

YOUR INSPECTION REPORT

KNOW YOUR HOME

PREPARED BY

TIP



FOR THE PROPERTY AT: 309 Beresford Toronto, ON

PREPARED FOR: JENNIFER PERCIVAL

INSPECTION DATE: Thursday, June 8, 2017

THE INSPECTION PROFESSIONALS THE INSPECTION PROFESSIONALS, INC. 3120 Rutherford Rd. Concord, ON L4K 0B2

416-725-5568 HST# 89249 4501 RT0001

www.inspectionpros.ca adam@inspectionpros.ca

TIP THE INSPECTION PROFESSION

PROFESSIONALS

June 20, 2017

Dear Jennifer Percival,

RE: Report No. 2125, v.5 309 Beresford Toronto, ON

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

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

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

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

-Adam

BUYERS -

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

Sincerely,

ADAM HANNAN on behalf of THE INSPECTION PROFESSIONALS, INC.

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SUMM	SUMMARY Report No. 2125, v.5										
309 Beres	309 Beresford, Toronto, ON June 8, 2017 www.inspectionpros.ca										
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR		
							-				

REFERENCE

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 considerina.

Things will wear out, break down, and fail without warning. This is a fact of home ownership.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$500

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

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list 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: • Leak

We observed a drip pan and bag at rear attic. Homeowner reported that was likely put there a long time ago to catch a leak from roof which is no longer active. Have roofing contractor inspect the rear roof at some point within the year to confirm the quality of repair.

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

Location: Rear Exterior Roof

Task: Further evaluation

Time: less than one year

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Interior

BASEMENT \ Wet basement - evidence

Condition: • Dampness on floor or walls

Moisture was noted using a moisture meter. This area was adjacent to the wall areas where mortar deterioration has occurred. Water might be seeping in through the mortar. Determining whether the elevated readings are caused by a leak or condensation is outside the scope of inspection. Repair the brick mortar in these areas and monitor. To determine if basement wall is damp due to condensation or leakage will require removal of drywall to observe - if/when necessary. It is important to keep in mind that some level of dampness is common with older homes with brick or stone foundations. Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure Location: South Basement Task: Repair

Time: As Soon As Possible

CRAWLSPACE \ Leakage

Condition: • We could not access the crawlspace due to the installation of the pavers. Location: Right Side Exterior Task: Provide access and inspect Time: Immediate

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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ROOFING

PLUMBING

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ROOFING

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Descriptions

Sloped roofing material:
• <u>Asphalt shingles</u>

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

COOLING

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

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

Aging with typical wear. Typical lifespan for this type of premium roof covering is 18-22 years. The shingles are reported to be approximately 15 years old and are in the last quarter of lifespan. Repair the loose shingles as noted in report and check the quality of the patches areas.

Location: Throughout

Task: Inspect annually and replace in less than 4 years

Condition: • Leak

We observed a drip pan and bag at rear attic. Homeowner reported that was likely put there a long time ago to catch a leak from roof which is no longer active. Have roofing contractor inspect the rear roof at some point within the year to confirm the quality of repair.

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

Location: Rear Exterior Roof

Task: Further evaluation

Time: less than one year





ROOFING



Condition: • Patched Implication(s): Chance of water damage to contents, finishes and/or structure Location: Rear Exterior Roof Task: Monitor Time: Ongoing



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3. Patched

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View Inspection performed: • With binoculars from the ground

EXTERIOR

PLUMBING

COOLING

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ROOFING EXTERIOR

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Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout discharge:
• <u>Above grade</u>

Lot slope: • Away from building • Flat

Wall surfaces - wood: • Boards

Wall surfaces - masonry: • Brick

Observations and Recommendations

WALLS \ Wood siding

Condition: • Cracked, split or broken

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

Location: Various Exterior Wall

Task: Repair or replace

Time: Regular maintenance

Cost: Regular maintenance item



4. Example

WALLS \ Brick, stone and concrete

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

EXTERIOR GLASS/WINDOWS \ General

Condition: • Poor support of bay window. Location: Rear Exterior Task: Further evaluation / Improve Time: Less than 1 year

EXTERIOR

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EXTERIOR

PLUMBING



5.

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

Condition: • Loose Implication(s): Fall hazard Location: Exterior Porch Task: Improve Time: Regular maintenance





Condition: • Too low Below modern standards Implication(s): Fall hazard Location: Porch Task: Upgrade Time: Discretionary



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.

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

Location: Rear Exterior Wall

Task: Remove

Time: Less than 1 year



7. Vines on building



8. Vines on building

EXTERIOR

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EXTERIOR

COOLING INSULATION PLUMBING

INTERIOR

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LANDSCAPING \ Lot grading

ROOFING

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

Condition: • Improper slope or drainage

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

Location: Rear Exterior

Task: Improve

Time: Regular maintenance





9. Improper slope or drainage

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EXTERIOR

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STRUCTURE ELECTRICAL HEATING COOLING

SUMMARY REFERENCE

Inspection Methods and Limitations

EXTERIOR

Inspection limited/prevented by: • Vines/shrubs/trees against wall

No or limited access to:

Area below steps, deck, porches

ROOFING

Space between buildings



10. Space between buildings

Upper floors inspected from: • Ground level

STRUCTURE

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Descriptions

Configuration: • Basement

Foundation material:

Brick

Floor construction: • Joists

Exterior wall construction: • Masonry

Roof and ceiling framing: • Rafters/ceiling joists

Observations and Recommendations

FOUNDATIONS \ Foundation

Condition:
• Basement lowered

For your information only. Basement has been lowered. Bench Footing noted.

Implication(s): Chance of structural movement

Location: Basement

Task: Click link to read more information



WALLS \ Solid masonry walls

Condition: • Prior repairs Implication(s): Weakened structure Location: Various Exterior Wall Task: Monitor Time: Ongoing

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ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INT

SUMMARY REFERENCE

Condition: • Mortar deteriorating

Repointing / Tuck-Pointing needed at various areas. This is common for homes of this age.

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

Location: Various Exterior Wall and sills

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item



11. Mortar deteriorating



13. Mortar deteriorating

Inspection Methods and Limitations

12. Mortar deteriorating



14. Mortar deteriorating

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

Attic/roof space:
 Inspected from access hatch

ELECTRICAL

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IARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

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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 rating: • 125 Amps

Distribution panel type and location:
• Breakers - basement

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

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

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

Smoke detectors: • Present

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • <u>Double taps</u> Implication(s): Fire hazard Location: Basement Panel Task: Correct Time: Immediate Cost: Minor



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DISTRIBUTION SYSTEM \ Knob-and-tube

Condition: • Note - The home was built during a time when knob and tube wiring was used. The house wiring appears to have been upgraded. We did not observe any active knob and tube during the inspection. If you find any during renovations, removal is recommended.

DISTRIBUTION SYSTEM \ Switches

Condition: • Faulty Implication(s): Fire hazard | Electric shock Location: Basement Task: Replace Time: Prior to first use Cost: Minor



15. Faulty

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing Implication(s): Fire hazard | Electric shock Location: Basement and Attic Task: Cover Time: Immediate Cost: Minor

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16. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Loose Implication(s): Electric shock | Fire hazard Location: Laundry Area Dryer outlet Task: Correct Time: Prior to first use Cost: Minor

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

HEATING

www.inspectionpros.ca 309 Beresford, Toronto, ON June 8, 2017 ROOFING HEATING COOLING INSULATION PLUMBING REFERENCE Descriptions System type: • Furnace Fuel/energy source: • Gas Heat distribution: • Ducts and registers Approximate capacity:
 • 80,000 BTU/hr Efficiency: • High-efficiency Approximate age: • <u>2 years</u> Typical life expectancy: • Furnace (high efficiency) 15 to 20 years Fireplace/stove: · Wood-burning fireplace - not in service Second Floor Gas fireplace

Observations and Recommendations

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • Missing

Chimney caps missing on both chimneys, however, the chimneys might not be active anymore. The fireplace on the second floor is no longer functional. The furnace and water heater are now side wall vented. The gas fireplace might be vented through the left side chimney but we could not determine due to lack of access between the houses. The chimney caps help prevent water from entering top of chimney masonry.

Implication(s): Shortened life expectancy of material | Chance of water damage to contents, finishes and/or structure Location: Chimneys

Task: Provide Time: Less than 1 year Cost: \$500 - \$800 Each

HEATING





FIREPLACE \ Fireplace face or breast

Condition: • <u>Combustible clearances</u> Do not use. Fireplace not in service Implication(s): Fire hazard Location: Second Floor



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17. Combustible clearances

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

Fireplace/wood stove:

• Turned off Gas line was off.

Heat exchanger: • Not visible

COOLING & HEAT PUMP

PLUMBING

COOLING

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SUMMARY ROOFING

REFERENCE

Descriptions

Air conditioning type: • <u>Air cooled</u>

Cooling capacity: • 24,000 BTU/hr

Compressor approximate age: • 3 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

STRUCTURE ELECTRICAL

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

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PLUMBING

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HEATING CC

INSULATION

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SUMMARY REFERENCE

Descriptions

Attic/roof insulation material: • Glass fiber • Cellulose

Attic/roof insulation amount/value: • R-32

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

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • <u>Roof vent</u> • <u>Power ventilator</u>

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards Below current standards of R-50 (as of 2012) Implication(s): Increased heating and cooling costs Location: Attic Task: Upgrade Time: Discretionary Cost: \$1,000 - and up



18. Amount less than current standards

Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

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SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR										
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Descriptions										
Service piping into building: • Copper										
Supply piping in building: • <u>Copper</u> • PEX (cross-linked Polyethylene) The only brand we could identify was SuperPex										
Main water shut off valve at the: • Front of the basement										
Water flow and pressure: • Typical for neighborhood										
Water heater type: • Induced draft										
Water heater fuel/energy source: • Gas										
Tank capacity: • 189 liters										
Water heater approximate age: • 5 years										
Typical life expectancy: • 10 - 15 years										
Waste and vent piping in building: • <u>Plastic</u>										
Pumps: • Sump pump										
Floor drain location: • Near laundry area • Near heating system										

Observations and Recommendations

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewage backup insurance is recommended. We recommend this for all homes. Implication(s): drainage and/or leakage problems Location: Basement Task: Provide Time: Immediate

Condition: • Drain line video camera inspection recommended WE RECOMMEND THIS FOR ALL HOMES BUILT PRIOR TO 1970 Implication(s): Drainage and/or leakage problems Location: Basement Task: Camera inspection Time: Immediate

WASTE PLUMBING \ Sump pump

Condition: • Sump was dry. Test sump pump regularly Location: Basement Task: Test Regularly Time: ongoing

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19.

Condition: • Provide backup battery powered power source for sump pumps.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Slow drains Implication(s): Chance of water damage to contents, finishes and/or structure Location: Basement Bathroom Task: Clean Time: Regular maintenance

FIXTURES AND FAUCETS \ Shower stall

Condition: • Entrance problems The shower doors needs adjustment and should be able to open away from the shower Implication(s): Difficult access Location: Basement Bathroom Task: Adjust Time: Prior to first use Cost: Regular maintenance item



20. Entrance problems

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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.

STRUCTURE ELECTRICAL

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

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Descriptions

Major floor finishes: • <u>Hardwood</u>

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

STRUCTURE

Windows: • Fixed • Casement

Glazing:
• Double

Exterior doors - type/material: • Hinged • Sliding glass

Evidence of basement leakage: • Efflorescence • Dampness

Observations and Recommendations

<u>General</u>

• No comment is made with respect to cosmetic finishes.

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

WALLS \ Masonry or concrete

Condition: • Efflorescence This is typical for a home of this age. Location: Basement Furnace Room Task: Click link to read more information

FLOORS \ General

Condition: • Missing Location: Basement Furnace Room Task: Repair area around floor drain Time: Less than 1 year





WINDOWS \ General

Condition: • Some of the windows we observed were older (1984) but generally are functional. At some point, you may

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consider upgrading these windows. Task: Upgrade

Time: When necessary

DOORS \ Hardware

Condition: • Ineffective

Implication(s): Equipment ineffective

Location: Second Floor Bathroom

Task: Repair or replace

Time: Regular maintenance

Cost: Regular maintenance item



22. Ineffective

STAIRS \ Height

Condition: • Headroom - less than ideal Implication(s): Physical injury Location: Basement Staircase Task: Upgrade Time: When remodelling

STAIRS \ Handrails and guards

Condition: • Missing Implication(s): Fall hazard Location: Basement Staircase Task: Provide handrail Time: Less than 1 year Cost: Minor





STAIRS \ Spindles or balusters

Condition: • nail visible Location: Second Floor Staircase Task: Improve Time: Regular maintenance Report No. 2125, v.5

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23.

BASEMENT \ Leakage

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

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

BASEMENT \ Wet basement - evidence

Condition: • Dampness on floor or walls

Moisture was noted using a moisture meter. This area was adjacent to the wall areas where mortar deterioration has occurred. Water might be seeping in through the mortar. Determining whether the elevated readings are caused by a leak or condensation is outside the scope of inspection. Repair the brick mortar in these areas and monitor. To determine if basement wall is damp due to condensation or leakage will require removal of drywall to observe - if/when necessary. It is important to keep in mind that some level of dampness is common with older homes with brick or stone foundations. **Implication(s)**: Material deterioration | Chance of water damage to contents, finishes and/or structure **Location**: South Basement

Task: Repair

Time: As Soon As Possible





24. Dampness on floor or walls



25. Dampness on floor or walls

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26. Dampness on floor or walls



27. Dampness on floor or walls



28. Dampness on floor or walls

CRAWLSPACE \ Leakage

Condition: • We could not access the crawlspace due to the installation of the pavers.
Location: Right Side Exterior
Task: Provide access and inspect
Time: Immediate

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29. access to crawlspace

APPLIANCES \ Dryer

Condition: • Dryer vent disconnected

Implication(s): Odors, molds, etc. | Fire hazard | Equipment not operating properly | Chance of damage to finishes and structure

Location: Laundry Area Task: Correct Time: Prior to first use



30. Dryer vent disconnected

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.

General: • The evaluation of Mold is outside the scope of a home inspection. If the appearance of mold is observed

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during the normal procedure of the home inspection, it will be noted for further evaluation. If mold is not observed, it does not mean it is not present. It may be in an area that was not observed during the inspection.

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

No access to: • Crawlspace

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

END OF REPORT

REFERENCE LIBRARY

309 Beresford, Toronto, ON June 8, 2017 www.inspectionpros.c										
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	
EFERENCE										

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



14. MORE ABOUT HOME INSPECTIONS