



# YOUR INSPECTION REPORT

*KNOW YOUR HOME*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

139 Gilmour Avenue  
Toronto, ON M6P 3B2

PREPARED FOR:  
KIRSTEN CLAYTON

INSPECTION DATE:  
Thursday, March 15, 2018

## 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

March 15, 2018

Dear Kirsten Clayton,

RE: Report No. 2243  
139 Gilmour Avenue  
Toronto, ON  
M6P 3B2

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

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

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

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

-Adam

#### BUYERS -

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

Sincerely,

ADAM HANNAN  
on behalf of  
THE INSPECTION PROFESSIONALS, INC.

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# SUMMARY

139 Gilmour Avenue, Toronto, ON March 15, 2018

Report No. 2243

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

SUMMARY

ROOFING

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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.

\*\*\*OVERALL CONDITION OF PROPERTY: THIS 100+ YEAR OLD MASONRY HOME ON BRICK FOUNDATIONS IS IN GOOD CONDITION OVERALL AS COMPARED TO HOMES OF THIS AGE. AS WITH ALL HOMES OF THIS AGE, A MIX OF OLDER AND NEWER SYSTEMS AND COMPONENTS WERE OBSERVED.\*\*\*

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$500

NOTE: FOR DIRECTIONAL PURPOSES USED THROUGHOUT THE REPORT, THE "FRONT" OF THE HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE EXTERIOR.

-----  
During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list all the minor deficiencies. But rather, the focus of this inspection was to identify MAJOR issues with MAJOR systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows.

- 1)OBSERVABLE STRUCTURAL DEFECTS
- 2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.
- 3)OBSERVABLE ELECTRICAL DEFECTS
- 4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

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

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

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Old, worn out](#)

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

**Location:** Exterior Sloped Roof

**Task:** Replace

**Time:** Less than 1 year

**Cost:** \$4000 - \$7000 Sloped Roof only

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## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • Aging

Typical lifespan is 10-15 years. The current unit is 13 years old. The unit could not be tested due to low outdoor temperature. Test unit in the Spring.

**Location:** Rear Exterior

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$3,000 - and up

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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

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## Descriptions

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

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

**Location:** Throughout

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Old, worn out](#)

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

**Location:** Exterior Sloped Roof

**Task:** Replace

**Time:** Less than 1 year

**Cost:** \$4000 - \$7000 Sloped Roof only



1. Old, worn out



2. Old, worn out



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3. Old, worn out



4. Loose shingles

**Condition:** • [Missing, loose or torn](#)

Multiple missing shingles noted. Since we are recommending roof covering replacement, this will be rectified when replaced

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

**Location:** Left Side Exterior Roof

**Task:** Repair or replace

**Time:** As Soon As Possible

**Cost:** See roof old/worn section

## **FLAT ROOFING \ Modified bitumen**

**Condition:** • [Loss of granules](#)

Granule loss is a normal occurrence as roof covering ages. Overall the FLAT ROOF modified bitumen roof covering is in fair condition and does not need replacement at this time. Should have several more years of service.

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

**Location:** Rear Exterior Roof

**Task:** Patch

**Time:** Less than 2 years / As required

**Cost:** Regular maintenance item

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5.



6.

**Condition:** • [Debris on roof](#)

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

**Location:** Rear Exterior Roof

**Task:** Remove

**Time:** As Soon As Possible

**Cost:** Minor



7. Debris on roof

## Inspection Methods and Limitations

**Inspection performed:** • Some parts of the roof were walked on and others were viewed using binoculars.

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## Descriptions

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

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

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

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

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Gutters

**Condition:** • Damage

**Location:** Front Exterior Porch Roof

**Task:** Repair or replace

**Time:** Less than 1 year

**Cost:** \$5-\$10 per linear foot



8.



9. Damage

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Discharge too close to building](#)

Also low area noted where downspout drains water onto soil.

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

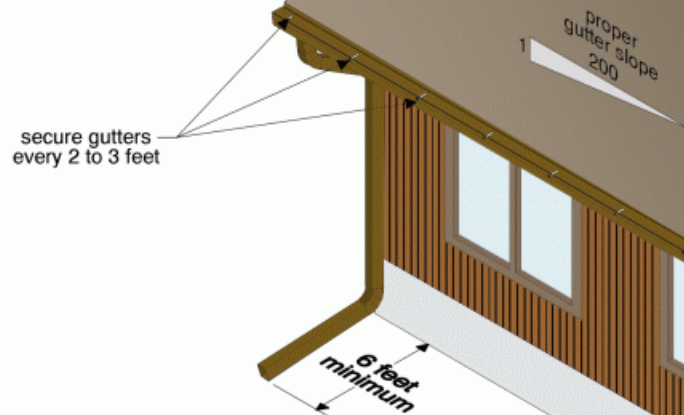
**Location:** Rear Exterior

**Task:** Improve

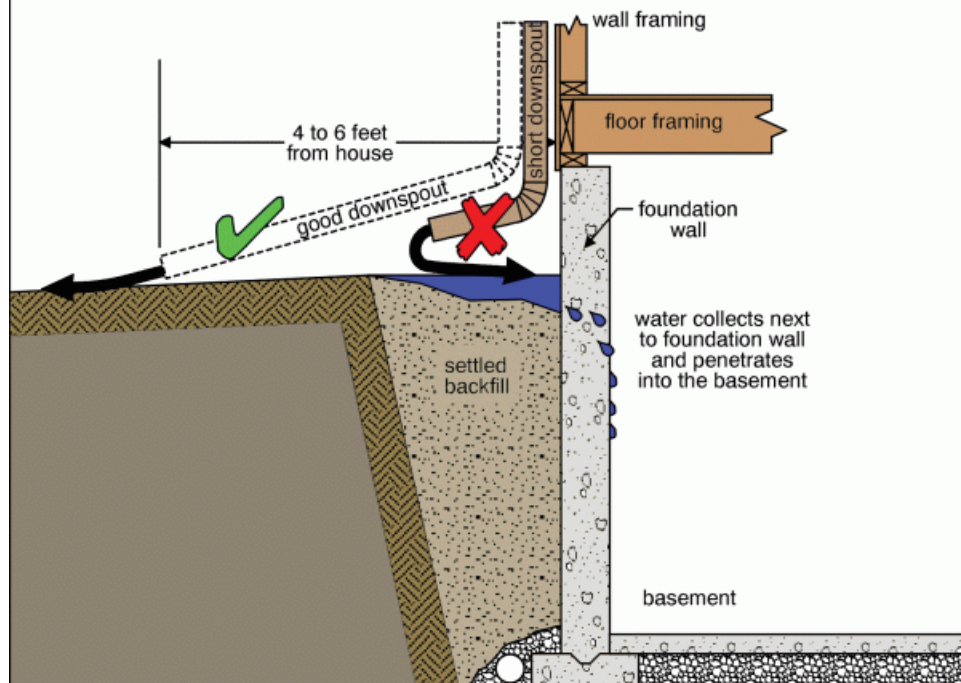
**Time:** Less than 1 year



## Gutter and downspout installation



## Downspout extension too short



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10. Discharge too close to building

## WALLS \ Brick, stone and concrete

**Condition:** • Gap at wall

**Location:** Rear Exterior Wall

**Task:** Patch

**Time:** Regular maintenance

**Cost:** Minor



11.

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

**Condition:** • [Spalling](#)

Spalling/ masonry deterioration noted at various areas. Repair / Replace / Tuck point masonry. This is regular maintenance for a home of this age.

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

**Location:** Various Exterior Wall

**Task:** Repair

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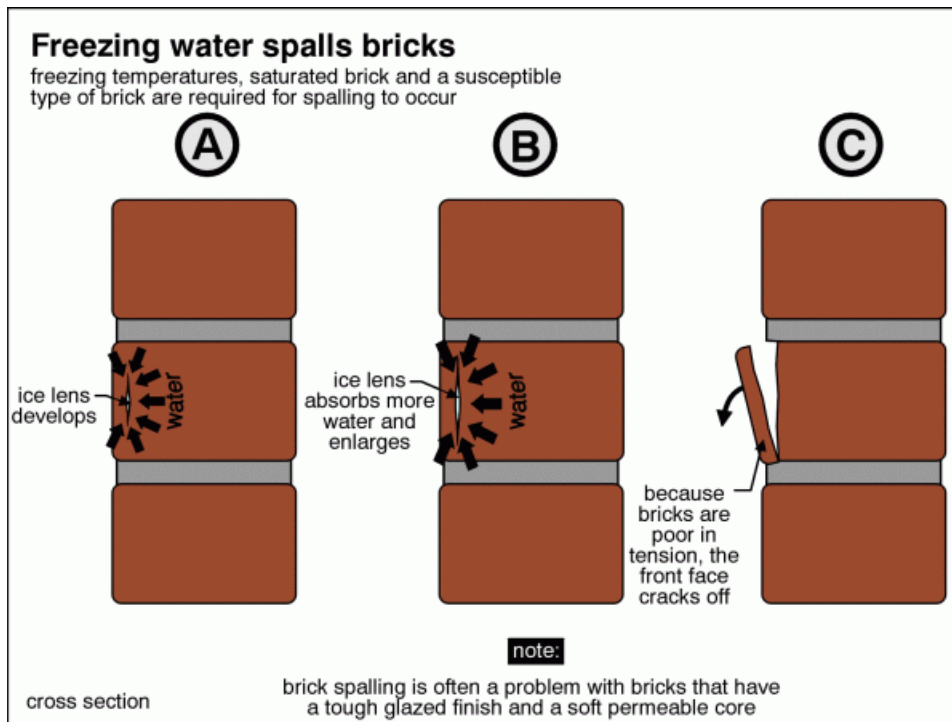
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**Time:** Regular maintenance

**Cost:** Regular maintenance item



12. Spalling



13. Spalling



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14. Spalling



15. Spalling



16. Spalling

## **EXTERIOR GLASS/WINDOWS \ General**

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

**Location:** Rear Exterior

**Task:** Monitor / Improve

**Time:** Unpredictable



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17. Sill - Near or at Grade Level

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

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

Weatherproofing is needed

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

**Location:** Rear Exterior

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item



18. Paint or stain needed

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

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

Steps are settled and sloping.

**Implication(s):** Weakened structure | Trip or fall hazard

**Location:** Front Exterior

**Task:** Improve

**Time:** Less than 1 year

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**Cost:** Regular maintenance item



19. Steps or landings settling or heaving

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

**Condition:** • [Missing](#)

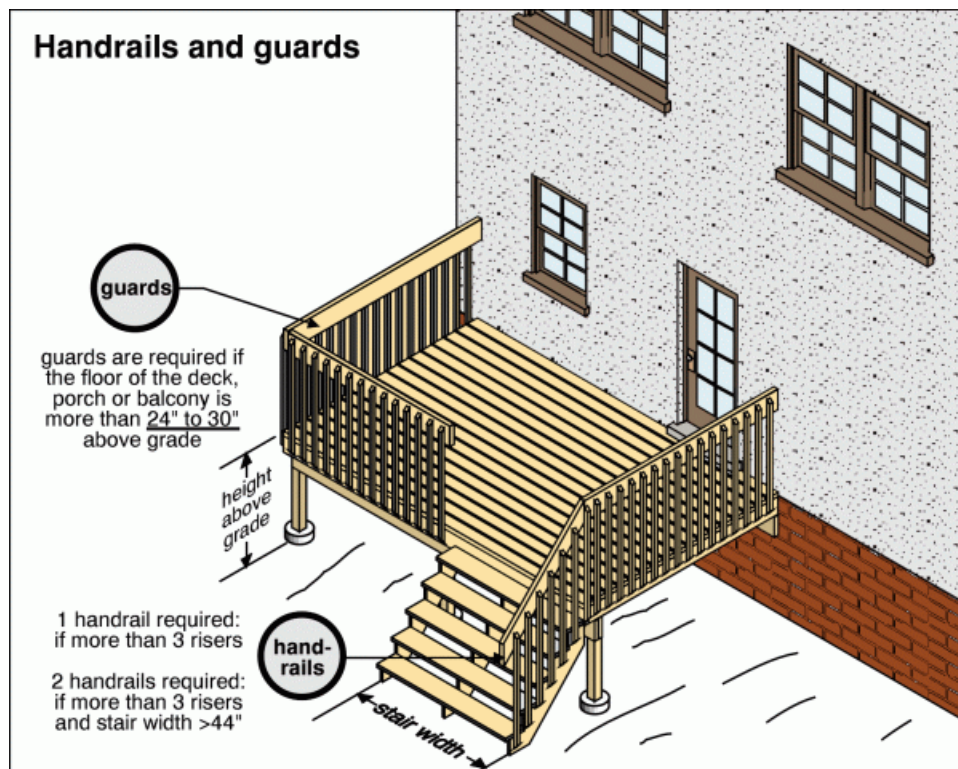
**Implication(s):** Fall hazard

**Location:** Front Exterior Staircase

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor



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20. Missing Handrail

**Condition:** • [Loose](#)

Secure to wall

**Implication(s):** Fall hazard

**Location:** Rear Exterior

**Task:** Improve - Secure to wall

**Time:** Regular maintenance

**Cost:** Regular maintenance item



21.

## LANDSCAPING \ General

**Condition:** • Vines on building

Vines may damage the home over time. If vines are to remain, and we understand the aesthetic reasons for leaving them, we recommend controlling the growth so vines do not attach to wood surfaces or roofs, and do not clog gutters and downspouts and soffit vents.

**Implication(s):** Chance of damage to finishes | Chance of pests entering building

**Location:** Rear Exterior

**Task:** Remove



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**Time:** Regular maintenance

**Cost:** Regular maintenance item



22. Vines on building



23. Vines on building

## LANDSCAPING \ Lot grading

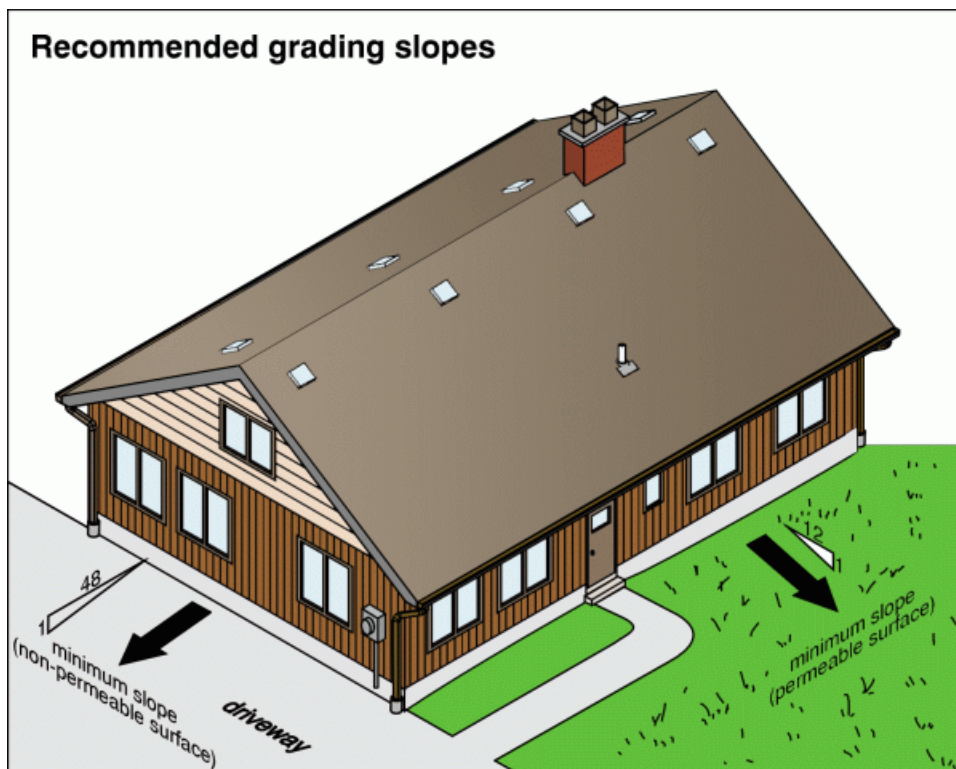
**Condition:** • Low Areas.

**Location:** Rear Exterior

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Regular maintenance item





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24. Low Areas.



25. Low Areas.

## Inspection Methods and Limitations

Upper floors inspected from: • Ground level

## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Brick](#)

**Floor construction:** • [Joists](#)

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

**Roof and ceiling framing:** • Not visible

## Observations and Recommendations

### FOUNDATIONS \ General

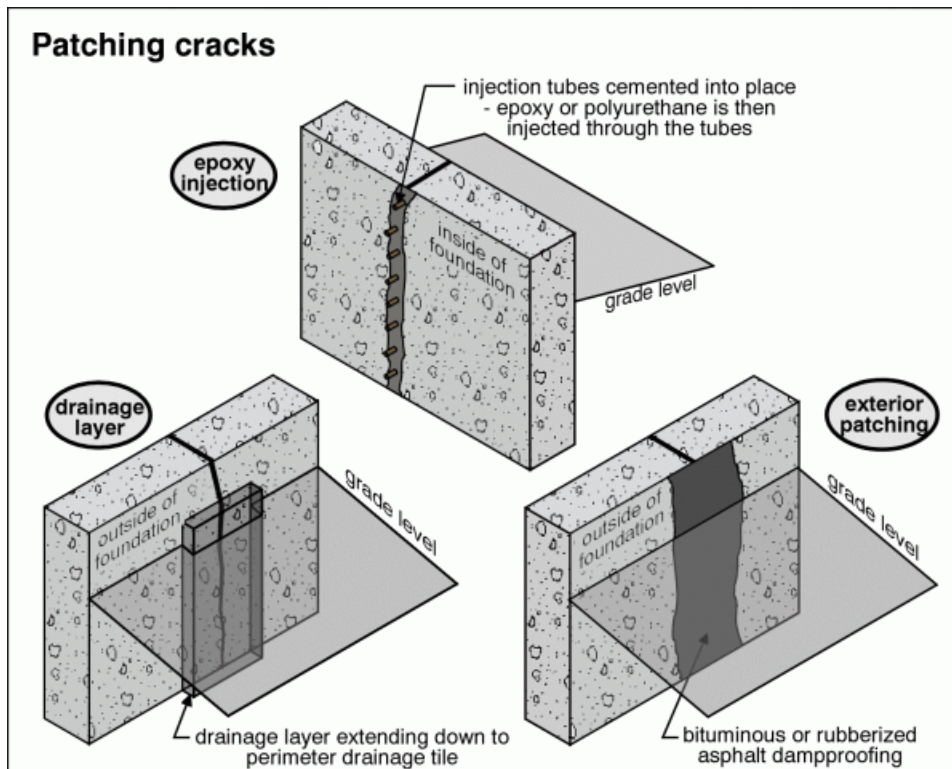
**Condition:** • Typical minor cracks

**Implication(s):** Chance of water entering building

**Location:** Various

**Task:** Monitor

**Time:** Ongoing



## Crack repair - epoxy and polyurethane injection

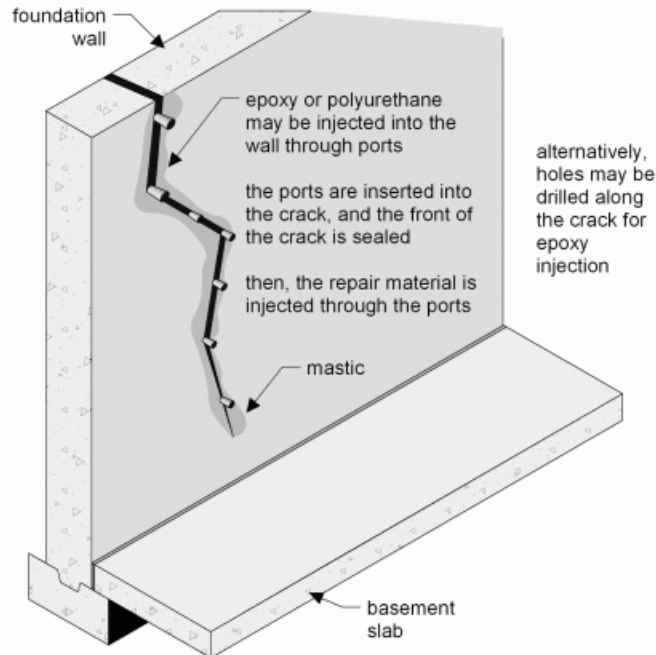
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

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

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

epoxy is as strong as concrete and forms a structural seal

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



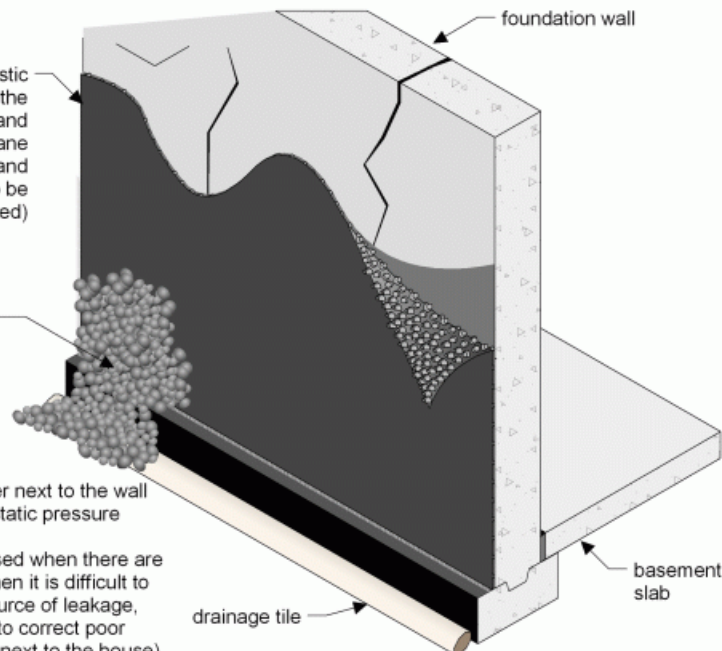
## Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

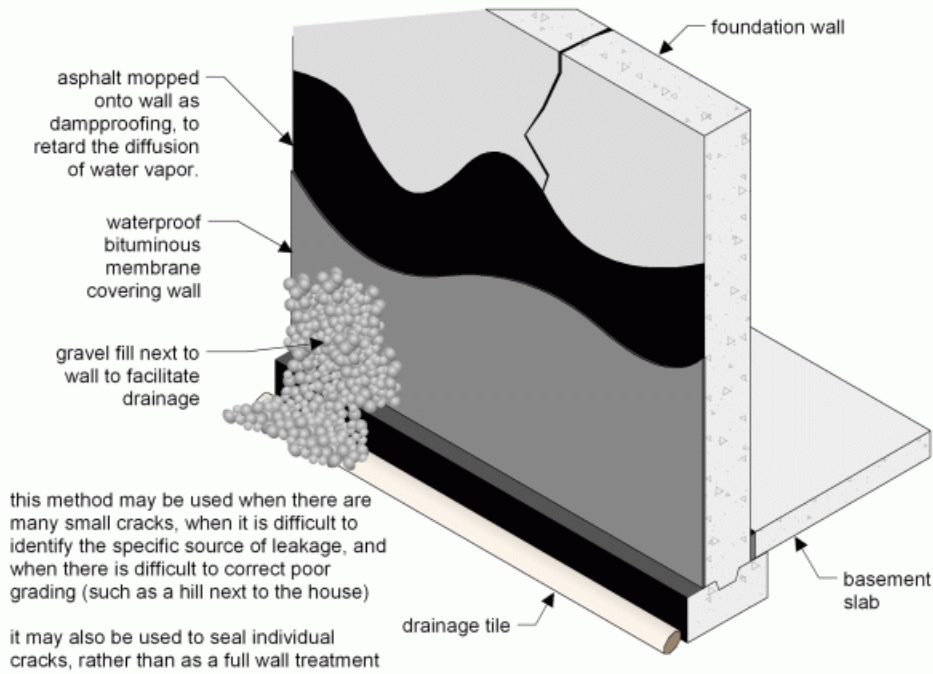
gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



## Crack repair - exterior patching



## Inspection Methods and Limitations

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

**Attic/roof space:** • No access

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



## Descriptions

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

**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](#)

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

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

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

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

**Smoke detectors:** • [Present](#)

## Observations and Recommendations

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

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

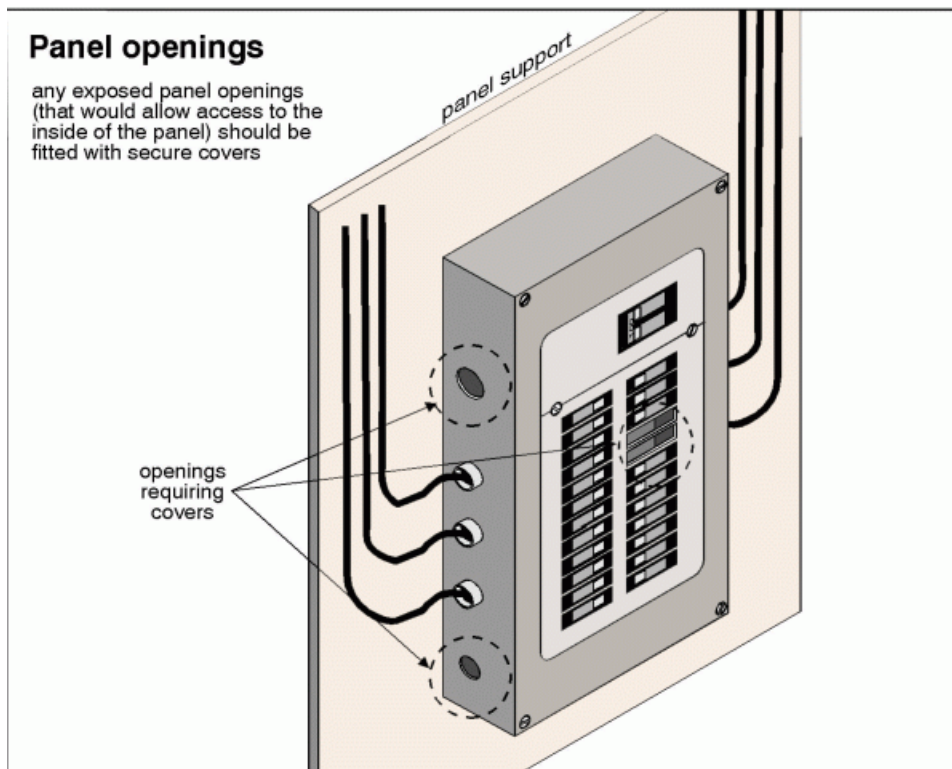
**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Panel

**Task:** Protect

**Time:** As Soon As Possible

**Cost:** Less than \$100





26. Openings in panel

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

**Condition:** • [Replace when renovating](#)

Based on the age of the property Knob and Tube may be present in the walls or ceiling, although NONE WAS OBSERVED during the inspection. (We noted one older style wiring in the panel however this wire leaves the panel into a metal sheathing which is acceptable) We checked various outlets and all were grounded. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies. Many insurance companies will require an electrical audit to determine if there is knob and tube present.

**Implication(s):** Nuisance | Potential problem when obtaining home insurance

**Task:** Replace

**Time:** if found during renovations

## **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

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

**Implication(s):** Electric shock

**Location:** Basement Staircase

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Minor



27. Exposed on walls or ceilings

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Inoperative](#)

**Implication(s):** Equipment inoperative

**Location:** Rear Exterior Left side of outlet

**Task:** Replace

**Time:** Prior to first use

**Cost:** Minor



28. Inoperative

## DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

**Condition:** • [Too few outlets](#)

Note that lack of outlets will require use of powerbars,, which are only recommended for temporary use.

**Implication(s):** Nuisance

**Location:** Bedrooms

**Task:** Upgrade

**Time:** Discretionary

**Cost:** \$100-\$250 oer outlet

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## **DISTRIBUTION SYSTEM \ Smoke 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



## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

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

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

**Approximate age:** • [9 years](#)

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

**Fireplace/stove:** • None

## Observations and Recommendations

### General

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

**Location:** Basement Furnace Room

**Task:** Service annually

**Time:** Ongoing

**Cost:** Regular maintenance item

### GAS FURNACE \ Cabinet

**Condition:** • [Rust](#)

Rust noted inside furnace cabinet. Unknown if condensate leak is still active or intermittent. Dry at time of inspection.

Service furnace and have HVAC technician.

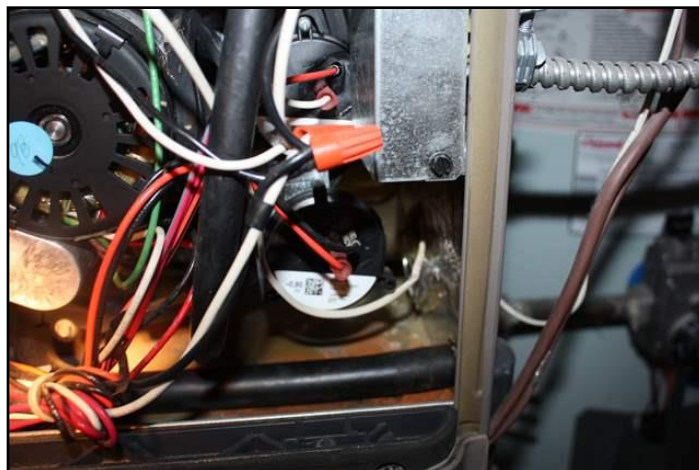
**Implication(s):** Material deterioration | Reduced system life expectancy

**Location:** Basement Furnace Room

**Task:** Service

**Time:** Less than 1 year

**Cost:** Regular maintenance item



29. Rust

# HEATING

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## GAS FURNACE \ Humidifier

**Condition:** • Check that water is reaching the humidifier. The valve may be closed or clogged.

**Location:** Basement Furnace Room

**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

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## Descriptions

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

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

**Compressor approximate age:** • 13 years

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

## Observations and Recommendations

### AIR CONDITIONING \ Life expectancy

**Condition:** • Aging

Typical lifespan is 10-15 years. The current unit is 13 years old. The unit could not be tested due to low outdoor temperature. Test unit in the Spring.

**Location:** Rear Exterior

**Task:** Replace

**Time:** When necessary / Unpredictable

**Cost:** \$3,000 - and up

## Inspection Methods and Limitations

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

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

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

# INSULATION AND VENTILATION

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## Descriptions

**Attic/roof insulation material:** • Not determined • Not visible

**Attic/roof insulation amount/value:** • [Not visible](#)

**Attic/roof air/vapor barrier:** • [Not visible](#)

**Attic/roof ventilation:** • Turbine vent

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

## Inspection Methods and Limitations

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

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

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



## Descriptions

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

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

Main water shut off valve at the:

• Basement



30. Basement

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

Water heater type: • [Conventional](#)

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

Tank capacity: • [40 gallons](#) • 151 liters

Water heater approximate age: • 6 years

Typical life expectancy: • 10 - 15 years

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

Floor drain location: • Near heating system

## Observations and Recommendations

### WASTE PLUMBING \ Drain piping - performance

Condition: • Homeowner noted that the waste lines from house to street were replaced with new plastic drain lines.

### FIXTURES AND FAUCETS \ Faucet

Condition: • [Shower diverter inoperative or defective](#)

Implication(s): Equipment failure

Location: Second Floor Bathroom

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item



31. Shower diverter inoperative or defective

## FIXTURES AND FAUCETS \ Bathtub enclosure

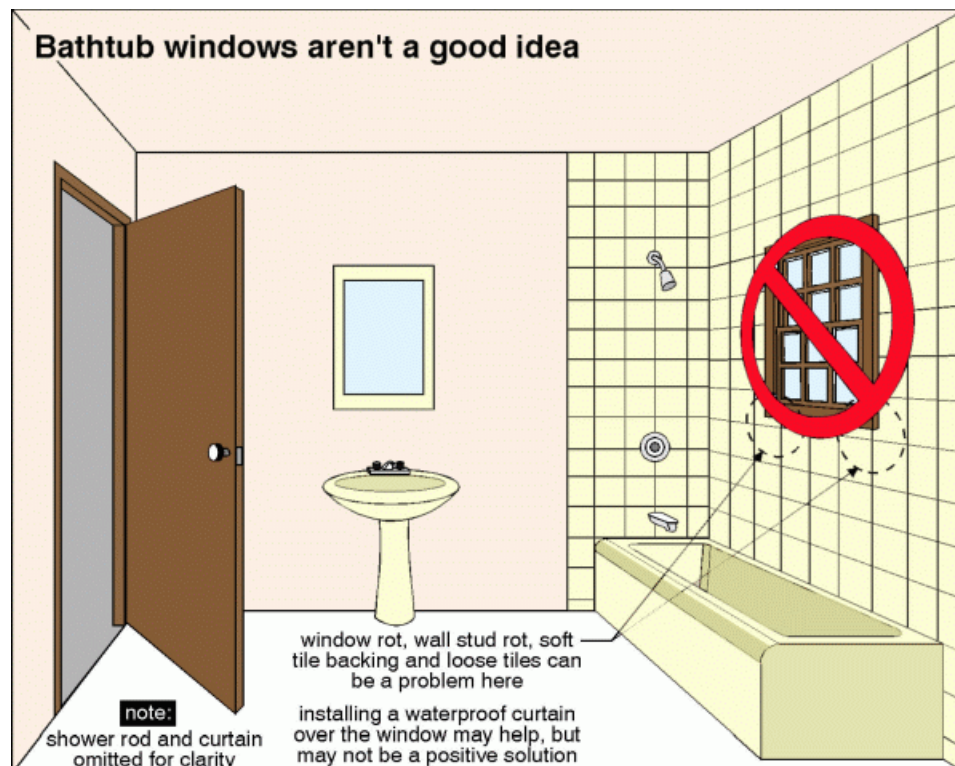
**Condition:** • [Unprotected window](#)

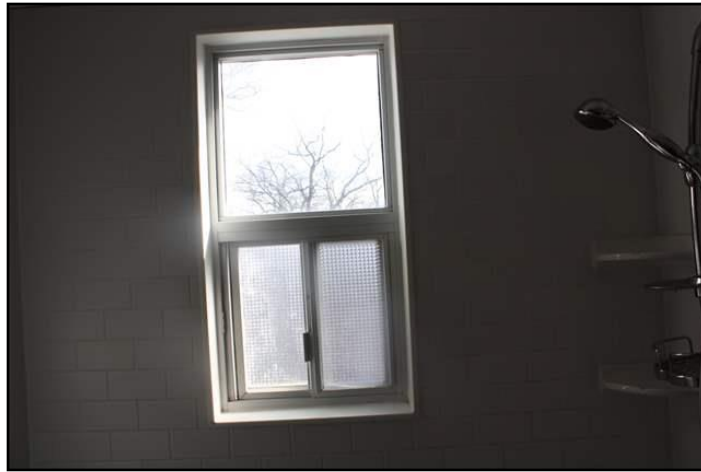
**Implication(s):** Chance of damage to finishes and structure

**Location:** Bathroom

**Task:** Protect

**Time:** Prior to first use





32. Unprotected window

## FIXTURES AND FAUCETS \ Toilet

**Condition:** • [Running continuously](#)

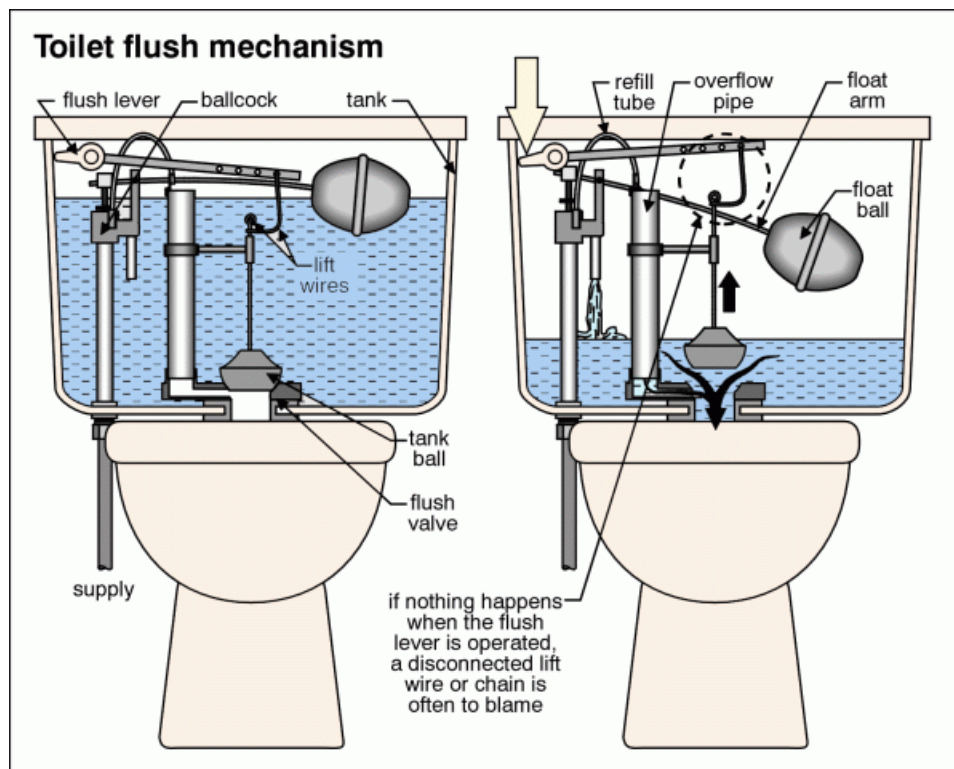
**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased water consumption

**Location:** Second Floor Bathroom

**Task:** Adjust / Replace

**Time:** Regular maintenance

**Cost:** Minor



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## Inspection Methods and Limitations

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

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



## Descriptions

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

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

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

**Glazing:** • [Double](#)

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

**Evidence of basement leakage:** • Homeowner noted that the basement has been dry with no leakage over a decade.

## Observations and Recommendations

### CEILINGS \ General

**Condition:** • Typical flaws

Homeowner noted ceiling cosmetic flaw due to wall being removed prior to their ownership (12+years prior)

**Location:** Living Room

**Task:** Monitor

**Time:** if necessary



33.

**Condition:** • Stains

Dry at time of home inspection. Old stain

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

**Location:** First Floor Kitchen

**Task:** Paint

**Time:** if desired

# INTERIOR

139 Gilmour Avenue, Toronto, ON March 15, 2018

Report No. 2243

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

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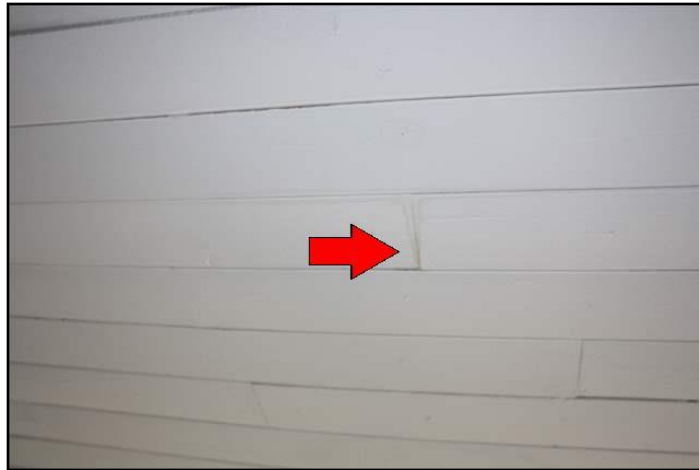
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34. Stains

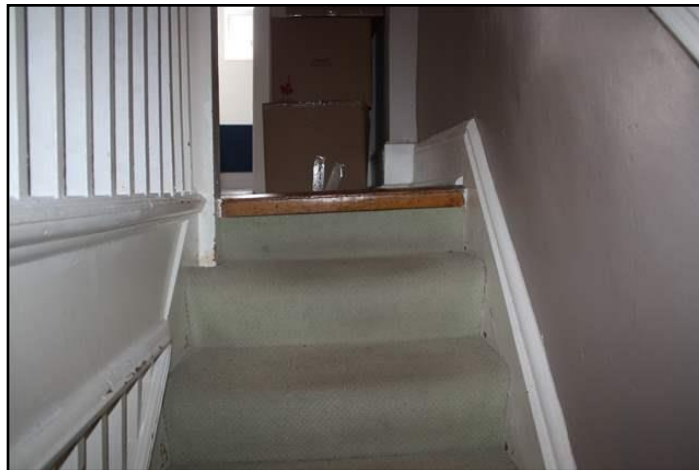
## FLOORS \ Subflooring

**Condition:** • Slope Noted. Older homes tend to have saggy, sloping floors. If you choose to make repairs to level the floors, repairs can require invasive and extensive work that can cost tens of thousands of dollars.

**Location:** Second Floor

**Task:** Improve

**Time:** Discretionary



35. Slope Noted. Older homes tend to have...

## STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

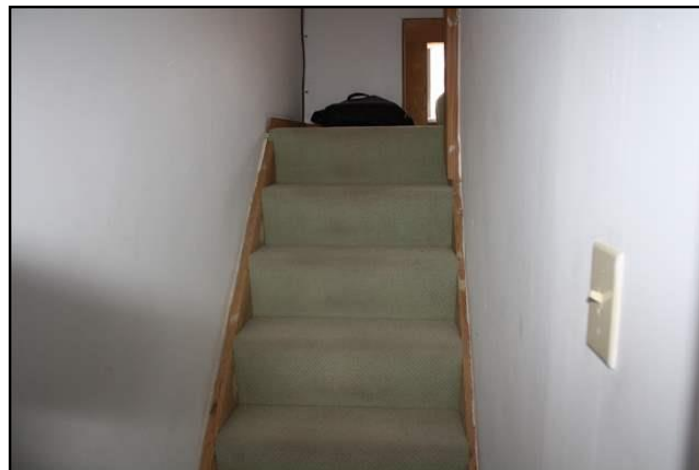
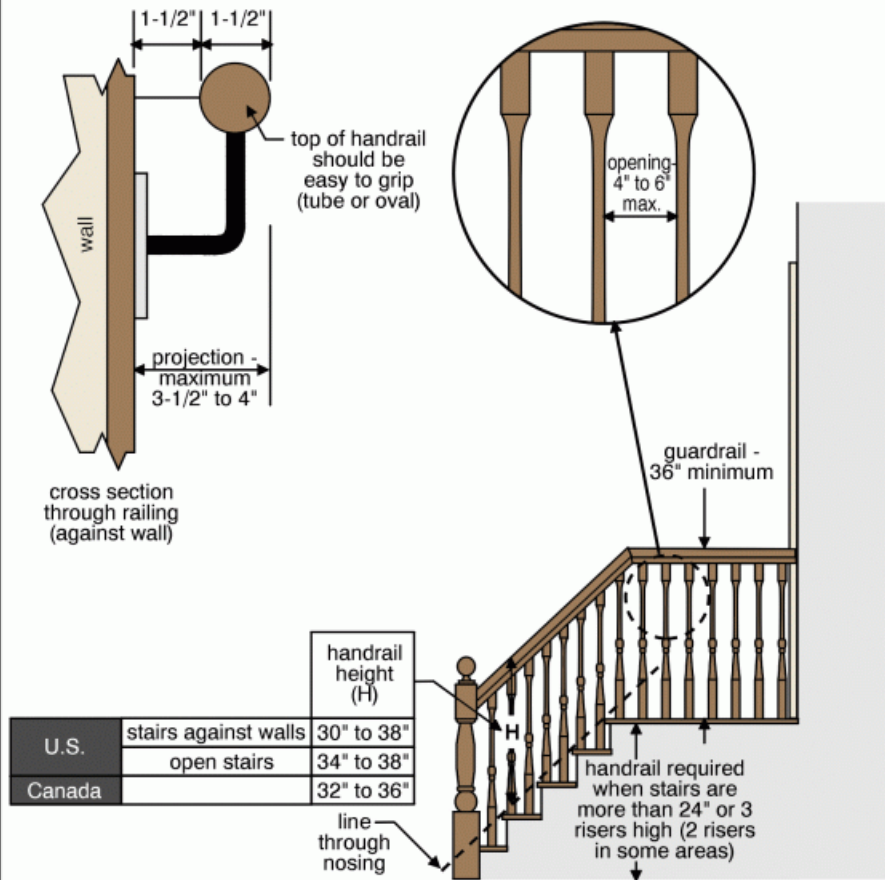
**Location:** Second Floor Staircase

**Task:** Provide Handrail

**Time:** Less than 1 year

**Cost:** Minor

## Handrails and guards



36. Missing

## STAIRS \ Guardrails

Condition: • [Too low](#)

Below modern standards

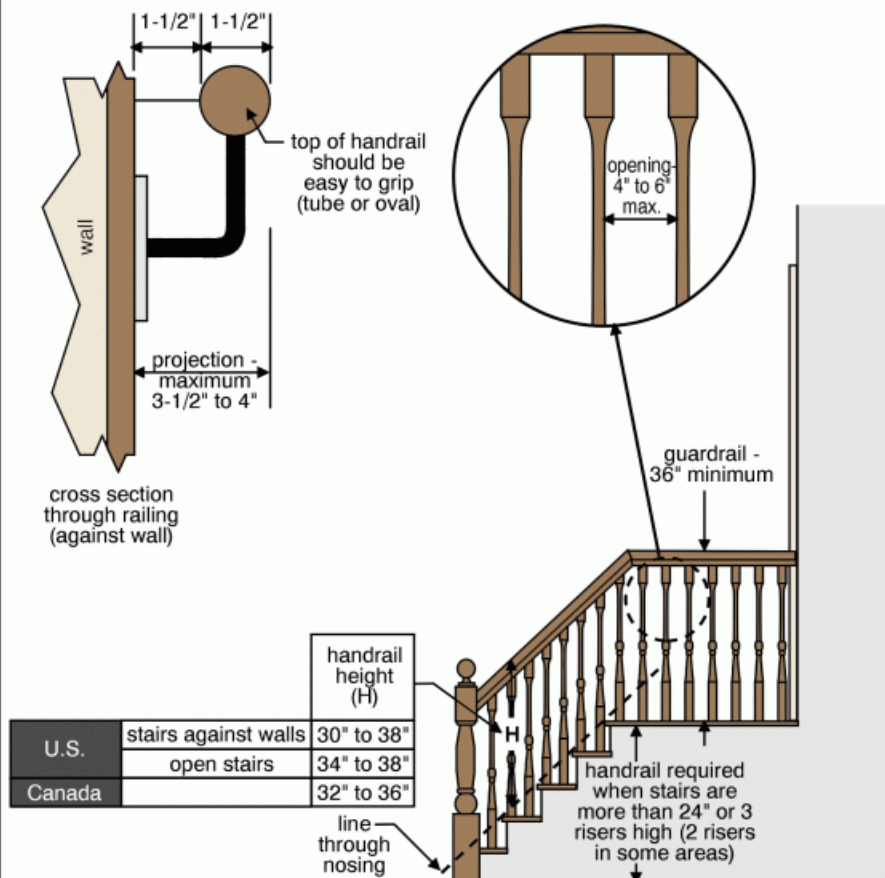
Implication(s): Fall hazard

Location: Second Floor

Task: Upgrade

Time: Discretionary

### Handrails and guards







37. Too low

**Condition:** • [Loose](#)

**Implication(s):** Fall hazard

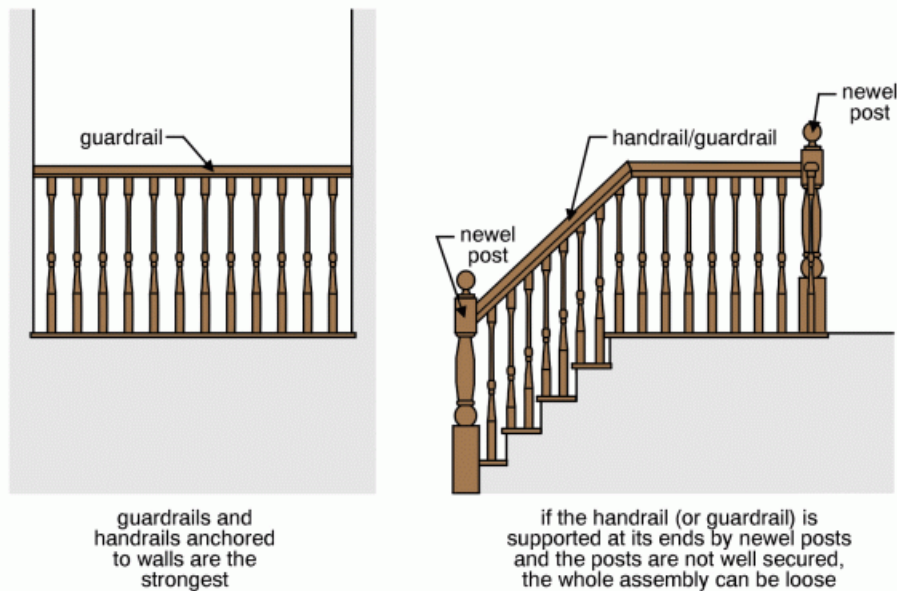
**Location:** Second Floor

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Regular maintenance item

## Handrail support



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38. Loose

## STAIRS \ Spindles or balusters

**Condition:** • [Damage](#)

**Implication(s):** Fall hazard

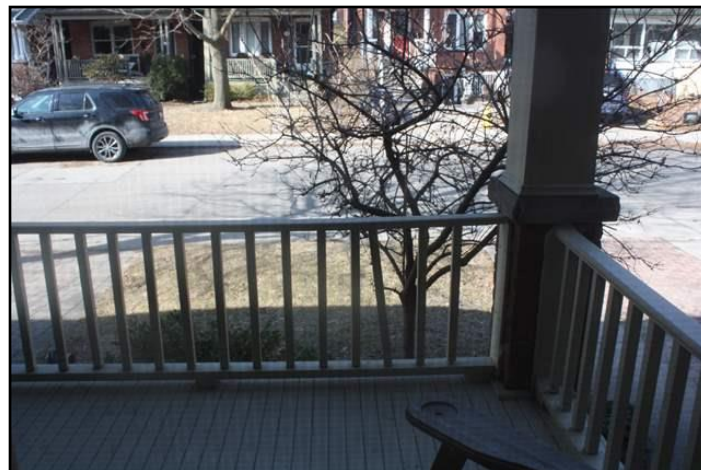
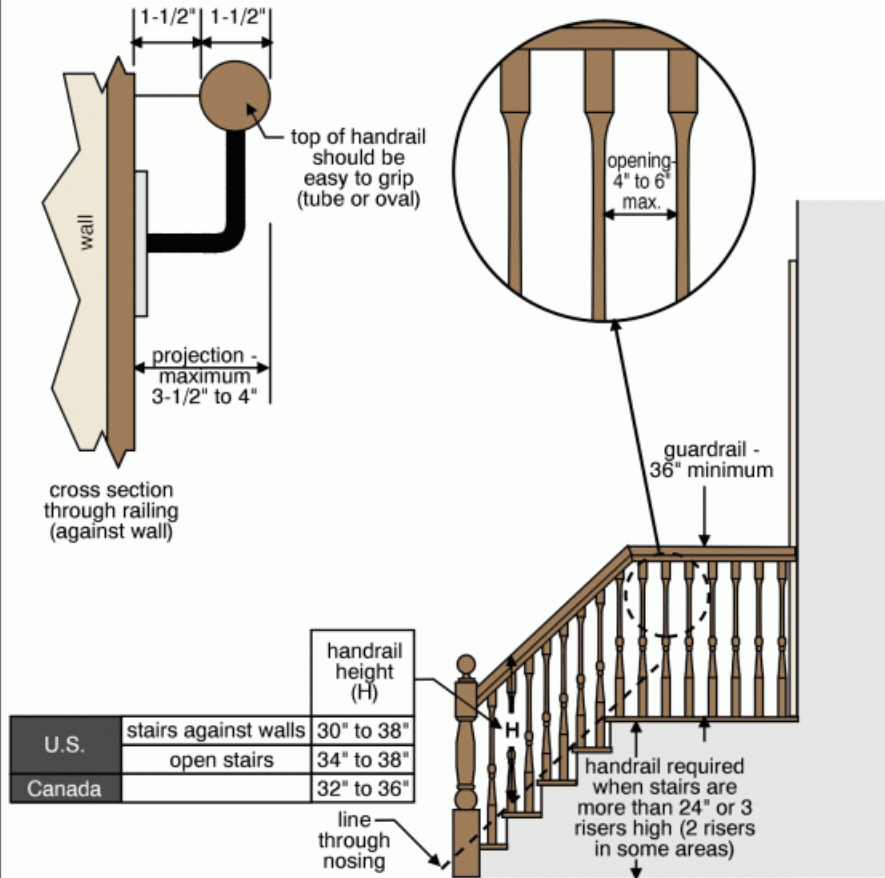
**Location:** Front Exterior Porch

**Task:** Repair or replace

**Time:** As Soon As Possible

**Cost:** Minor

## Handrails and guards



39. Damage

## **BASEMENT \ Leakage**

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

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

## **Inspection Methods and Limitations**

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

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

**Not included as part of a building inspection:** • Carbon monoxide 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:** • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection



# LINKS

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## Descriptions

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

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

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

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

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

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

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

# PHOTOS

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## Descriptions

**General:** • pictures taken during inspection

**END OF REPORT**

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS