YOUR INSPECTION REPORT

Inspection, Education, Knowledge. Since 2006.

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
231 Fairview Avenue
Toronto, ON M6P 3A6

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Thursday, February 26, 2026

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

February 27, 2026

Dear Gillian Ritchie,

RE: Report No. 9054
231 Fairview Avenue
Toronto, ON
M6P 3A6

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a 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 Certified Master Inspector and member of the International Association of Certified Home Inspectors (CPI # NACHI07020704)
"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 important component of the home inspection process. To more thoroughly familiarize yourself with the property and our findings, we recommend booking an Onsite Review by calling (416) 725-5568. Once the Onsite Review has been completed, the inspection report will be transferred to the buyer.
The fee for this service is $295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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HIGHLIGHTS:

This well-built century solid masonry semi-detached home is in very good condition overall compared to homes of similar age and style. No significant structural performance-related concerns were observed at the time of inspection.
The electrical service is 100 amps with substantially upgraded copper wiring throughout.
The roof coverings are reported to have been replaced in phases, including 2016 and more recent sections.
The majority of the windows are double-pane energy-efficient units.
The heating system incorporates an integrated combination system consisting of a tankless boiler with indirect water heater and radiators.
The basement has been professionally finished. Both the exterior and interior of the home appear well maintained overall.
As is typical for homes of this age, there is a mix of newer and older systems and components.

IMPORTANT NOTES ABOUT THIS REPORT
This summary outlines some of the potentially significant issues that may require short-term attention due to cost, safety, or performance concerns. This section is provided as a courtesy only and is not a substitute for reading the entire report. Please review the full report in detail.

It is not possible for a home inspector to predict the future. We recommend budgeting between 0.5% to 1% of the home's value annually for unforeseen repairs and maintenance. This applies to any property you may consider.
Things will wear out, break down, and fail without warning. This is a normal part of home ownership.

This inspection was performed in accordance with the most recent CAHPI Standards of Practice.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS.
NOTE: THE TERM 'MINOR' GENERALLY REFERS TO COSTS UNDER $1000.
NOTE: FOR DIRECTIONAL PURPOSES, "FRONT" OF HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE OUTSIDE.

During a home inspection, we evaluate all visible systems and components. Hundreds of potential minor issues exist in every home old or new. This inspection is not a technical audit. (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.
For clarity, major issues generally fall into four categories:

1) OBSERVABLE STRUCTURAL DEFECTS
2) OBSERVABLE WATER LEAKAGE OR DAMAGE -- Roofing, Plumbing, and Basement.
3) OBSERVABLE ELECTRICAL DEFECTS
4) LIFESPAN SYSTEMS -- Roof Covering, Heating, Cooling, Windows

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) named on this report. No liability is assumed for third parties reviewing this report. An onsite review must be arranged if you are a buyer, including signature on our inspection agreement. By relying on this report without our onsite review, you agree to waive all rights.

For approximate cost guidance on common home components, click here:
http://www.inspectionlibrary.com/costs.htm

Cooling & Heat Pump

HEAT PUMP \ Life expectancy

Condition: • Near end of life expectancy

Typical Life Expectancy for these types of units are 10-15 years but can often last longer with regular servicing. The current units are 12 years old.

Cooling mode could not be tested due to low outdoor temperature.

Location: Throughout

Task: Replace

Time: When necessary / Unpredictable

Cost: $4000 and up each unit

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 home inspection. These may have to be adjusted based on the findings of specialists.

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

Descriptions

Sloped roofing material:

• Asphalt shingles

1. *Asphalt shingles*

Flat roofing material:

• Modified bitumen membrane

2. *Roof view*

Approximate age: • Approximately 10 years old. Portions replaced at various stages since 2016.

Typical life expectancy: • 15-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Roofing issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes.

RECOMMENDATIONS \ Overview

Condition: • Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof.
Location: Exterior Roof

Task: Inspect annually
Time: Ongoing

Condition: • Snow on roof limited/restricted inspection. Inspect roof when accessible once snow and ice have cleared.
Location: Various roof

FLAT ROOF FLASHINGS \ Wear or damage
Condition: • Damage, loose, bent
Location: Front Right Exterior
Task: Repair
Time: Less than 6 months
Cost: Minor

3. *Damage, loose, bent*

Inspection Methods and Limitations

General and Best Practices: • 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 • • Roof replacement best practices - Strip Roof Covering when replacing. When replacing a roof covering, it is best practice to remove the old layer before installing the new one. While adding a new layer over the existing roof is sometimes done to reduce costs, it can conceal damaged roof boards, flashings, or other components. Installing a third layer is not recommended. Hidden defects are often only discovered during the tear-off process.

Inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • With a drone

Age determined by: • Reported by seller

Descriptions

General: • The exterior of the home is in good condition overall

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building • Flat • Not determined due to snow

Wall surfaces - masonry: • Brick

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Exterior issues noted have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, moisture intrusion, personal safety, shortened life expectancy of materials, and material deterioration

ROOF DRAINAGE \ Gutters

Condition: • Missing

No gutter is installed along the right side roof overhang. Shingles extend beyond the roof edge and are beginning to sag at the eave. Installation of a gutter is recommended to improve roof edge support and control roof runoff.

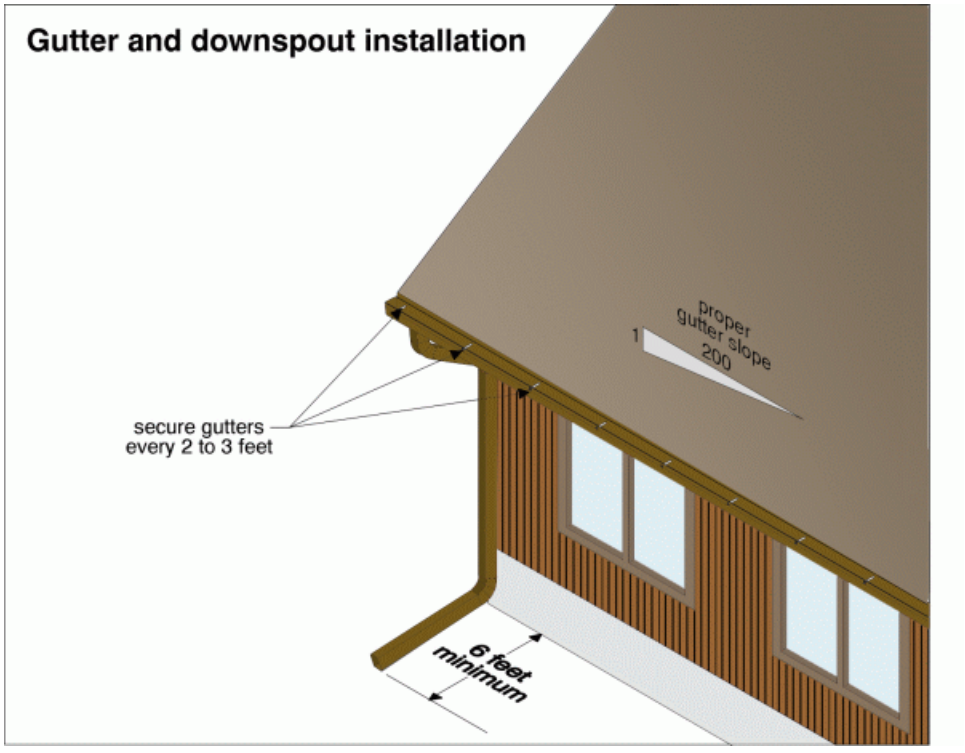
Implication(s): Chance of water damage to structure, finishes and contents

Location: Throughout Right Side Exterior

Task: Provide gutters

Time: As soon as practical

Cost: $10-$15 per linear foot



4. *Missing example*

WALLS \ Flashings and caulking
Condition: • FOR ALL HOMES - Caulking around windows, doors, and wall penetrations should be inspected regularly and improved as needed to prevent moisture entry and air leakage.

WALLS \ Masonry (brick, stone) and concrete
Condition: • Parging damaged or missing
Location: Right Exterior
Task: Repair
Time: Regular maintenance
Cost: Minor

5. *Parging damaged*

Condition: • FOR ALL HOMES - 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

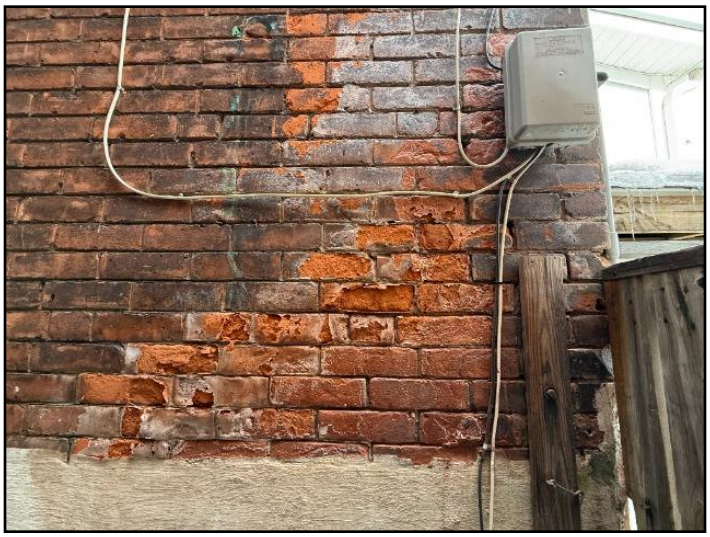
Condition: • Masonry and/or mortar deterioration

Tuckpoint / Repoint mortar and patch/repair spalled masonry. This is typical maintenance for a home of this age.

Location: Various Exterior

Task: Repair

Time: Ongoing Regular maintenance



6. *one example of spalling*

WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Clogged or Obstructed

Implication(s): Reduced performance | Fire hazard

Location: Rear Exterior

Task: Clean

Time: Ongoing Regular maintenance

7. *Clogged or Obstructed*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • Slight sag observed

A slight unevenness was observed along the front porch roof edge. This may be related to trim or metal capping alignment. No active distress or cracking was noted at the time of inspection. Recommend monitoring for changes.

Location: Front Exterior Porch Roof

Task: Monitor for movement or activity

Time: Ongoing

8.

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

Condition: • Inspect when snow melts. Improve as needed.

LANDSCAPING \ Lot grading

Condition: • When the snow melts, ensure that the grading around the home is promoting drainage of water away from the home.

Condition: • FOR ALL HOMES - During rainfall, walk the perimeter of the home to observe whether any areas allow water to drain toward the foundation. Improve grading in those areas as needed to promote proper drainage away from the structure.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor exterior deficiencies and upkeep items noted during the inspection. These are common for the age of the home and should be addressed through routine maintenance to reduce risk of deterioration or moisture intrusion:

• Step rise too high / not uniform - front top step - Improve as needed.

• Broken concrete block - Garage near doorway - Repair as needed.

Location: Various Exterior

Task: Repair or Replace or Improve or Monitor

Time: Regular maintenance / Routine upkeep

9. *Garage block damage example*

Inspection Methods and Limitations

Inspection limited/prevented by:
• Storage in garage
• Inaccessible wall
shed at rear wall
• Snow / ice / frost

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Descriptions

General: • No significant structural performance issues were observed in visible areas.

Configuration: • Basement

Foundation material: • Foundation is concealed by cement parging at the exterior and finished surfaces at the interior. Homes built during this era were typically constructed with stone foundations, though concrete block or brick may also have been used. Exact foundation type could not be confirmed due to limited visibility.

Floor construction: • Joists

Exterior wall construction: • Masonry

Roof and ceiling framing: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Structure issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, weakened structure, chance of structural movement, and personal safety

FOUNDATIONS \ General notes

Condition: • Typical Minor Cracks - Block, Brick, Stone

Almost all houses with concrete block, brick or stone foundations have minor settlement and/or cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

Implication(s): Damage to contents, finishes and/or structure / Nuisance

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary

FLOORS \ Joists

Condition: • Prior repairs

Prior joist repairs were observed. This may include sistered joists and localized reinforcement. These types of repairs are commonly found in older homes and are often installed to address historic damage, sagging, settlement, or deflection over time.

The adequacy and effectiveness of past structural repairs are outside the scope of a home inspection.

Location: Various as observed at basement boiler room

Task: For Your Information

Inspection Methods and Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components.

Attic/roof space:

• No access

Flat roof therefore no attic access.

Percent of foundation not visible: • 95 %

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

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS • The Electrical system has been updated and is in good condition overall.

Service entrance cable and location: • Overhead copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location:

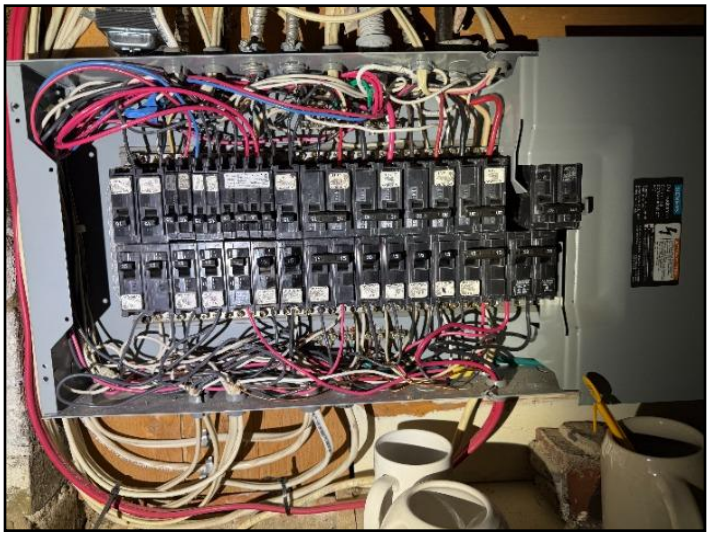
• Fuses - basement

10. *Fuses - basement*

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

• Breakers - basement



11. *Breakers - basement*

Distribution panel rating: • 125 Amps

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - upgraded

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

Smoke alarms (detectors): • Present

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • ALL ELECTRICAL recommendations are safety-related. POTENTIAL worst-case implications include fire and shock hazards. Treat them as high-priority items and assume the time frame is Immediate / As soon as possible unless otherwise noted.

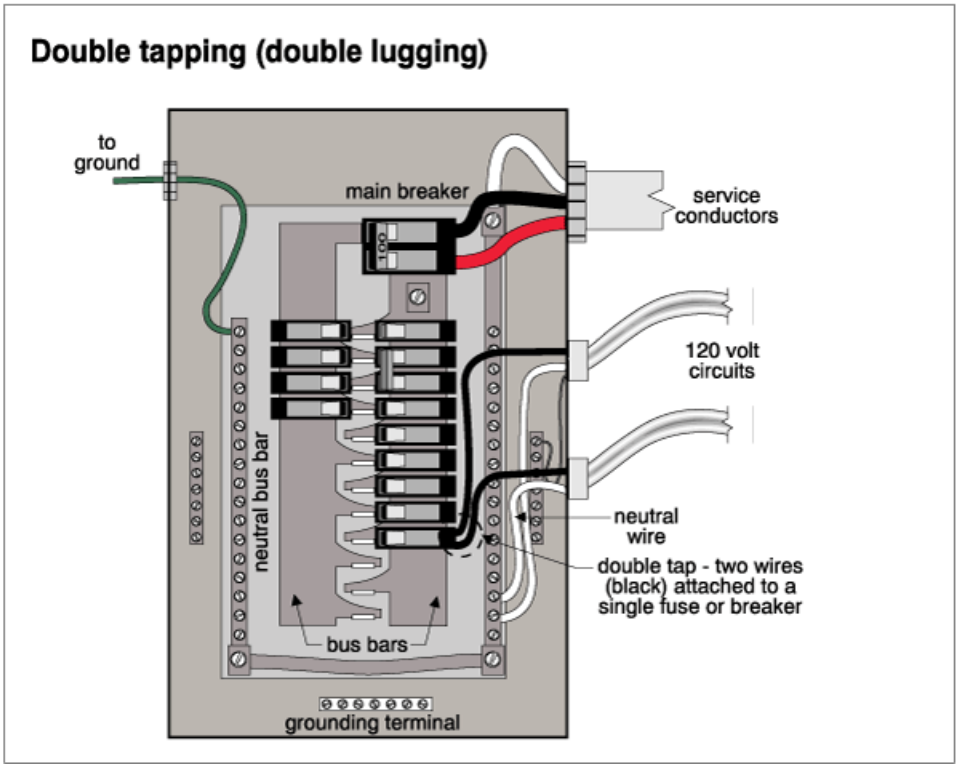
SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

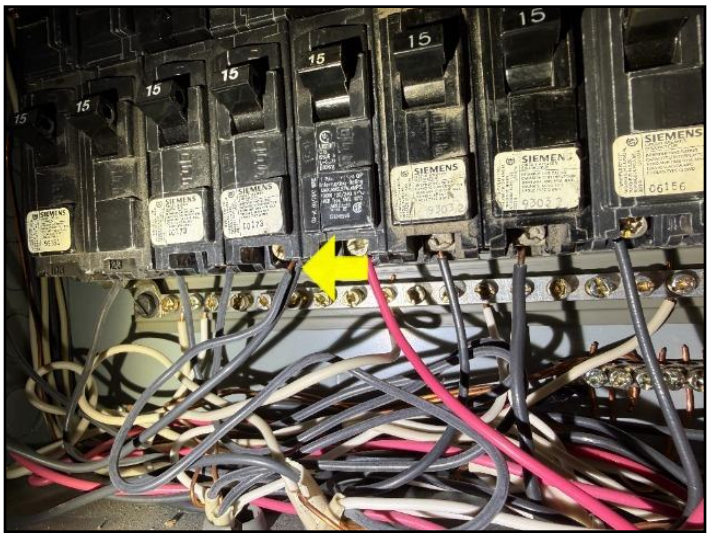
Condition: • Mast or Conduit clamp fastener loose or missing
Location: Right Side Exterior
Task: Secure to wall
Time: Less than 1 year
Cost: Minor

12. *Mast or Conduit clamp fastener loose or...*

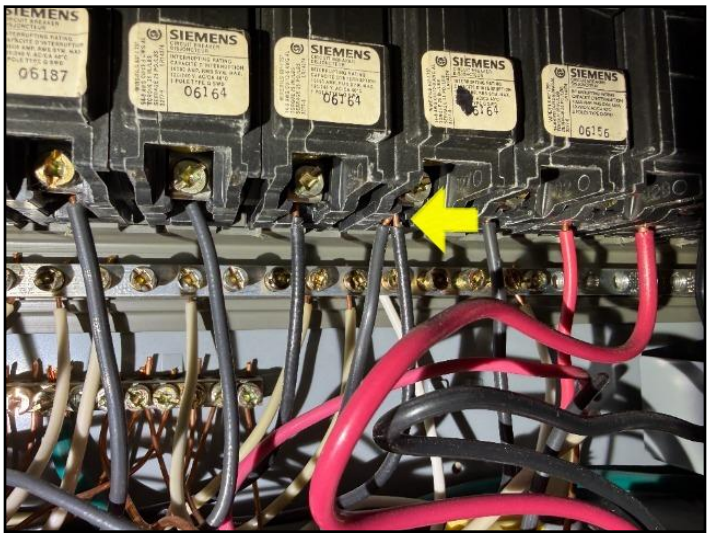
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Double taps
Implication(s): Fire hazard
Location: Various Basement Panel
Task: Correct
Time: As Soon As Possible
Cost: Minor



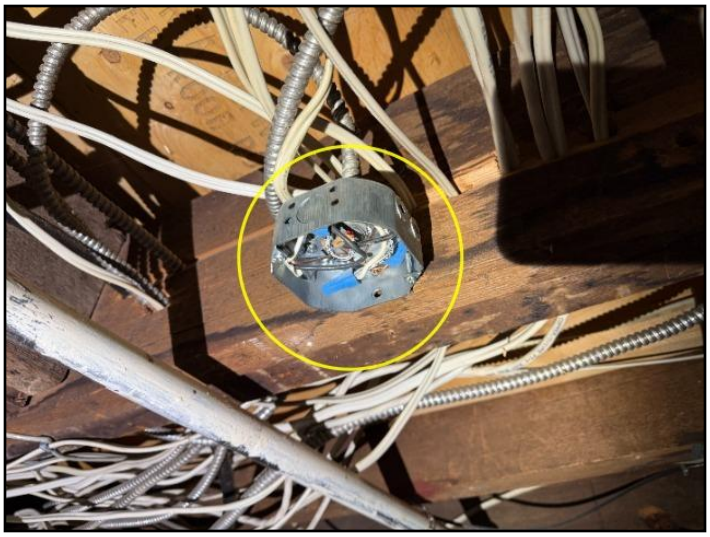


13. *Double taps*



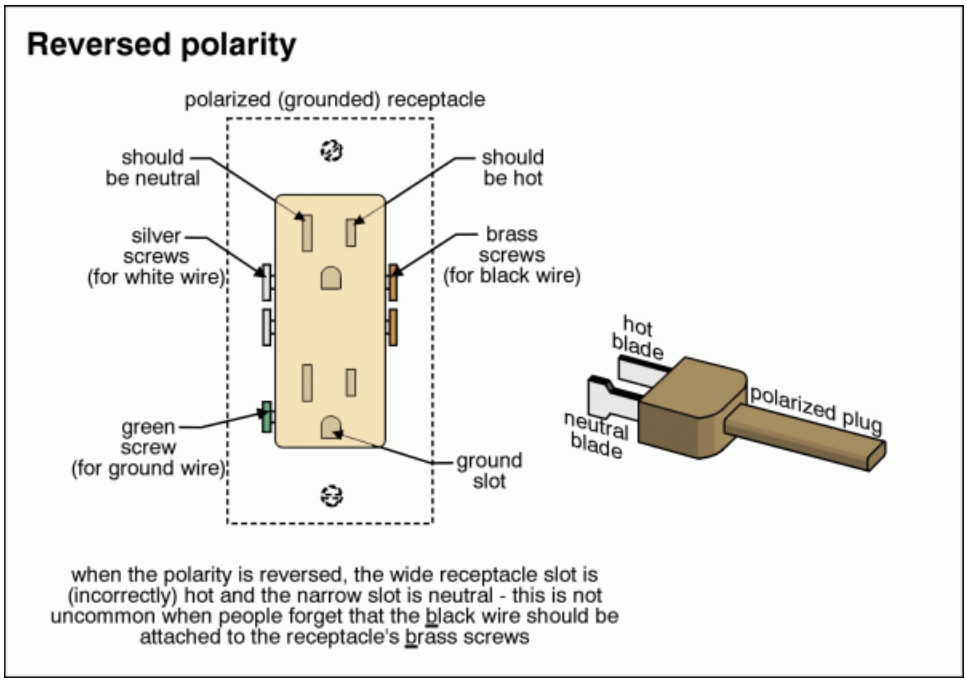
14. *Double taps*

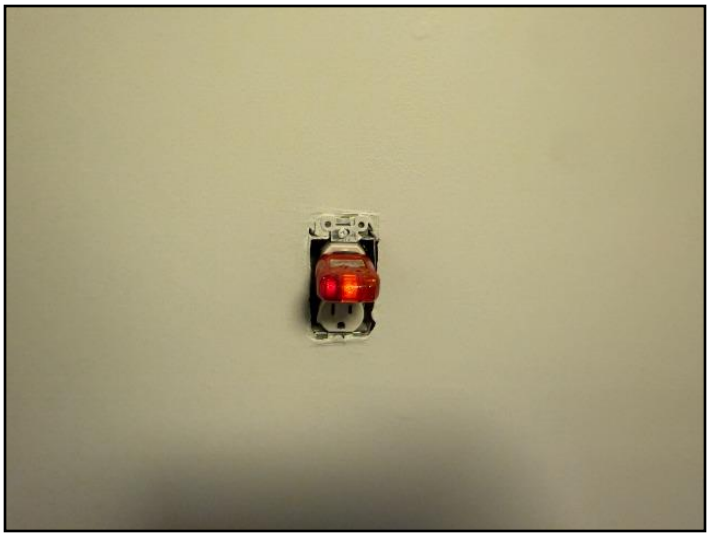
DISTRIBUTION SYSTEM \ Junction boxes
Condition: • Cover missing
Location: Boiler room
Task: Provide Cover
Time: As Soon As Possible
Cost: Minor



15. *Cover missing*

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Reversed polarity
Implication(s): Electric shock
Location: Rear Basement
Task: Correct
Time: As Soon As Possible
Cost: Minor





16. *Reversed polarity*

DISTRIBUTION SYSTEM \ Lights

Condition: • Damage

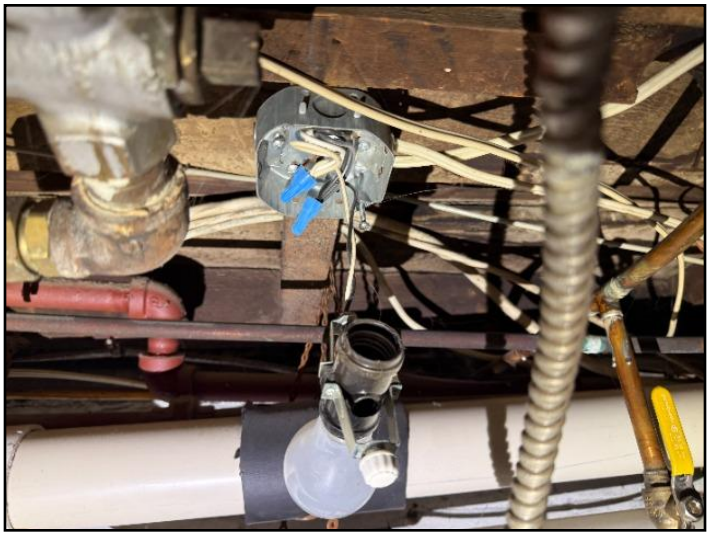
Implication(s): Electric shock | Fire hazard

Location: Various Boiler room / area

Task: Repair / Replace

Time: As Soon As Possible

Cost: Minor



17. *Damage*

18. *Damage*

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • General safety reminder for ALL homes -
Smoke and carbon monoxide (CO) detectors should be installed on every floor level. Smoke detectors should be located near all sleeping areas, and CO detectors should be present near fuel-burning appliances, fireplaces, or attached garages.

These devices are not tested during the home inspection. Regardless of visible condition, detectors should be tested regularly and replaced every 10 years. If the age is unknown, replacement is recommended as a precaution. Batteries should be changed annually.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Electrical maintenance items noted below are generally straightforward to address but should still be treated as safety-related. These types of issues are common in many homes and may be corrected as part of routine electrical maintenance:
• Handle tie was not observed on paired breakers that may serve multi-wire branch circuits - Basement panel - A licensed electrician should confirm the circuit configuration and install handle tie where required.
• Cover plates missing - Various outlets and switches - Provide cover plates
Implication(s): Fire and/or shock hazards
Location: Various
Task: Correct
Time: As soon as possible
Cost: Regular maintenance

Inspection Methods and Limitations

System ground: • Quality of ground not determined

Descriptions

Heating system type:

• Boiler

• Integrated (Combination) system

COMBINATION HEATING SYSTEM - THE WATER BOILER (TANKLESS WATER HEATER) HEATS BOTH THE POTABLE WATER (WORKING IN CONJUCTION WITH HOLDING TANK) AND HEATING SYSTEM TO RADS.

Fuel/energy source: • Gas

Heat distribution: • Radiators

Approximate capacity:

• 110,000 BTU/hr

Boiler

Efficiency: • High-efficiency

Approximate age: • 12 years

Typical life expectancy: • Integrated (Combination) system using boiler - 10 to 20 years

Main fuel shut off at: • Meter

Fireplace/stove: • Decorative only • Non-functional

Observations and Recommendations

GAS HOT WATER BOILER \ General

Condition: • Service Boiler

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

Task: Service annually

Time: Ongoing

Inspection Methods and Limitations

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

Zone, boiler and radiator valves: • Not tested as part of a building inspection

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

Heat exchanger: • Not visible

Descriptions

Heat pump type:

• Air source

• Ductless (Mini split) system

The property is equipped with a multi-split air conditioning system, featuring one outdoor compressor connected to three indoor heads. This setup allows for individualized temperature control in different rooms.

Cooling capacity: • Cooling capacity:

24,000 BTU/hr exterior unit

Interior heads:

Three total - two at 12,000 BTU/hr and one at 9,000 BTU/hr

Compressor approximate age: • 12 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

HEAT PUMP \ Life expectancy

Condition: • Near end of life expectancy

Typical Life Expectancy for these types of units are 10-15 years but can often last longer with regular servicing. The current units are 12 years old.

Cooling mode could not be tested due to low outdoor temperature.

Location: Throughout

Task: Replace

Time: When necessary / Unpredictable

Cost: $4000 and up each unit

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F

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

Descriptions

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • Not visible

Attic/roof air/vapor barrier: • Not visible

Attic/roof ventilation: • Roof vent

Foundation wall insulation material: • Not visible

Foundation wall insulation amount/value: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Roof space • Walls, which were spot checked only

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

• Main water shut off valve - Basement

19. *Main water shut off valve - Basement*

Water flow and pressure: • Functional

Water heater type: • Combination system • Tankless/On demand

Water heater fuel/energy source: • Gas

Water heater tank capacity:

• 40 US gallons

For the indirect water tank

• Tankless / Instantaneous

Water heater approximate age: • 12 years

Water heater typical life expectancy: • 10 to 20 years

Waste and vent piping in building: • Plastic

Floor drain location: • Boiler Room

Observations and Recommendations

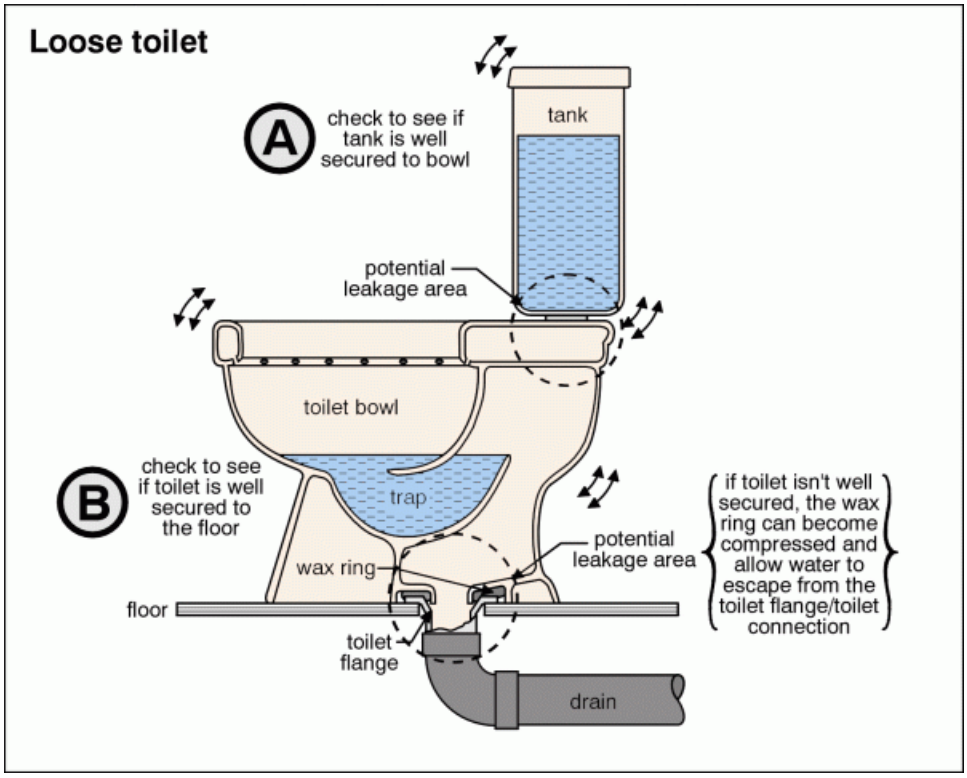
RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure, no hot or cold water, leakage, possible hidden damage, difficult to service, sewage entering building, health hazards.

Condition: • Grout and Caulking should be checked regularly and maintained to ensure water tight seal in bathtub and shower areas.
Location: Throughout Bathrooms
Task: Improve
Time: Ongoing regular mainenance

WATER HEATER \ Combination heating system
Condition: • Aging
Integrated combination system consisting of tankless boiler and indirect water heater tank providing domestic hot water and hydronic heating. Typical service life for these systems is approximately 10-20 years depending on maintenance and operating conditions. The unit is approximately 12 years old.
Location: Boiler room
Task: Replace
Time: When necessary / Unpredictable
Cost: $8000 and up

FIXTURES AND FAUCETS \ Toilet
Condition: • Loose
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage
Location: All Bathrooms
Task: Correct
Time: As Soon As Possible
Cost: Regular maintenance item



REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor plumbing deficiencies and upkeep items noted during the inspection. These are common for the age of the home and should be addressed through routine maintenance to reduce risk of deterioration and/or leaks.

• Window located within bathtub/shower area, typical for homes of this era. Maintain grout and caulking in good condition to help prevent moisture-related damage.

Location: Various

Task: Improve or Correct or Repair

Time: Regular maintenance / Routine upkeep

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

Descriptions

General: • The interior of the home is in good condition overall.

Major wall and ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Fixed • Single/double hung • Sliders • Good conditional overall. All windows tested were functional.

Windows: • Majority of windows were manufactured in 2012 and 2013. One fixed window with sliders below at the rear second floor bedroom is dated 1983 (sliders below likely of similar age). One bathroom window is dated 2011.

Glazing: • Single • Double • Primary plus storm

Exterior doors - type/material: • Hinged

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Interior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

Condition: • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear. This can include worn or cracked flooring and blemishes on wall/ceilings

RECOMMENDATIONS \ Overview

Condition: • During our inspection, we look for evidence of basement moisture intrusion. We did not observe standing water or evidence of active moisture intrusion in visible areas on this particular day.

WINDOWS \ General notes

Condition: • Aging - Serviceable

The majority of windows were installed post-2011. One older window system remains at the rear second floor bedroom dated 1983 and was functional at the time of inspection.

Location: Rear second floor bedroom

Task: Upgrade

Time: When necessary

Cost: $60-$100 per square foot

STAIRS \ Handrails and guards

Condition: • Missing

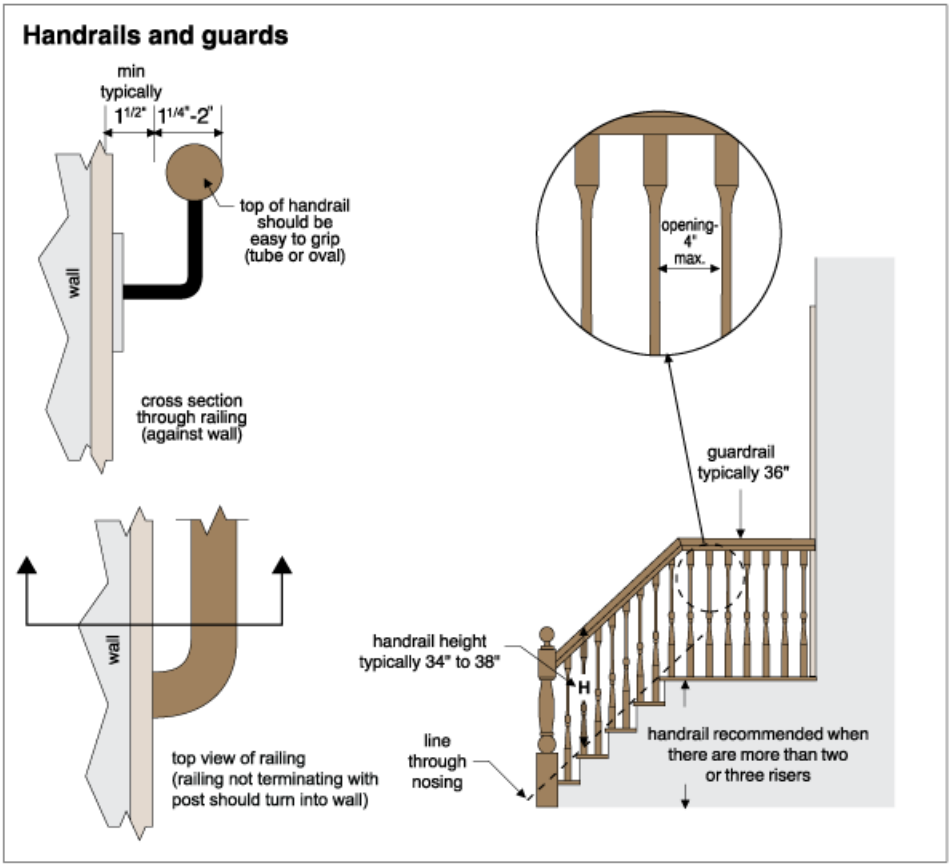
Implication(s): Fall hazard

Location: Basement staircase

Task: Provide handrail on open side

Time: Less than 1 year

Cost: Minor



STAIRS \ Guardrails

Condition: • Too low

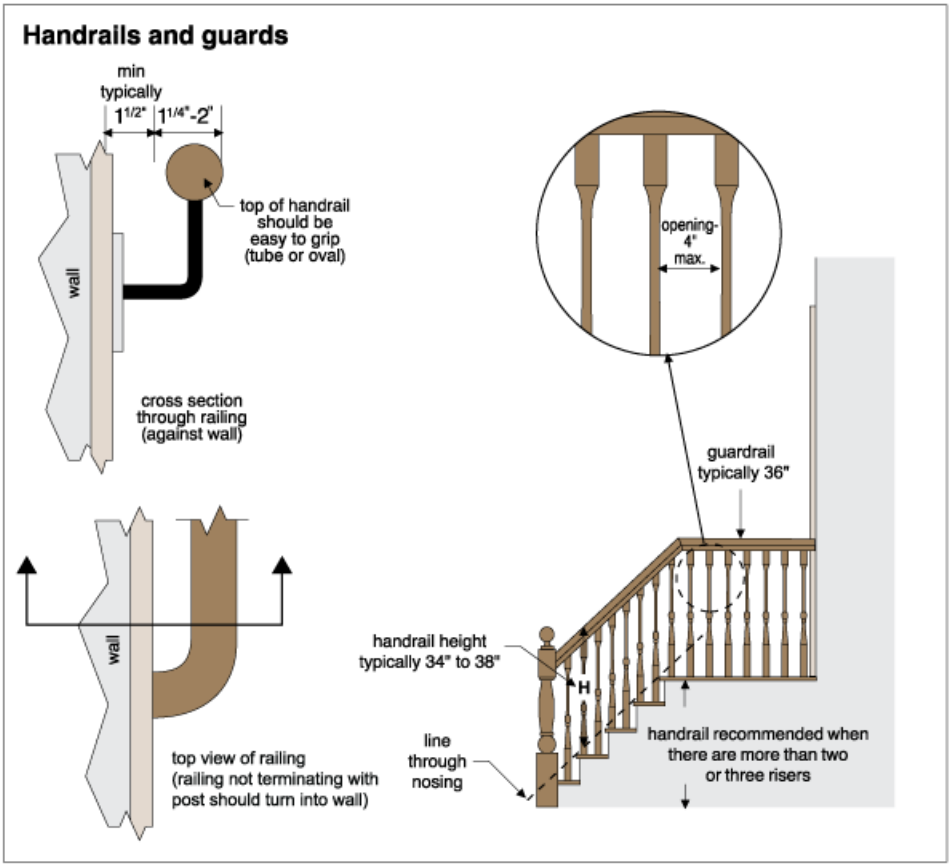
Below modern standards

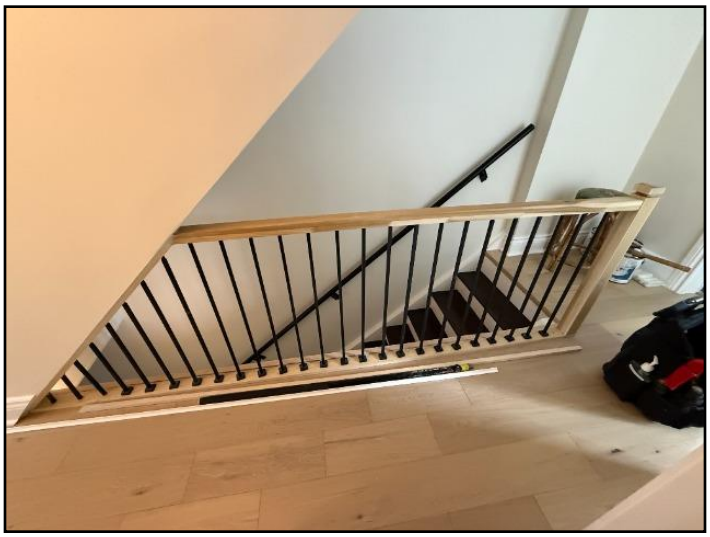
Implication(s): Fall hazard

Location: Second Floor Hall

Task: Upgrade

Time: As soon as practical





20. *Too low*

BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS EVER OBSERVED

Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is 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 $500 to $600 per crack or $300 per 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.

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

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: • 95 %

Basement leakage: • Storage in basement limited inspection • 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.

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. • To manage water drainage around the exterior, ensure that grading (ground) is maintained with a positive slope away from the home and extend any downspouts away from walls and all building components.

Insulation Amounts - Current Standards: • Attic current standards as of 2016 is R-60

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.

Standards of Practice: • This document sets out what a professional home inspection should include, and guides the activities of our inspectors.
This inspection was performed in accordance with the most recent CAHPI Standards of Practice. Click the blue link above to view the full document.

END OF REPORT

This is a copy of our home inspection contract and outlines the terms,

limitations and conditions of the home inspection

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accepts no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 8 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection

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.