of all exterior wood.

**Insulation Amounts - Current Standards:** • Attic 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**

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