YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
63 Robinson Street
Toronto, ON M6J 1L4

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Tuesday, April 22, 2025

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

April 26, 2025

Dear Gillian Ritchie,

RE: Report No. 8258, v.3
63 Robinson Street
Toronto, ON
M6J 1L4

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 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 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 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 $295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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

SUMMARY

63 Robinson Street, Toronto, ON April 22, 2025

HIGHLIGHTS:

This 1880 townhome, featuring brick cladding at the front and metal siding at the sides and rear, is in average condition overall compared to homes of a similar age and style. No significant structural performance issues were observed. The electrical service is 100 amp, and the main panel has been updated and is in good condition overall. There is a mix of wiring types throughout the home.
While several systems are aging, the interior components, finishes, and fixtures have been substantially updated and are in good condition. As is typical for homes of this age, there is a mix of older and newer 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.

We adhere to the CAHPI Standards of Practice which can be viewed here:
CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf

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

Roofing

SLOPED ROOFING \ Asphalt shingles
Condition: • Missing, loose or torn
Location: Front Exterior Roof
Task: Repair
Time: As Soon As Possible
Cost: Minor

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)
Condition: • Outdated -
A mix of newer wiring and older knob-and-tube wiring was observed in the home.
Knob and Tube wiring was commonly installed in homes built before 1950. The Electrical Safety Authority (ESA) does not deem knob-and-tube wiring unsafe if it is well-maintained and in good condition. However, many insurance providers require this wiring to be replaced or upgraded before issuing policies.
In the interim, installing GFCI outlets in areas with ungrounded wiring is recommended for improved safety until updates are completed.
Implication(s): Nuisance | Potential problem when obtaining home insurance
Location: Various
Task: Upgrade
Time: As Soon As Possible
Cost: $1500 per room

Heating

GAS FURNACE \ Life expectancy
Condition: • Old
Typical lifespan is 15-20 years. The current unit is 38 years old. A condensate leak was noted inside the furnace cabinet. Service unit by HVAC technician PRIOR TO USING. Have Licensed HVAC technician check heat exchanger for cracks / holes / corrosion. Plan for replacement.
Implication(s): Equipment failure | No heat for building
Location: Basement Furnace
Task: Replace
Time: Soon
Cost: $4,500 - and up

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy
Condition: • Past life expectancy
Typical lifespan is 10-15 years. The current unit is 26 years old and could not be tested due to low outdoor temperature. Service annually
Implication(s): Equipment failure | Reduced comfort
Location: Exterior
Task: Replace
Time: When necessary / Unpredictable
Cost: $3,500 - and up

Plumbing

WATER HEATER \ Life expectancy
Condition: • Past life expectancy
Typical lifespan is 10-15 years. The current unit is 25 years old. Leak observed at top of unit.
Implication(s): Chance of water damage to structure, finishes and contents | No hot water
Location: Basement
Task: Replace
Time: As soon as possible
Cost: Rental $35-$55 monthly. Purchase $2000 - and up

Interior

WINDOWS \ General notes
Condition: • Aging
The majority are older (many appear to date from 1986 or earlier) and exhibit typical age-related issues. Upgrading the older windows is recommended to improve energy efficiency, comfort, and functionality.
Location: Throughout
Task: Upgrade
Time: Discretionary / As soon as practical
Cost: Major $60 - $100 per square foot

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*

Approximate age: • Varying ages

Typical life expectancy: • 15-20 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: • 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

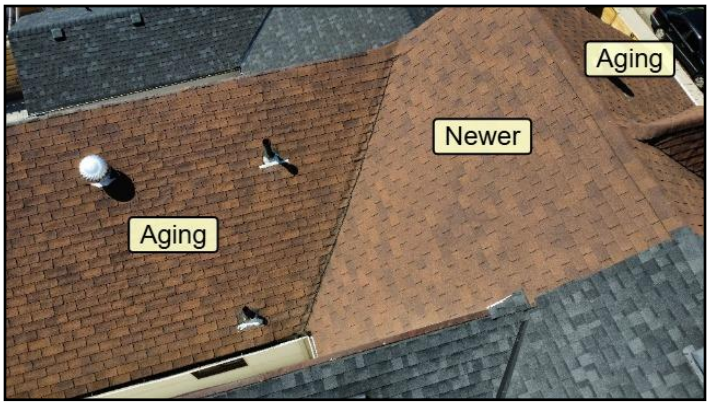
SLOPED ROOFING \ Asphalt shingles

Condition: • Missing, loose or torn
Location: Front Exterior Roof
Task: Repair
Time: As Soon As Possible
Cost: Minor

2. *Missing, loose or torn*

Condition: • Multiple layers
Implication(s): Shortened life expectancy of material
Location: Various Exterior Roof
Task: Click link to read more information

Condition: • Aging
Varying ages of shingles were observed throughout the roof. Some areas are newer and in good condition, while others show signs of aging such as granule loss, cupping, and widened tabs due to shrinkage. Although replacement is not immediately required, replacement of the older sections is likely needed within the next 3 years.
Location: Various Exterior Roof
Task: Inspect annually and replace sections as needed coverings
Time: Ongoing / Less than 3 years
Cost: Consult roofing specialist



3. *Aging*

4. *Aging*

SLOPED ROOF FLASHINGS \ Valley flashings
Condition: • Torn, patched
old/worn
Location: Rear Exterior Roof valley
Task: Repair / Replace
Time: Less than 1 year

5. *Torn, worn*

Inspection Methods and Limitations

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

Inspection performed: • With binoculars from the ground • With a drone

Age determined by: • Visual inspection from ground • Drone

Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Below and above grade

Lot slope: • Away from building • Towards building • Flat

Wall surfaces and trim: • Metal siding

Wall surfaces - masonry: • Brick

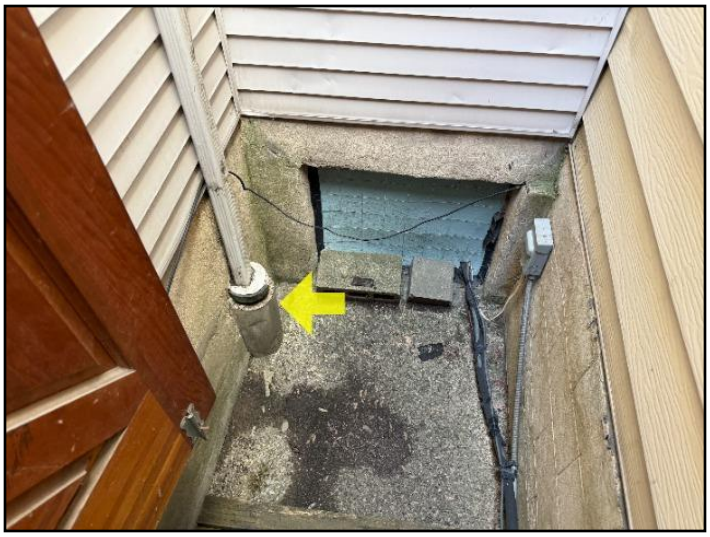
Observations and Recommendations

RECOMMENDATIONS \ General

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

ROOF DRAINAGE \ Downspouts

Condition: • Downspouts below grade - Toronto.
For more information visit:
https://www.toronto.ca/services-payments/water-environment/managing-rain-melted-snow/basement-flooding/mandatory-downspo
For exemptions visit here:
https://www.toronto.ca/wp-content/uploads/2018/01/9516-15-0028-Mandatory-Downspout-Disconnection-Exemption-AODA.pdf
Location: Rear Exterior



6. *Downspouts below grade - Toronto. For more...*

WALLS \ Flashings and caulking

Condition: • FOR ALL HOMES - Caulking around windows, doors and wall penetrations should be checked regularly for deficiencies and improved as needed.

LANDSCAPING \ Lot grading

Condition: • FOR ALL HOMES - During rainfall, walk the exterior to view if any water is draining towards the home.

Improve these areas as needed

LANDSCAPING \ Patios

Condition: • Settlement -

Areas of the patio near the home have settled, creating low spots and improper slope. Although there is no basement in this area, improving the slope is recommended to help prevent water accumulation.

Location: Rear Exterior

Task: Correct

Time: Regular maintenance

7. *Rear patio*

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:

• Tuckpoint / Repoint / Patch any mortar deterioration or spalled masonry. This is routine maintenance for a home of this age.

• Aging gutters. Recommend updating gutters soon. When updating, consider replacing with a 5-inch gutter system for improved performance.

Location: Various

Task: Repair/Improve/Monitor

Time: Regular maintenance

8. *one example*

Inspection Methods and Limitations

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

Configuration: • • Partial basement
No basement at rear - not visible or accessible
Crawlspace not observed - no access to view rear structural supports

Foundation material:
• Brick
• Likely brick at partial basement - most areas parged and not fully visible
• Foundation not visible at side and rear due to metal siding

Floor construction: • Joists

Exterior wall construction:
• Not visible
at sides/rear due to siding - brick noted at front

Roof and ceiling framing: • Rafters

Observations and Recommendations

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

WALLS \ Party wall
Condition: • Incomplete in attic
Fire-rated Drywall or masonry party wall required in attic. This is a modern requirement to help prevent spread of fires from one attic to another.
*This was not standard when the home was originally built.
Implication(s): Increased fire hazard
Location: Attic
Task: Correct
Time: Less than 1 year
Cost: Consult contractor

9. *Incomplete in attic*

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 %

Covered by siding at exterior and cement parging at interior

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

Descriptions

Service entrance cable and location: • Overhead - cable type not determined

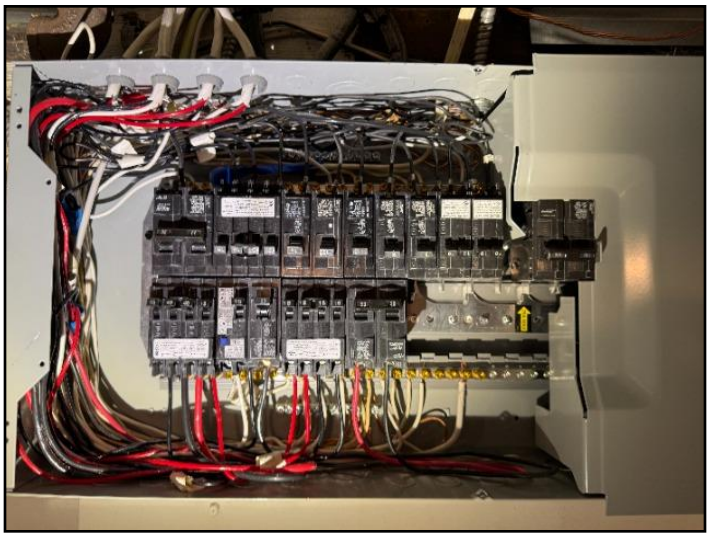
Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

• Breakers - basement



10. *Breakers - basement*

Distribution panel rating: • 125 Amps

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

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

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

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.

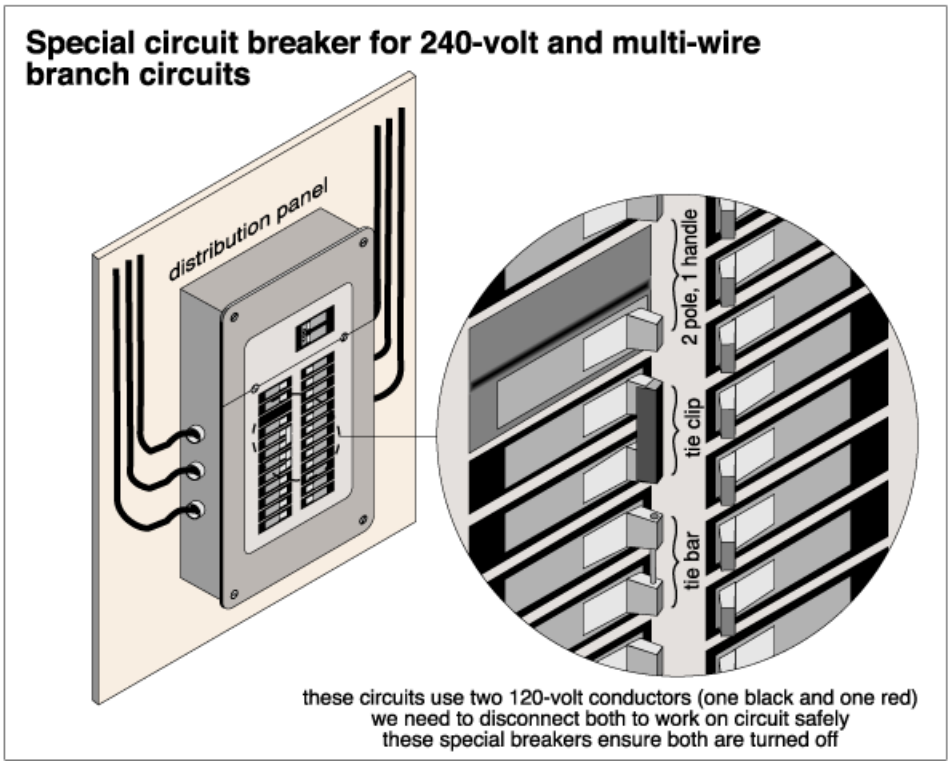
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • No links for multi-wire circuits

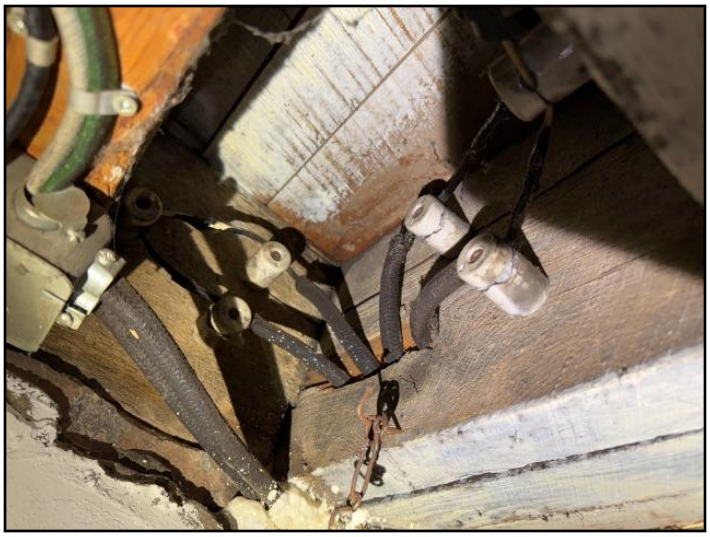
Possible missing links. Have electrician confirm if distribution lines (photos show a sampling) are multi-wire 240V circuits. Provide handle ties if necessary.

Implication(s): Electric shock

Location: Basement Panel
Task: Correct - Provide handle ties
Time: As Soon As Possible
Cost: Minor



DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)
Condition: • Outdated -
A mix of newer wiring and older knob-and-tube wiring was observed in the home.
Knob and Tube wiring was commonly installed in homes built before 1950. The Electrical Safety Authority (ESA) does not deem knob-and-tube wiring unsafe if it is well-maintained and in good condition. However, many insurance providers require this wiring to be replaced or upgraded before issuing policies.
In the interim, installing GFCI outlets in areas with ungrounded wiring is recommended for improved safety until updates are completed.
Implication(s): Nuisance | Potential problem when obtaining home insurance
Location: Various
Task: Upgrade
Time: As Soon As Possible
Cost: $1500 per room



11. *one example*

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover missing

Implication(s): Electric shock, Fire hazard

Location: Right Corridor

Task: Provide cover

Time: As soon as possible

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • General safety reminder for ALL homes -

This is a standard note included in every inspection report:

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.

Inspection Methods and Limitations

System ground: • Quality of ground not determined

Descriptions

Heating system type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 75,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 38 years

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

Main fuel shut off at: • Meter

Auxiliary heat: • Electric heater

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

FURNACE \ Humidifier

Condition: • Humidifier old / inoperative / no longer in use
Location: Basement Furnace Area
Task: Replace
Time: Prior to first use
Cost: $400 - $800

GAS FURNACE \ Life expectancy

Condition: • Old
Typical lifespan is 15-20 years. The current unit is 38 years old. A condensate leak was noted inside the furnace cabinet. Service unit by HVAC technician PRIOR TO USING. Have Licensed HVAC technician check heat exchanger for cracks / holes / corrosion. Plan for replacement.
Implication(s): Equipment failure | No heat for building
Location: Basement Furnace
Task: Replace
Time: Soon
Cost: $4,500 - and up

GAS FURNACE \ Venting system

Condition: • Improper or outdated material
When replacing the furnace, the vent pipe will require upgrading to the newer 636 venting pipe.
Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement
Task: Upgrade
Time: When replacing furnace

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

Descriptions

Air conditioning type: • Air cooled

Cooling capacity: • 24,000 BTU/hr

Compressor approximate age: • 26 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 26 years old and could not be tested due to low outdoor temperature. Service annually

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: $3,500 - and up

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: • Glass fiber • Cellulose

Attic/roof insulation amount/value: • R-24

Attic/roof air/vapor barrier: • Not visible • Spot Checked Only

Attic/roof ventilation: • Turbine vent

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Below current standards of R-60 (as of 2016) The current level in the attic is approximately R-24

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

Cost: $1,500 - and up

Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

Service piping into building: • Copper

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

Main water shut off valve at the:

• Main water shut off valve - Basement

12. *Main water shut off valve - Basement*

Water flow and pressure: • Functional

Water heater type: • Tank

Water heater fuel/energy source: • Electric

Water heater tank capacity: • 175 liters

Water heater approximate age: • 25 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic

Floor drain location: • Present at basement

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, health hazards.

WATER HEATER \ Life expectancy

Condition: • Past life expectancy
Typical lifespan is 10-15 years. The current unit is 25 years old. Leak observed at top of unit.
Implication(s): Chance of water damage to structure, finishes and contents | No hot water
Location: Basement
Task: Replace
Time: As soon as possible
Cost: Rental $35-$55 monthly. Purchase $2000 - and up

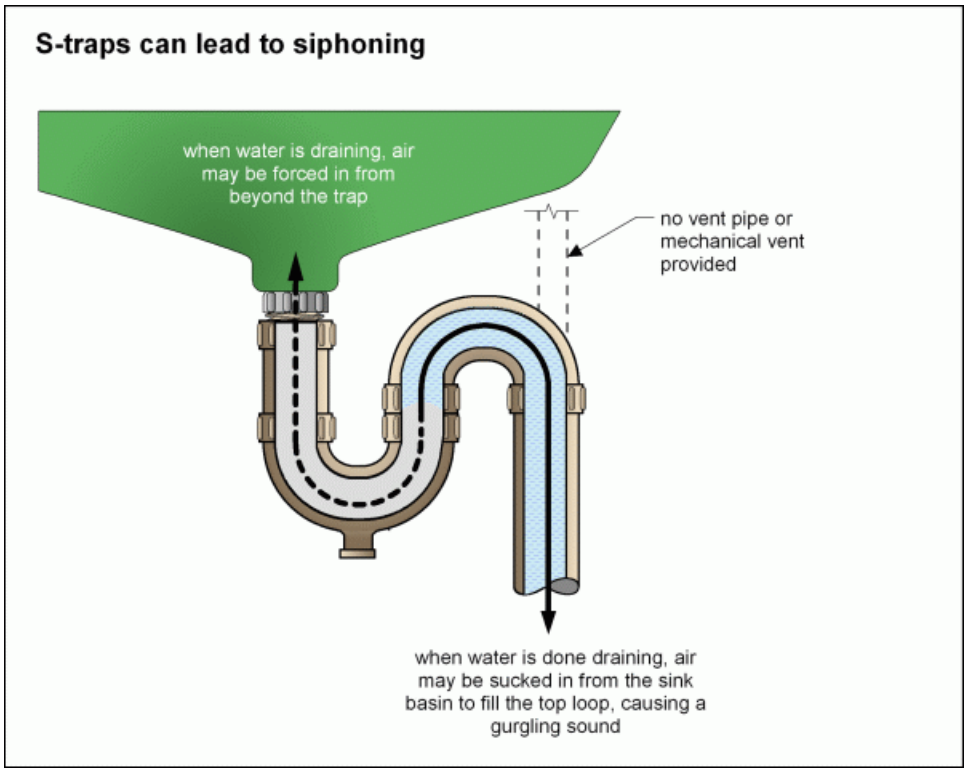
WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes
Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

Condition: • GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1975 - A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly $200 to $400, however many companies will rebate the cost if work is to be completed.

WASTE PLUMBING \ Traps - installation

Condition: • Nonstandard shape or material
Implication(s): Reduced operability | Fixtures slow to drain | Sewer gases entering the building (due to siphoning)
Location: Basement Laundry Tub
Task: Monitor for siphoning / Improve
Time: If necessary
Cost: Minor



13. *Nonstandard shape or material*

Inspection Methods and Limitations

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

Descriptions

General: • Many interior components have been updated

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders

Glazing: • Single • Double • Primary plus storm

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

FLOORS \ Subflooring

Condition: • Slope or Sag Noted.
Some minor sloping or sagging or uneven floors were observed in various areas of the home. These conditions are common in houses of this age and reflect normal settlement and wear over time. No immediate structural concerns were noted during the inspection.
Location: Various
Task: Repair when desired or when remodelling
Cost: Depends on cause (Joists / foundations / subfloor, etc)

WINDOWS \ General notes

Condition: • Aging
The majority are older (many appear to date from 1986 or earlier) and exhibit typical age-related issues. Upgrading the older windows is recommended to improve energy efficiency, comfort, and functionality.
Location: Throughout
Task: Upgrade
Time: Discretionary / As soon as practical
Cost: Major $60 - $100 per square foot

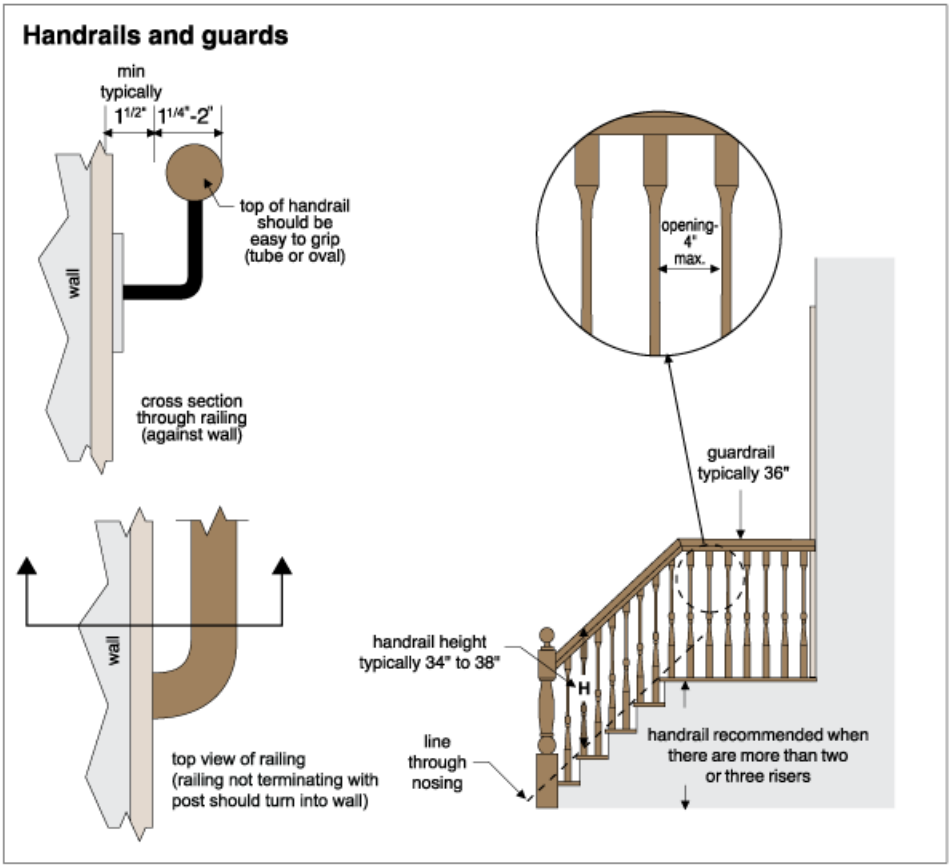
WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing
Implication(s): Shortened life expectancy of material
Location: Various
Task: Replace
Time: Discretionary
Cost: $300 - $500 Each

STAIRS \ Guardrails

Condition: • Too low
Below modern standards

Implication(s): Fall hazard
Location: Second Floor Hall
Task: Upgrade
Time: As soon as practical



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)

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials
In homes of this vintage, asbestos was commonly used in building materials such as floor tiles, plaster, compound, etc. These materials are generally considered safe if left undisturbed. Prior to removing/disturbing finishes, materials should be tested.
Implication(s): Health hazard
Location: Various
Task: Test / Remove if confirmed contains asbestos
Time: Before disturbing/renovations
Cost: Highly variable

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 • Commentary about past fire damage or fire treatments unless obvious.

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

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.

END OF REPORT

Electrical Safety Authority

FLASH **19-16-FL**

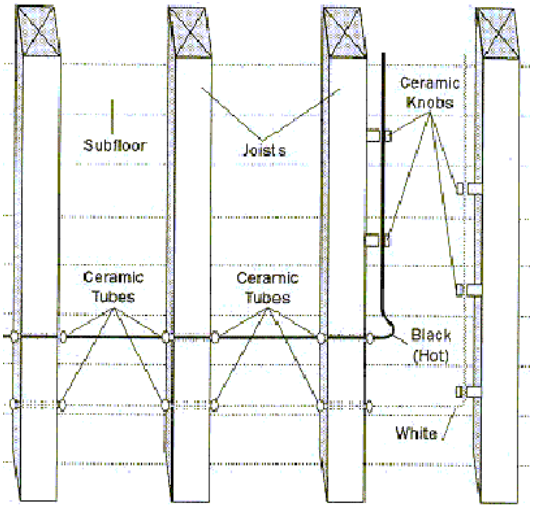
June 2019 **Supersedes 16-16-FL**

Knob and tube wiring in residential installations

Issues with knob and tube wiring
Since January 2003, the Electrical Safety Authority (ESA) has received an increasing number of questions about the safety of knob and tube wiring. In particular, purchasers or owners of older homes are finding that many insurers will not provide or renew coverage on such properties. In some cases, the insurance companies are requiring a total replacement of this wiring prior to providing insurance coverage.

Knob and tube wiring, more recently referred to as open wiring, was a wiring method used in the early 1900s to 1940s in the residential sector. Over the years wiring installation practices have changed in the residential sector and knob and tube wiring is no longer installed, however, parts continue to be available for maintenance purposes.

Diagram F1- Typical knob and tube installation



Existing knob and tube conductors concealed in walls, floor spaces, etc; supplying general lighting and receptacle circuits are permitted to remain in place if:
- They are protected by a 15 A fuse or circuit breaker; and
- No additional outlets have been added to the original installation, so as to overload the circuit; and
- The conductors, where visible, appear to be in good condition.

If your home has knob and tube wiring, we recommend that you follow these guidelines:
- Have a licensed electrical contractor check the “knob and tube” conductors in your existing installations for signs of deterioration and damage.
- “Knob & tube” conductors should be replaced where exposed conductors show evidence of mechanical abuse and/ or deterioration, poor connections, overheating, or alterations that result in overloading, or if changes to the wiring contravene any section of the Ontario Electrical Safety Code (OESC).

Electrical Safety Authority

FLASH

19-16-FL

Homes with knob and tube wiring may not have the electrical capacity to meet today's needs. As a result, homeowners have modified their electrical system with what ESA classifies as unsafe practices:

- Improper use of extension cords – using improperly rated extension cords, or using extension cords as permanent wiring;
- Improper fuse replacement – using 20 or 30 A fuses to replace15 A;
- Improper connections - adding receptacles and outlets on existing circuits or improperly connecting to the knob and tube wiring (this work should be done by a licensed electrician);
- Removing ground pins – ground pins on power bars or electrical equipment should not be removed to accommodate the two pin receptacles used in knob and tube wiring (2 pin to 3 pin are not permitted)
- Improper replacement of two pin receptacles. If you require a three prong receptacle, only use a ground fault circuit interrupter (GFCI) receptacle.

Homeowners who are planning to modify their knob and tube wiring, or any other electrical wiring, should have the work performed by a licensed electrical contractor. A notification is required to be filed as per Rule 2-004.

Receptacles in existing knob and tube installations
Where grounding type receptacles (three pin) are installed in existing knob and tube installations to replace the ungrounded type (two pin) receptacles, special caution must be exercised.

Diagram F2-Two and three pin receptacle configuration

Two Pin (ungrounded) Three Pin (Grounded)

Rule 26-702 1) requires the installation of a bond conductor, to bond the receptacle to ground. This is permitted to be an external bonding conductor that is connected to either the system ground conductor or a metallic cold water pipe that is bonded to ground. This method may be difficult to accomplish.

As an alternative to bonding, Rule 26-702 2) of the Code also states that "grounding type receptacles without a bonding conductor shall be permitted to be installed, provided each receptacle is protected by a GFCI of the Class A type, that is an integral part of this receptacle; or supplied from a receptacle containing a GFCI of the Class A type; or supplied from a circuit protected by a GFCI of the Class A type (a GFCI breaker in the panel, or either a GFCI receptacle or a GFCI dead front mounted in an outlet box next to the panel). Where this option is used, no bonding conductor is permitted between outlets, unless that conductor is in turn connected to ground.

GFCI protection of the receptacles does not provide a ground reference to the U-ground slot of the receptacles. Some appliances require a bond be connected to the U-ground slot in order to function properly. For example, surge protective devices for computer or entertainment equipment will not function without a ground reference.

As new electrical equipment is introduced into the dwelling unit there might be a need for additional outlets to be installed. Extension cords are not to be used as a substitute for permanent wiring. The following shall be followed when installing new receptacles:

- Outdoor receptacles shall be GFCI protected,
- Bathroom and washroom receptacles shall be GFCI protected.
- Kitchen receptacles within 1 m of a sink shall be GFCI protected
- New outlets shall follow the current OESC requirements for wiring, meaning a new branch circuit shall be grounded and receptacles that utilize the three pin grounded configuration, listed in Diagram F2.

Electrical Safety Authority

FLASH

19-16-FL

Benefits of new wiring
While knob and tube conductors in good condition that have not been inappropriately altered will not present undue hazards, it is worth noting that modern electrical installations contain safety benefits not found in older electrical systems. These include:

- Generally larger electrical capacity and more electrical circuits reducing the need to use extension cords
- Splices and joints made in approved electrical boxes
- Dedicated electrical circuits for certain types of electrical equipment or appliances
- Grounded and bonded receptacles, switches and light fixtures
- Tamper resistant receptacles in homes
- Ground fault circuit interrupters in bathrooms and outdoor locations as per the latest edition of the OESC
- Arc Fault Circuit Interrupters in bedroom receptacle circuits
- GFCIs near sinks.

Homeowners who are planning to modify their knob and tube wiring, or any other electrical wiring, should have the work performed by a licensed electrical contractor or electrician and arrange for an electrical inspection by ESA.

Myths

- Knob & Tube wiring is unsafe.
- All knob and tube wiring must be disconnected and replaced.
- The OESC no longer recognizes knob and tube wiring as an acceptable wiring method.

Facts

- Knob & Tube wiring is safe, provided it is properly maintained by competent licensed people as outlined above.
- The ESA as well as the OESC recognize and accept knob and tube wiring methods.
- The OESC contains rules that govern the installation of open type wiring methods (knob & tube). Rules 12-202 to 12-224 set out the minimum safety standards for the installation of open wiring, which may still be installed to this day.

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.