



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:  
33 White Oak Boulevard  
Toronto, ON M8X 1J1

PREPARED FOR:  
DEANNA ALLEGGRANZA  
TYLER POPE  
INSPECTION DATE:  
Tuesday, May 18, 2021

## 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

May 19, 2021

Dear Deanna Allegranza and Tyler Pope,

RE: Report No. 2894  
33 White Oak Boulevard  
Toronto, ON  
M8X 1J1

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 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 \$275. (A minimum savings of \$175). A full phone report review is also available for \$97.00

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

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# SUMMARY

33 White Oak Boulevard, Toronto, ON May 18, 2021

Report No. 2894

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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This 1940's solid masonry well-built home feature a 200-amp electrical service. The HVAC systems are newer premium units.

As is typical for homes of this age, there is a mix of new and old systems and components.

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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.

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: 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.

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During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The inspection is not a technical audit on every minor flaw or deficiency. A technical audit can be performed at an additional cost. The focus of this inspection was to identify MAJOR issues with major systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows:

1)OBSERVABLE STRUCTURAL DEFECTS

2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.

3)OBSERVABLE ELECTRICAL DEFECTS

4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) as named on the report. We take no responsibility or hold no liability until an onsite review is purchased by the buyer and an onsite review is performed by our company and our inspection agreement of limitations and liability are signed. By accepting the information in this report without our onsite review, you are waiving all rights.

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

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

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## Roofing

### FLAT ROOFING \ Modified bitumen

**Condition:** • Aging

Flat roof inspected from ladder at edge of roof. Typical lifespans for modified bitumen roofs are 20-30 years. Surface cracks, low areas and granule loss were noted which occur as roof ages. Covering is nearing end of lifespan. Consult flat roof contractor to evaluate.

**Location:** Flat Roof

**Task:** Patch repair various areas and replace soon

**Time:** Unpredictable

**Cost:** When time to replace, \$10-\$15 per sq ft.

**Condition:** • [Old, worn out](#)

**Location:** Balcony below floor boards

**Task:** Replace

**Time:** Less than one year

**Cost:** \$10-\$15 per square foot

## Exterior

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**Condition:** • Disrepair

End of lifespan and unsafe. Rot, broken boards, loose railings, etc.

**Location:** Rear Main Deck and Second Floor Balcony and small deck

**Task:** Replace all decks / railing / stairs

**Time:** Before using

**Cost:** Major, many variables. Pressure treated approx. \$40-\$60 per square. Composite \$60 per square and up

## Electrical

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

**Condition:** • [Rust or water in panel](#)

**Location:** Basement Panel

**Task:** Further evaluation as soon as possible and upgrade panel if required.

**Cost:** If panel upgrade necessary, approx \$2000

### DISTRIBUTION SYSTEM \ Knob-and-tube wiring

**Condition:** • [Outdated -](#)

There is a mix of varying ages of wiring types in the home including areas with pre 1950s wiring. Knob and tube wiring was installed in all homes before 1950. Most of the wiring in the home is behind walls and ceilings and not observed. The ESA authority does not consider this wiring unsafe if found in good condition. However, Knob and tube wiring is an insurance issue as many insurers require that this wiring be upgraded. Some insurers will require an audit to estimate the percentage of knob and tube wiring still present. Consult with your insurance company for their requirements and/or acceptable limits. Also, please see the Appendix tab in the report for more information from the Electrical Safety Authority.

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**Location:** Various

**Task:** Upgrade

**Time:** As Required

**Cost:** \$1500 per room

## Heating

### GAS FURNACE \ Ducts, registers and grilles

**Condition:** • The insulation on the heating ductwork may contain asbestos. Health Canada recommends the insulation be left in place undisturbed unless there is a risk of asbestos fibers being released into the house air. If this is a concern, a specialist should be consulted. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work.

**Location:** Basement in same room as laundry tub

**Task:** Further Evaluation

**Time:** Before disturbing material

## Interior

### RECOMMENDATIONS \ General

**Condition:** • OVERALL - We noted flaws on floors, walls, and ceilings typical of an older home. Renovations are obviously a major expense which is highly dependent on personal preferences. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics/finishes

**Location:** Various

**Task:** Upgrade

**Time:** Discretionary

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

### WINDOWS \ General notes

**Condition:** • Aging

We observed old windows of varying ages. We found windows ranging from very old single hung to casements from 1979 and a few newer date unknown. We noted varying defects throughout ranging from rot at frames, paint/stain needed, difficult to open, won't stay open, and cracked glass. We checked a representative number. Overall recommendation is to upgrade windows and/or components.

**Location:** Throughout

**Task:** Upgrade

**Time:** As Soon As Practical

**Cost:** Major - Consult with Specialist \$70-\$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

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

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



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## Descriptions

### Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

### Flat roofing material: • [Modified bitumen membrane](#)

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • General Recommendation for all homes - Strip Roof Covering when replacing. 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.

### FLAT ROOFING \ Modified bitumen

**Condition:** • Aging

Flat roof inspected from ladder at edge of roof. Typical lifespans for modified bitumen roofs are 20-30 years. Surface cracks, low areas and granule loss were noted which occur as roof ages. Covering is nearing end of lifespan. Consult flat roof contractor to evaluate.

**Location:** Flat Roof

**Task:** Patch repair various areas and replace soon

**Time:** Unpredictable

**Cost:** When time to replace, \$10-\$15 per sq ft.

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2. Aging



3. Aging



4. Aging

**Condition:** • [Old, worn out](#)

**Location:** Balcony below floor boards

**Task:** Replace

**Time:** Less than one year

**Cost:** \$10-\$15 per square foot

## FLAT ROOF FLASHINGS \ General notes

**Condition:** • Replace when re-roofing



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## 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 • 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 - masonry: • [Brick](#)

## Observations and Recommendations

### RECOMMENDATIONS \ General

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

### ROOF DRAINAGE \ Gutters

**Condition:** • Dirty/debris

**Location:** Various

**Task:** Clean

**Time:** Ongoing

**Cost:** Regular maintenance item

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Connections loose](#)

**Location:** Rear Exterior

**Task:** Correct

**Time:** Less than 1 year



5. Connections loose

**Condition:** • [Damage](#)

**Location:** Left Side Exterior

**Task:** Repair / Replace

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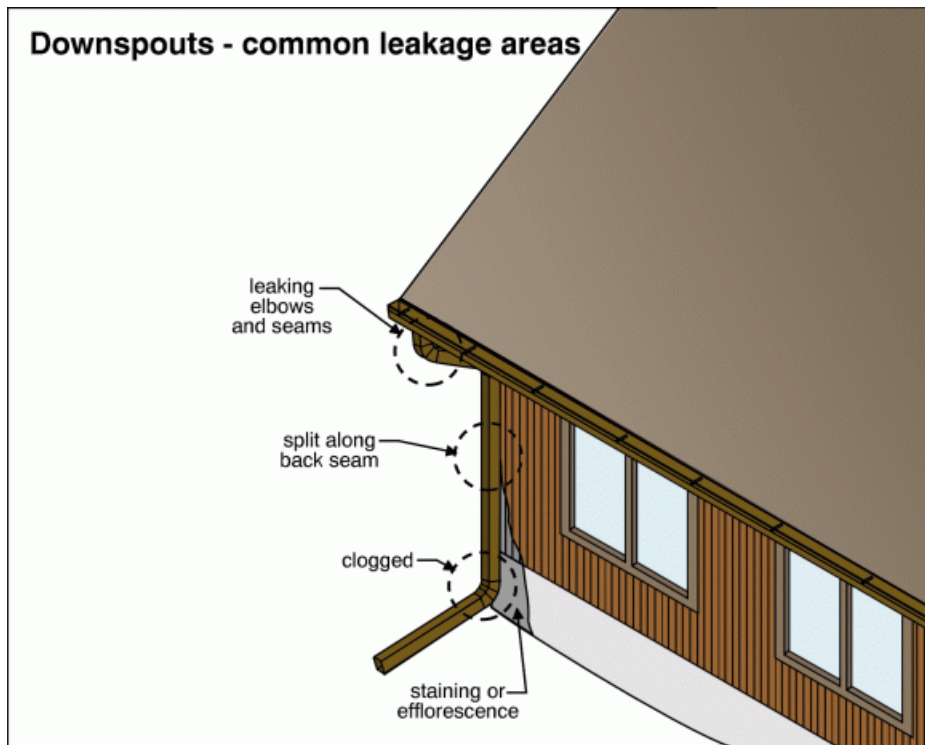
MORE INFO

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**Time:** Regular maintenance

**Cost:** Minor



6. Damage

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

**Location:** Exterior Wall

**Task:** Improve

**Time:** Less than one year

**Cost:** Regular Maintenance

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7. Not well secured

## WALLS \ Flashings and caulking

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

## WALLS \ Masonry (brick, stone) and concrete

**Condition:** • [Mortar deterioration](#)

Provide mortar (Repointing, Tuck pointing) at various areas of the exterior brick or foundation. This is routine maintenance for homes of this age. Overall the brick and mortar is in good condition. photos show sampling.

**Location:** Various Exterior Wall and Chimney

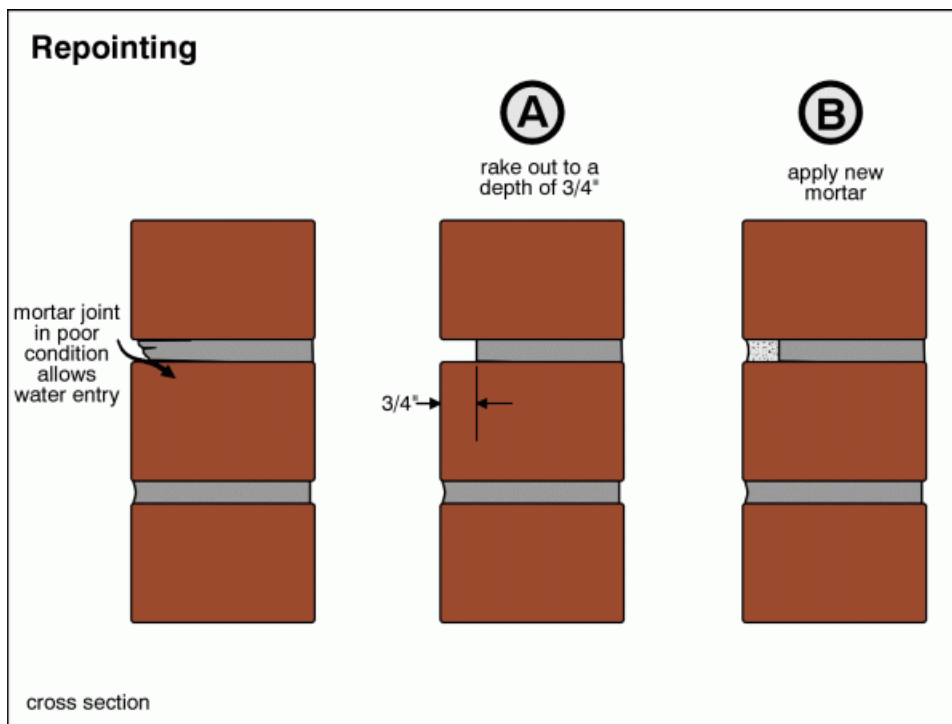
**Task:** Repair mortar

**Time:** Regular maintenance

**Cost:** Regular maintenance item



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



8. example



9. example

**Condition:** • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

## EXTERIOR GLASS/WINDOWS \ General notes

**Condition:** • Sill - Near or at Grade Level

Windows at grade was common on older construction. Modern standards require that bottom of window be above grade by 6-inches or a window well be provided. Window sills at grade are vulnerable to damage and water leakage

**Location:** Various Exterior

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**Task:** Monitor / Improve

**Time:** If necessary



10. Sill - Near or at Grade Level example

## EXTERIOR GLASS/WINDOWS \ Window wells

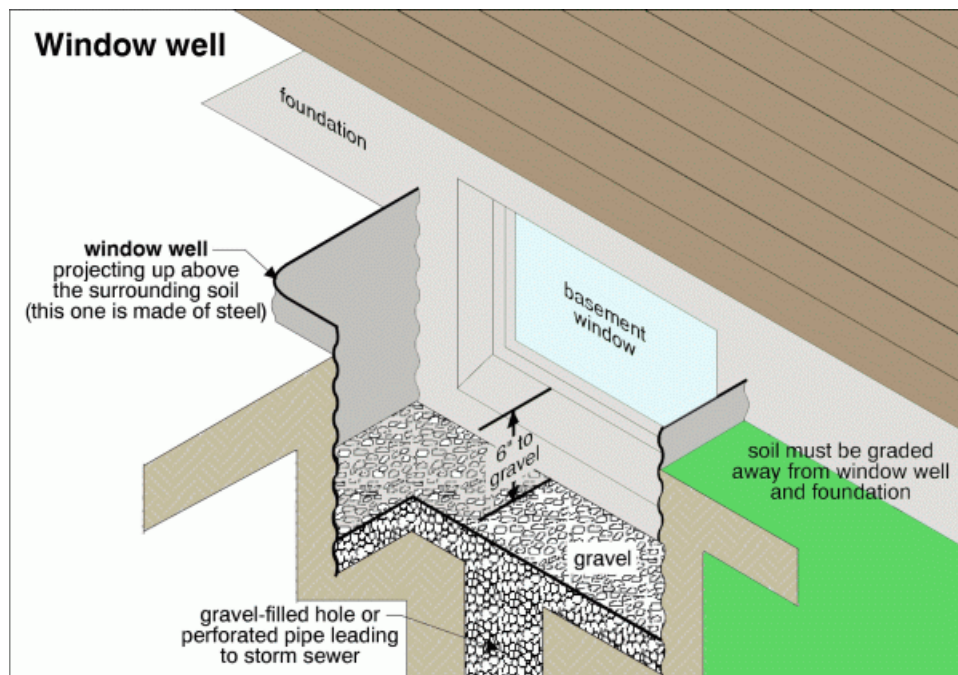
**Condition:** • [Less than 6 inches below window](#)

**Location:** Exterior

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Regular maintenance item





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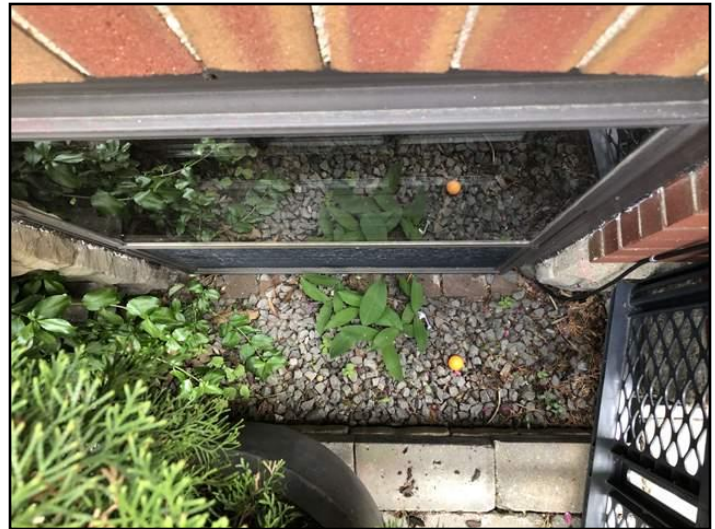
MORE INFO

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11. Less than 6 inches below window



12. Less than 6 inches below window

## DOORS \ Doors and frames

Condition: • [Damage](#)

Location: Garage side door

Task: Repair / Replace

Time: Prior to first use

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Disrepair

End of lifespan and unsafe. Rot, broken boards, loose railings, etc.

Location: Rear Main Deck and Second Floor Balcony and small deck

Task: Replace all decks / railing / stairs

Time: Before using

Cost: Major, many variables. Pressure treated approx. \$40-\$60 per square. Composite \$60 per square and up



13. Disrepair



14. Disrepair



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15. Disrepair



16. Disrepair

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

**Condition:** • [Steps or landings settling or heaving](#)

**Location:** Front Exterior Staircase

**Task:** Repair or replace

**Time:** Less than 1 year

**Cost:** Consult with Contractor



17. Steps or landings settling or heaving



18. Steps or landings settling or heaving

## LANDSCAPING \ Lot grading

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

## GARAGE \ General notes

**Condition:** • Aging Garage



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This is a typical old garage commonly found in Toronto. The concrete floor has settled and cracked. Replacement garages are expensive, therefore most people choose to repair garage ongoing as needed.

## GARAGE \ Floor

**Condition:** • [Cracked](#)

**Location:** Garage Floor

**Task:** Repair / Replace

**Time:** Discretionary / as needed

**Cost:** Consult specialist



19. Cracked and settled



20. Cracked

## Inspection Methods and Limitations

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

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## Descriptions

**General:** • The solid masonry walls and foundations that are visible are in good condition overall.

**General:** • No significant performance issues were observed.

**Configuration:** • [Basement](#)

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

**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, and personal safety.

### RECOMMENDATIONS \ Overview

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

## Inspection Methods and Limitations

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

**Attic/roof space:** • No access

**Percent of foundation not visible:** • 95 %

## Descriptions

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

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

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**System grounding material and type:** • [Copper - water pipe](#)

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

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

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

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • All electrical recommendations are safety issues. POTENTIAL worst-case implications are fire and shock hazards. Treat them as high priority items, and consider the time frame as Immediate, unless otherwise noted.

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

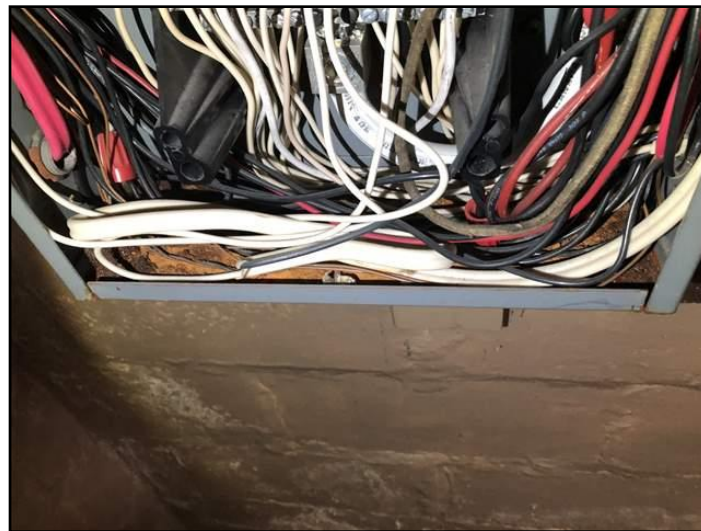
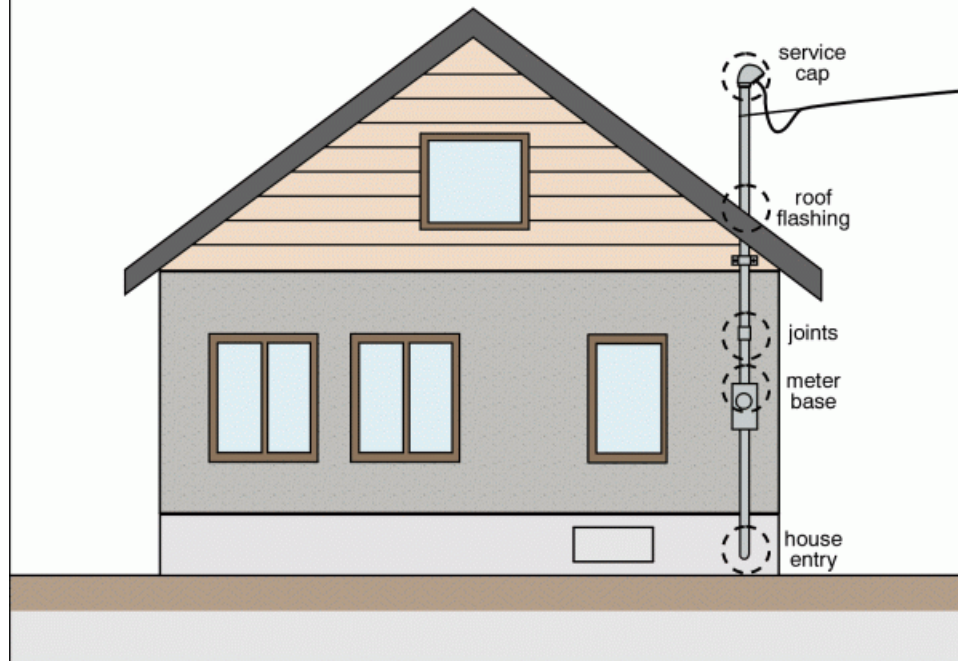
**Condition:** • [Rust or water in panel](#)

**Location:** Basement Panel

**Task:** Further evaluation as soon as possible and upgrade panel if required.

**Cost:** If panel upgrade necessary, approx \$2000

## Service entrance - areas of potential water entry



21. Rust or water in panel

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

**Condition:** • [Double taps](#)

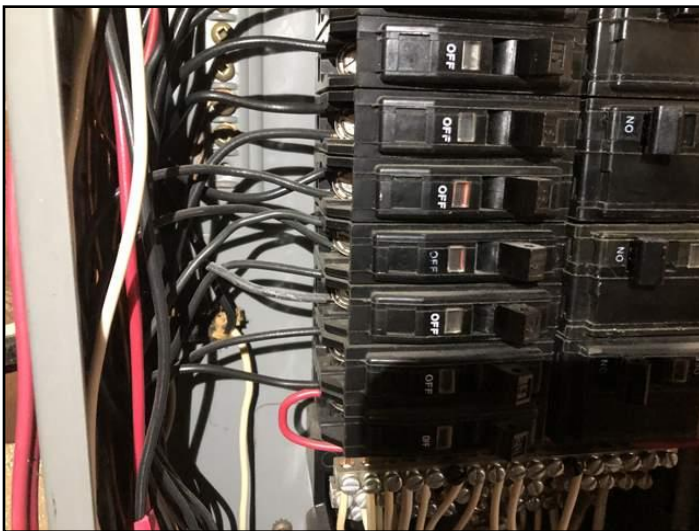
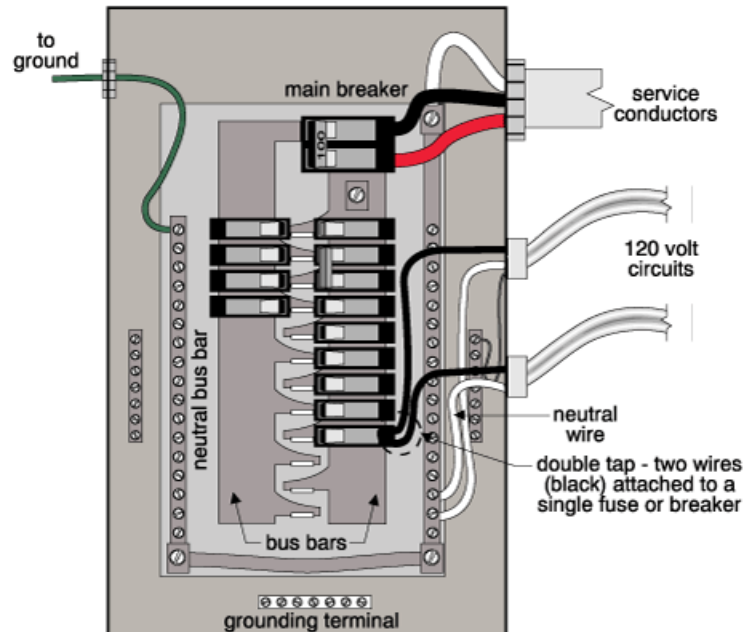
Some types of Square D breakers allow for double lugging. Verify with electrician

**Location:** Basement Panel

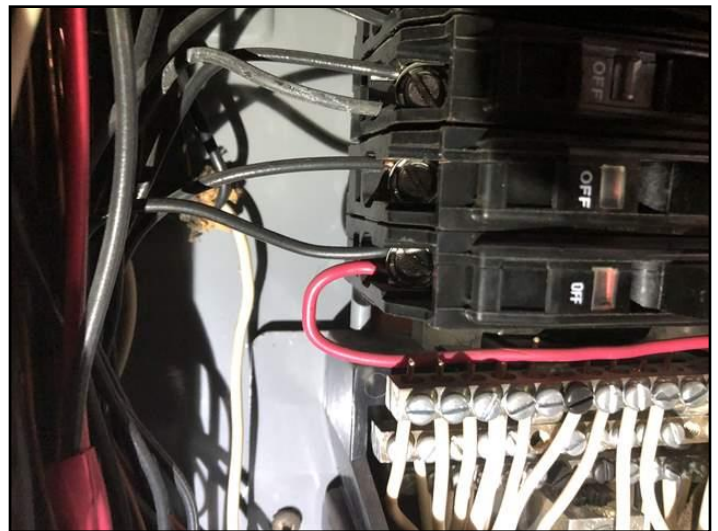
**Task:** See note



## Double tapping (double lugging)



22. Double taps



23. Double taps

**Condition:** • [Breaker bridge missing](#)

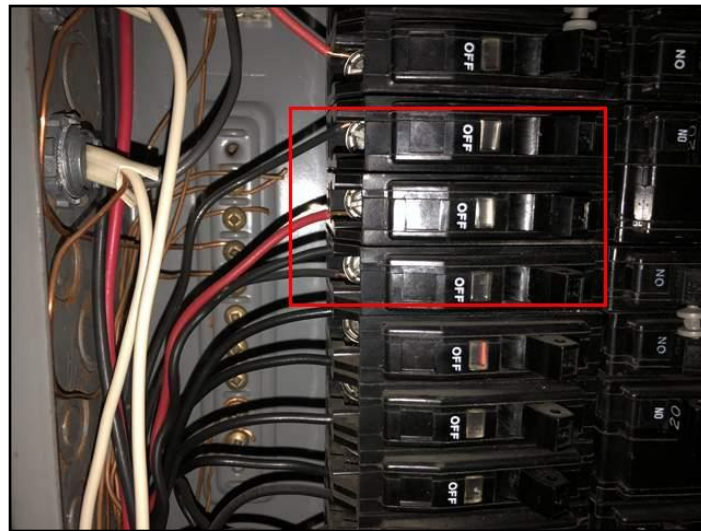
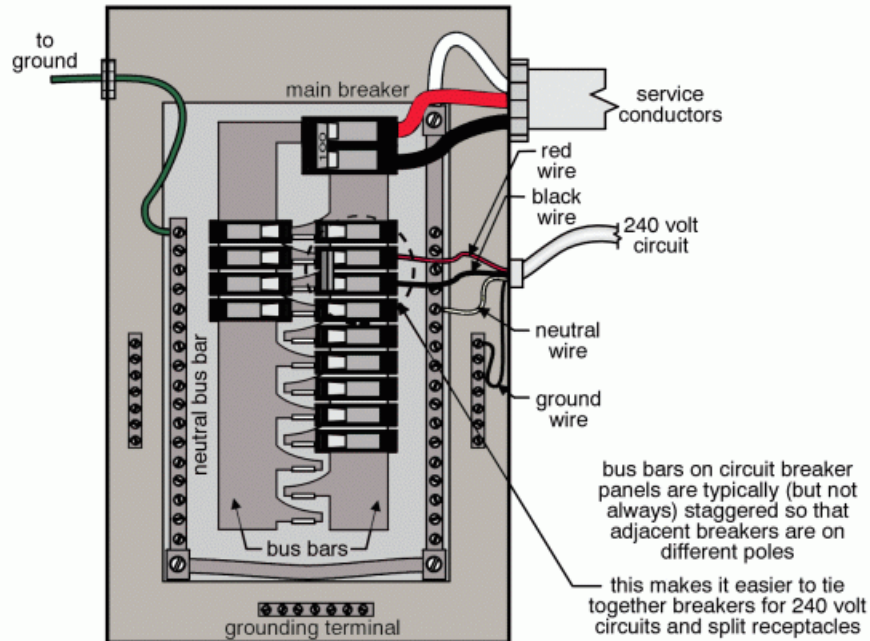
**Location:** Basement Panel

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor

## Staggered bus bars on circuit breaker panels



24. Breaker bridge missing

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**Condition:** • [Wire crossing bus connections](#)

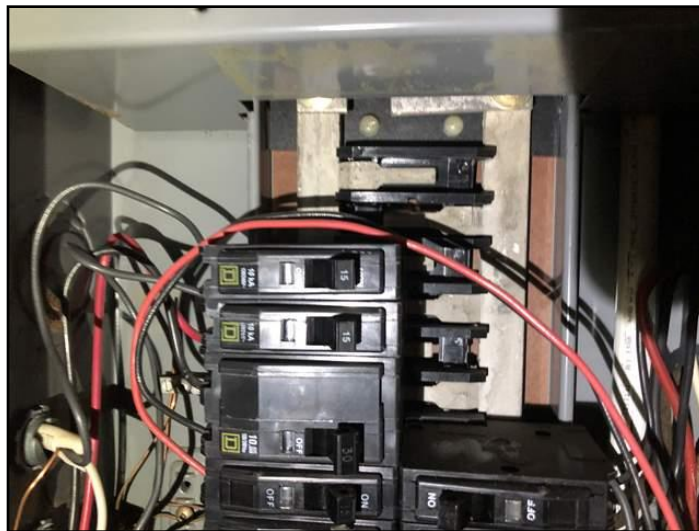
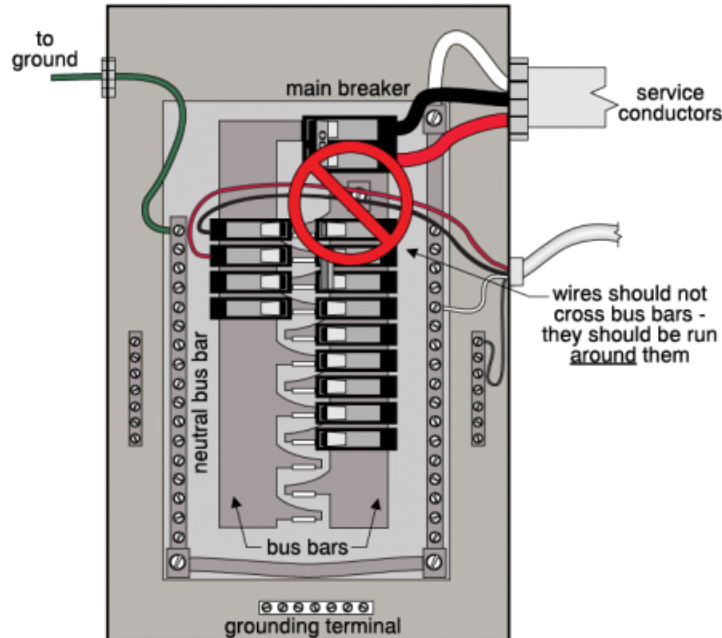
**Location:** Basement Panel

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor

## Wires shouldn't cross bus bars



25. Wire crossing bus connections

### DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Outdated -](#)

There is a mix of varying ages of wiring types in the home including areas with pre 1950s wiring. Knob and tube wiring was installed in all homes before 1950. Most of the wiring in the home is behind walls and ceilings and not observed. The ESA authority does not consider this wiring unsafe if found in good condition. However, Knob and tube wiring is an insurance issue as many insurers require that this wiring be upgraded. Some insurers will require an audit to estimate the percentage of knob and tube wiring still present. Consult with your insurance company for their requirements and/or

acceptable limits. Also, please see the Appendix tab in the report for more information from the Electrical Safety Authority.

**Location:** Various

**Task:** Upgrade

**Time:** As Required

**Cost:** \$1500 per room

## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

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

Required in bathrooms, kitchens (near sink) and all exterior.

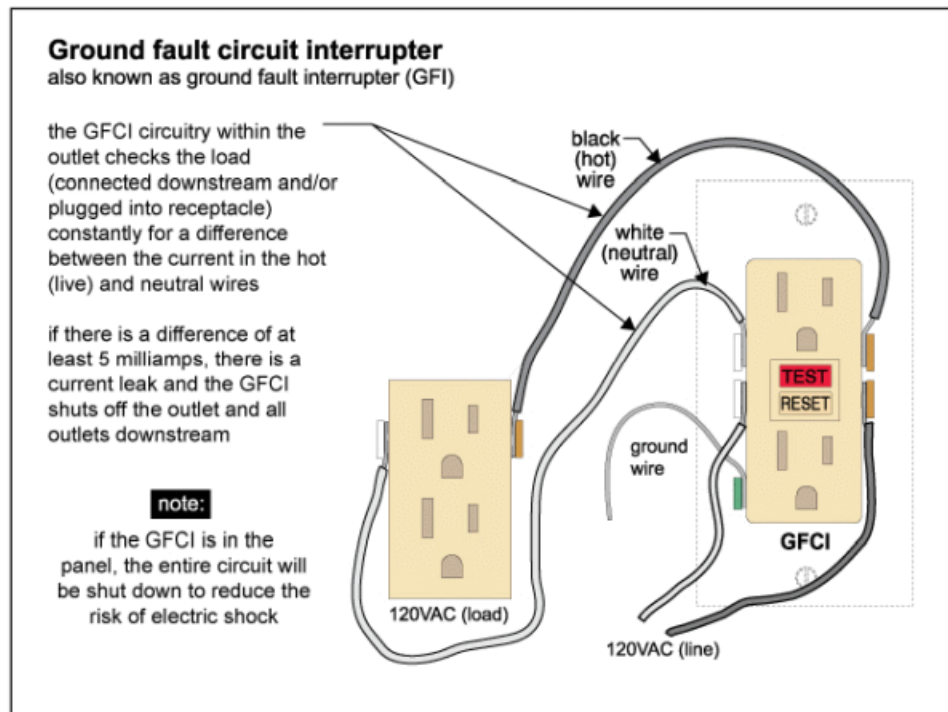
Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement to existing homes. At a cost of roughly \$100 each, installed, they provide enhanced protection against electric shock and are particularly useful near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.

**Location:** Rear Exterior Wall, Master Ensuite, Kitchen

**Task:** Replace

**Time:** Prior to first use

**Cost:** Minor







26. GFCI/GFI needed (Ground Fault Circuit...

**Condition:** • Ungrounded Wiring - We noted ungrounded outlets in some areas of the home. This is typical with homes of this era, as conductors did not include a ground wire. For purposes of occupant safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For usage with electronic equipment such as computers, true grounding is recommended. Also, we recommend that you consult with your insurance company for their requirements.

#### **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

33 White Oak Boulevard, Toronto, ON May 18, 2021

Report No. 2894

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

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## Descriptions

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

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • [80,000 BTU/hr](#)

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

**Approximate age:** • [3 years](#)

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

**Fireplace/stove:** • [Wood-burning fireplace](#)

## Observations and Recommendations

### GAS FURNACE \ Ducts, registers and grilles

**Condition:** • The insulation on the heating ductwork may contain asbestos. Health Canada recommends the insulation be left in place undisturbed unless there is a risk of asbestos fibers being released into the house air. If this is a concern, a specialist should be consulted. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work.

**Location:** Basement in same room as laundry tub

**Task:** Further Evaluation

**Time:** Before disturbing material



27. example



28. example

### CHIMNEY AND VENT \ Masonry chimney cap (crown)

**Condition:** • [Missing](#)

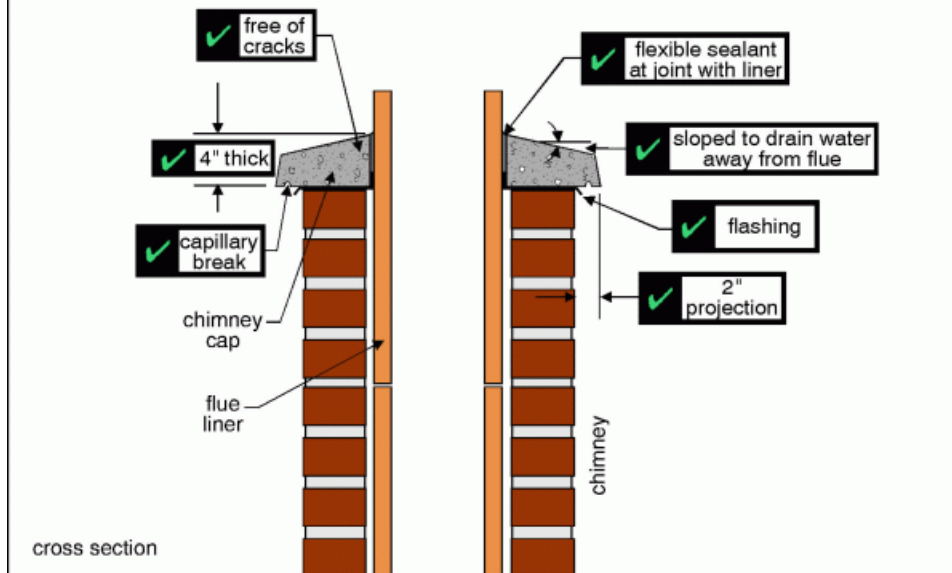
see illustration

**Location:** Right Side Exterior

**Task:** Provide

**Time:** Less than 2 years

## What makes a good chimney cap?



29. Missing

### FIREPLACE \ General notes

**Condition:** • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See [www.wettinc.ca](http://www.wettinc.ca).

**Location:** Fireplaces and flues

**Task:** Service

**Time:** Prior to first use

# HEATING

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## **FIREPLACE \ Face or breast**

**Condition:** • [Evidence of overheating](#)

**Location:** Fireplaces

**Task:** Service

**Time:** Prior to first use

## 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

33 White Oak Boulevard, Toronto, ON May 18, 2021

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## Descriptions

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

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

**Cooling capacity:** • [30,000 BTU/hr](#)

**Compressor approximate age:** • 3 years

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

## Observations and Recommendations

### RECOMMENDATIONS \ General

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

### RECOMMENDATIONS \ Overview

**Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

## Inspection Methods and Limitations

**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:** • [Gable vent](#)

## Observations and Recommendations

### ATTIC/ROOF \ Hatch/Door

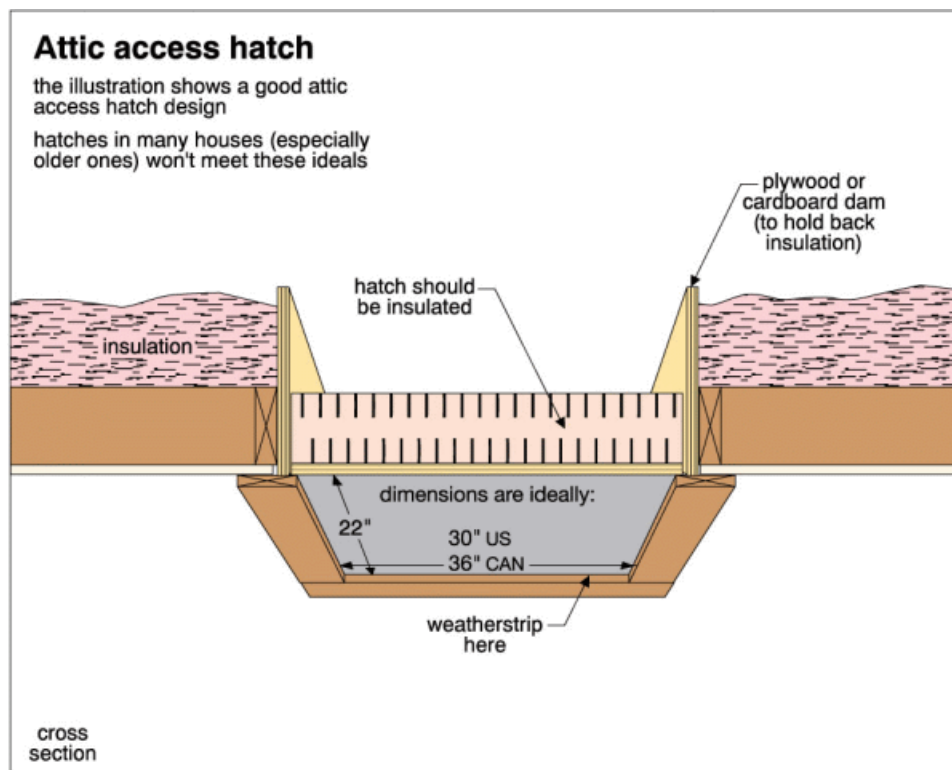
**Condition:** • [Missing](#)

Attics are important areas. There is a very small attic area below the sloped roof. Provide access hatch so the roof space can be inspected.

**Location:** Attic

**Task:** Provide attic and inspect

**Time:** Less than 2 years



# INSULATION AND VENTILATION

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## 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:

- [Not visible](#)



30. Difficult to observe service entrance materia

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

### Main water shut off valve at the:

- Furnace Room



31. Shut off valve

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

**Water heater type:** • [Conventional](#)

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

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • 17 years

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

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

**Floor drain location:** • Near heating system

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure.

### SUPPLY PLUMBING \ Water shut off valve

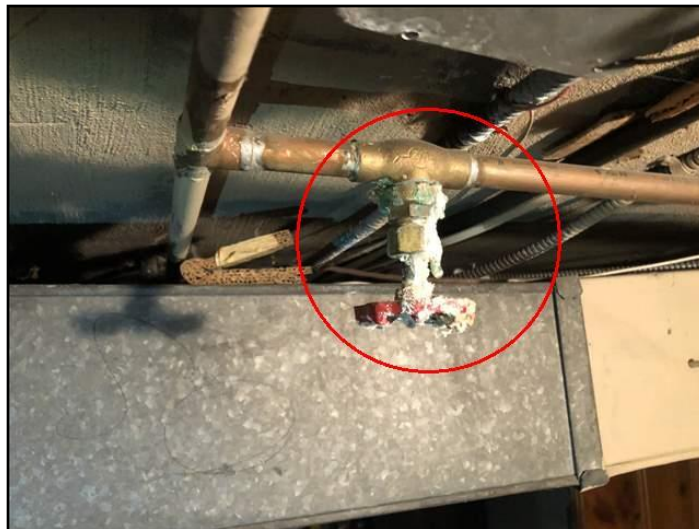
**Condition:** • [Rust](#)

**Location:** Basement Furnace Room

**Task:** Replace

**Time:** As Soon As Possible

**Cost:** Minor



32. corroded valve

### WATER HEATER \ Life expectancy

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

Typical life expectancy is 10-15 years. The current unit is 17 years old

**Location:** Basement Furnace Room

**Task:** Replace

**Time:** Less than 1 year

**Cost:** Rental

## **WASTE PLUMBING \ Drain piping - performance**

**Condition:** • Sewer backup insurance is recommended for ALL homes

Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

**Condition:** • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400.

GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

## **FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**Condition:** • [Leak](#)

**Location:** Basement Laundry Tub

**Task:** Replace

**Time:** Prior to first use

**Cost:** \$400 - and up



**33. Leak**

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



## Descriptions

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

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

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

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

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

## Observations and Recommendations

### RECOMMENDATIONS \ General

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

**Condition:** • OVERALL - We noted flaws on floors, walls, and ceilings typical of an older home. Renovations are obviously a major expense which is highly dependent on personal preferences. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics/finishes

**Location:** Various

**Task:** Upgrade

**Time:** Discretionary

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

### CEILINGS \ General notes

**Condition:** • Patched

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

**Location:** Living Room

**Task:** For Your Information

**Condition:** • Stains

Tested with moisture meter. Dry at time of inspection

**Location:** Living Room

**Task:** For Your Information



34. Stains

## WALLS \ Masonry or concrete

**Condition:** • [Efflorescence](#)

Efflorescence/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



35. example

## FLOORS \ Ceramic tile, stone, marble, etc

**Condition:** • [Tiles cracked](#)

**Location:** Foyer

**Task:** Replace

**Time:** When remodelling

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## FLOORS \ Subflooring

**Condition:** • Slope or Sag Noted.

Many older homes tend to have sagging or sloping floors. If you choose to make repairs to level the floors, repairs can require invasive and extensive work. Troubleshooting the specific cause is outside the scope of the inspection since it typically requires structural analysis of the floor components and/or foundations.

**Task:** Repair when desired or when remodelling

**Cost:** Depends on cause (Joists vs foundations, etc)

## WINDOWS \ General notes

**Condition:** • Aging

We observed old windows of varying ages. We found windows ranging from very old single hung to casements from 1979 and a few newer date unknown. We noted varying defects throughout ranging from rot at frames, paint/stain needed, difficult to open, won't stay open, and cracked glass. We checked a representative number. Overall recommendation is to upgrade windows and/or components.

**Location:** Throughout

**Task:** Upgrade

**Time:** As Soon As Practical

**Cost:** Major - Consult with Specialist \$70-\$100 per square foot

## DOORS \ Doors and frames

**Condition:** • Does not latch properly

**Location:** Second Floor Bathroom

**Task:** Repair / Replace

**Time:** Regular maintenance

**Cost:** Minor

## 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 \ Cold room/Root cellar

**Condition:** • Vent(s) missing/not visible

**Location:** Cold Room

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor

## **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.



# LINKS

33 White Oak Boulevard, Toronto, ON May 18, 2021

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

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## Descriptions

**General:** • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#) • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix. Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.](#) • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#) • [\(Life Cycles and Costs\)](#) • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#) • [Common Building Technical Terms Explained](#)

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

## MORE INFO

33 White Oak Boulevard, Toronto, ON May 18, 2021

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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:** • R-50

**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**



## FLASH

19-16-FL

June 2019

Supersedes 16-16-FL

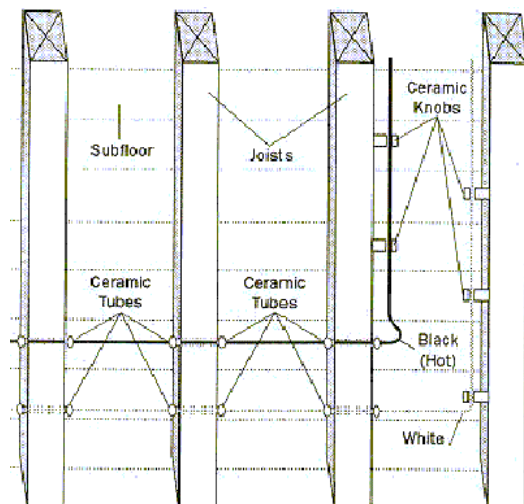
### Knob and tube wiring in residential installations

#### 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).

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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 replace 15 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.





## 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.

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**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.

# APPENDIX

33 White Oak Boulevard, Toronto, ON May 18, 2021

Report No. 2894

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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



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

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS