



YOUR INSPECTION REPORT

KNOW YOUR HOME

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
417 Prince Edward Drive North
Toronto, ON

PREPARED FOR:
LEAH MONERAWELA

INSPECTION DATE:
Wednesday, July 18, 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
adam@inspectionpros.ca

TIP

THE
INSPECTION
PROFESSIONALS

July 23, 2018

Dear Leah Monerawela,

RE: Report No. 2304, v.3
417 Prince Edward Drive North
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
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SUMMARY

417 Prince Edward Drive North, Toronto, ON July 18, 2018

Report No. 2304, v.3

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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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.

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>

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Outdated](#)

There is a mix of mostly new wiring with some older wiring remaining in the original home. The electrical panel contains a mix of mostly modern wiring with approximately 6 distribution lines of older wiring.. We noted some ungrounded outlets in the original portion of the house. Knob and tube wiring was installed pre-1950 in all homes. Most of the wiring in the home is behind walls and ceilings and not observed.

The ESA authority does not consider this wiring unsafe. 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

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

Location: Various in original part of home.

Task: Consult with your insurance company for their requirements

Time: Immediate

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Cost: \$1500 per room if necessary.

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](#)



1. Asphalt shingles

Flat roofing material:

- [Modified bitumen membrane](#)



2. 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

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

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roofs will suffer the most damage under adverse weather

Condition: • Due to height of roof, we did not access flat roof. ALL flat roofs should be inspected annually by a professional roofing contractor.

SLOPED ROOFING \ Asphalt shingles

Condition: • [Exposed fasteners](#)

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

Location: Various Front Exterior Roof

Task: Seal top of fasteners (sealant)

Time: Less than 1 year

Cost: Minor



3. Exposed fasteners example

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

Inspection performed: • With binoculars from the ground

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Descriptions

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

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

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

Wall surfaces and trim: • [Stucco/EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

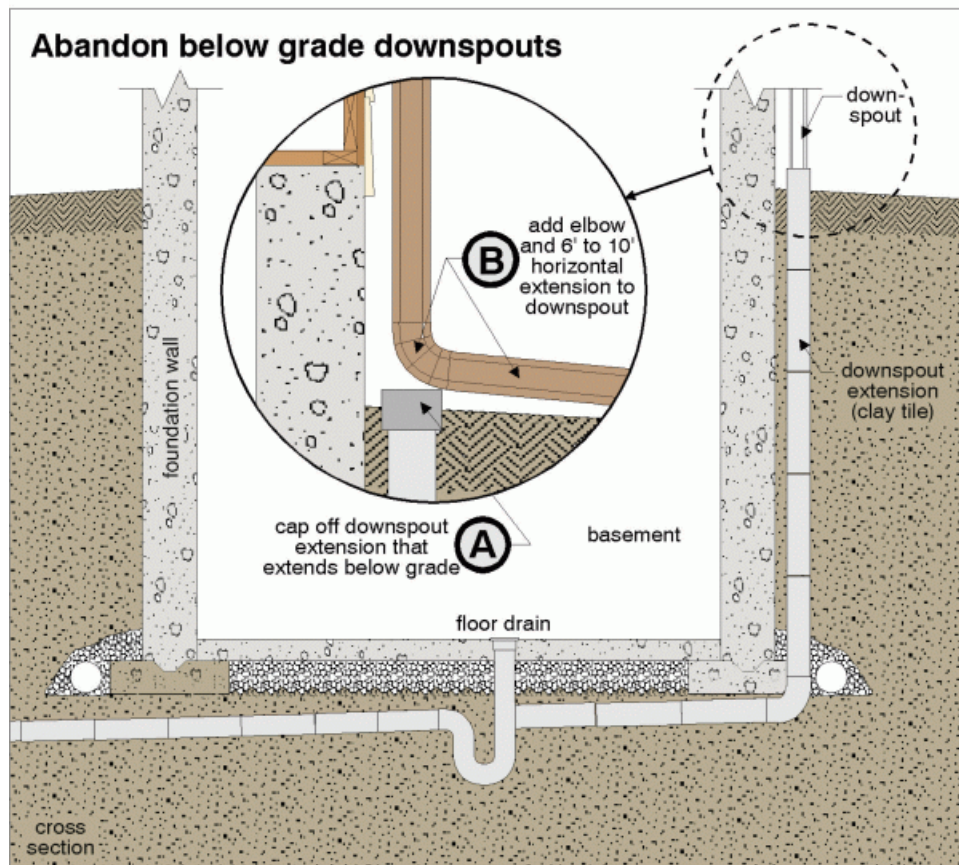
Condition: • [Discharge below grade](#)

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

Location: Throughout Exterior

Task: Monitor / Improve

Time: If necessary



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4. one example

Condition: • [Discharge onto roofs](#)

Improvement recommendation. Extend Downspouts to lower gutter to protect lower roof from premature wear.

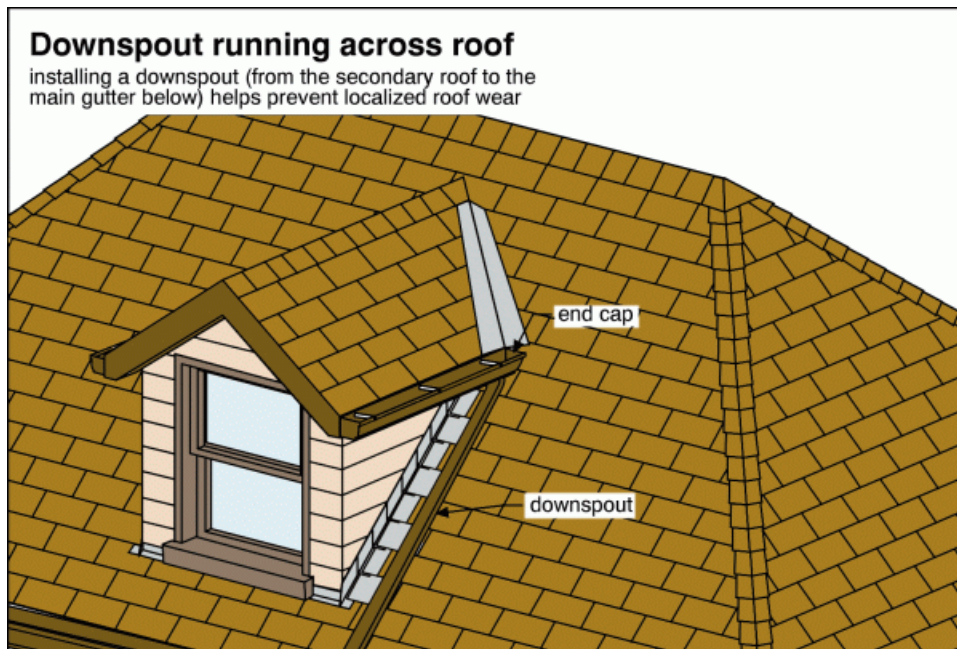
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior Roof

Task: Improve

Time: Less than 1 year

Cost: Minor



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5. Example

WALLS \ Trim

Condition: • Rot

Some areas of wood below window are soft due to rot. Prior patchwork noted. Repair/replace as required. This is common in areas where tree/vegetation are in contact with wood materials

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

Location: Various Exterior

Task: Monitor / Improve

Time: As Required

Cost: Regular maintenance item



6. Prior patches

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 \ Exterior trim

Condition: • [Damage](#)

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Normal maintenance

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

Location: Various Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



7. small cracks on trim

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Concrete cracked](#)

Implication(s): Trip or fall hazard | Material deterioration | Chance of damage to structure

Location: Front Exterior

Task: Repair / Replace

Time: As Needed

Cost: Regular maintenance item



8. Concrete cracked

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

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Keep tree branches trimmed back 3 feet from roof line.

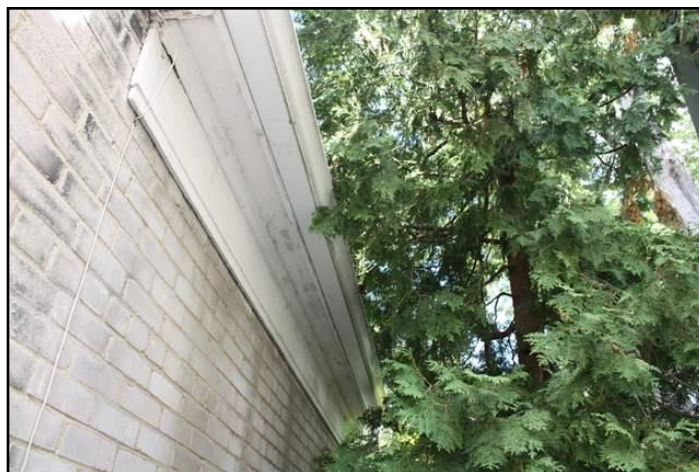
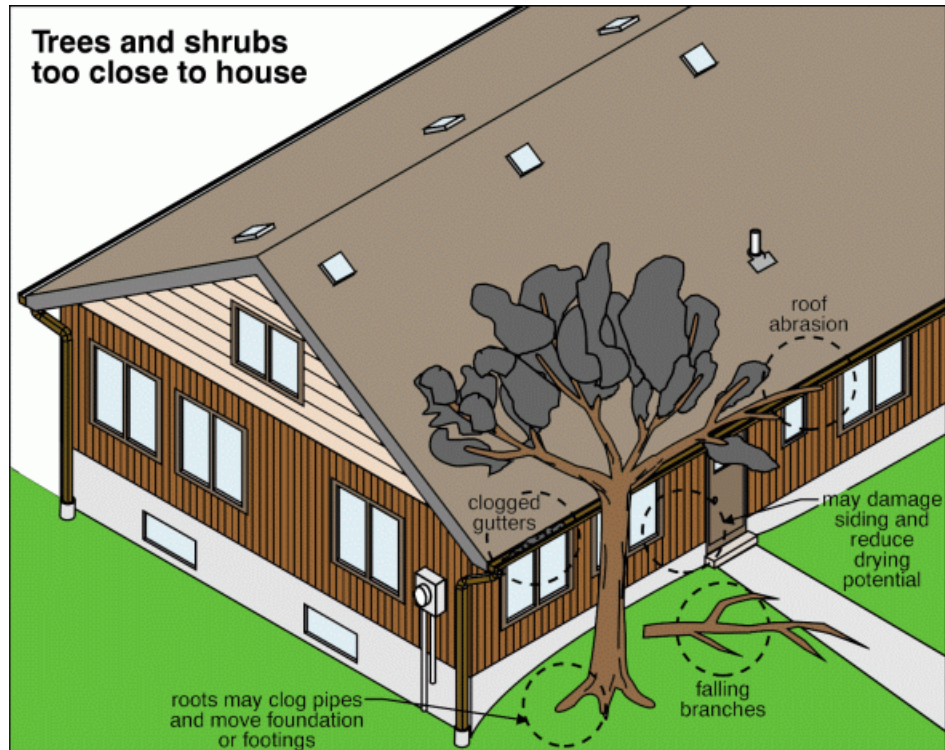
Implication(s): Material deterioration | Chance of pests entering building | Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



9. Trees or shrubs too close to building

Condition: • Vines on building

Vines may damage the home over time. If vines are to remain, and we understand the aesthetic reasons for leaving

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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 pests entering building | Chance of damage to finishes

Location: Various

Task: Remove

Time: Regular Maintenance



10. Vines on building



11. Example

LANDSCAPING \ Lot grading

Condition: • Low Areas.

Ensure grading (ground) promotes drainage away from home

Location: Various Exterior

Task: Improve

Time: Regular maintenance

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Recommended grading slopes



12. Low Areas.

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

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Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration:

- [Basement](#)
- [Crawlspace](#)



13. Crawlspace



14. Crawlspace



15. Crawlspace

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

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Inspection Methods and Limitations

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

Attic/roof space:

- Inspected from access hatch
 - No access
- no access to flat roof areas

Crawlspace: • Inspected from access hatch

ELECTRICAL

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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: • [200 Amps \(240 Volts\)](#)

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

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

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

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

Distribution wire 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 detectors: • [Present](#)

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [No links for multi-wire circuits](#)

we noted one only.

Implication(s): Electric shock

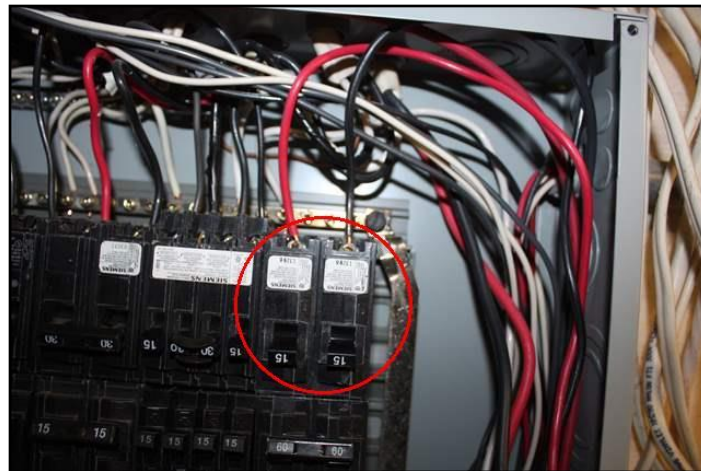
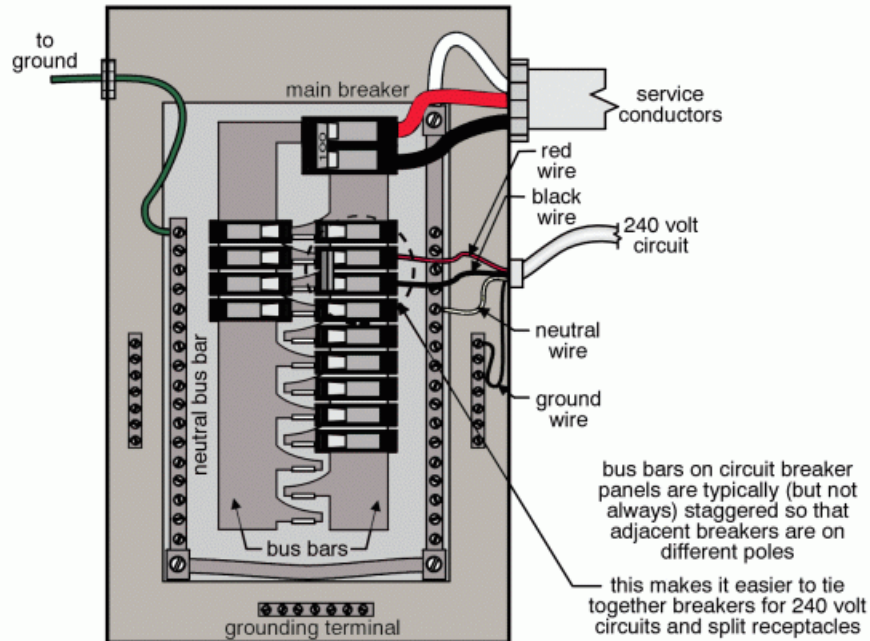
Location: Basement Panel

Task: Correct

Time: As Soon As Possible

Cost: Less than \$100

Staggered bus bars on circuit breaker panels



16. No links for multi-wire circuit

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • **BACKGROUND** This pre-1955 wiring system is good quality and although it does not include the safety enhancement of a ground wire that is found in modern wiring, it can be serviceable if in good repair. Knob-and-tube wiring is often discovered when renovating or accessing areas that are not visible during a home inspection.

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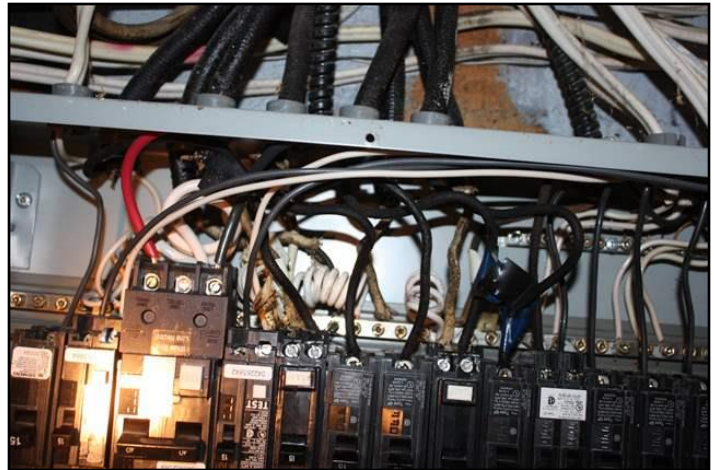
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17. BACKGROUND This pre-1955 wiring system is...



18. BACKGROUND This pre-1955 wiring system is...

Condition: • [Outdated](#)

There is a mix of mostly new wiring with some older wiring remaining in the original home. The electrical panel contains a mix of mostly modern wiring with approximately 6 distribution lines of older wiring.. We noted some ungrounded outlets in the original portion of the house. Knob and tube wiring was installed pre-1950 in all homes. Most of the wiring in the home is behind walls and ceilings and not observed.

The ESA authority does not consider this wiring unsafe. 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

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

Location: Various in original part of home.

Task: Consult with your insurance company for their requirements

Time: Immediate

Cost: \$1500 per room if necessary.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Throughout Exterior

Task: Replace

Time: Less than 1 year

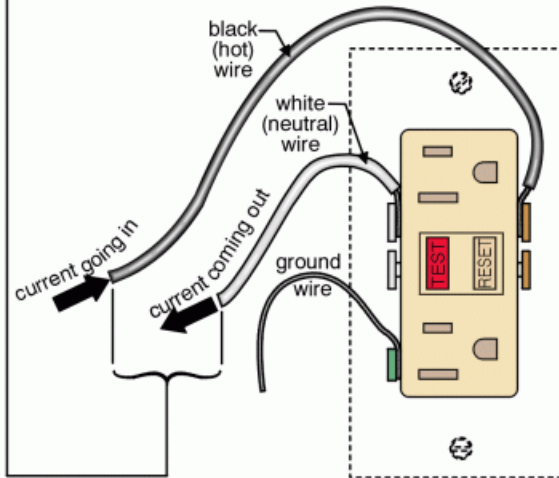
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



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

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Descriptions

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [Mid-efficiency](#)

Approximate age: • [5 years](#)

Typical life expectancy: • Boiler (steel) 20 to 25 years

Fireplace/stove: • [Gas fireplace](#) • [Gas logs](#)

Observations and Recommendations

GAS FURNACE \ Gas meter

Condition: • [Poor access](#)

Implication(s): Difficult to service

Location: Front Exterior

Task: Keep vegetation trimmed back

Time: Regular maintenance



19. *Poor access*

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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Air conditioning type:

- [Air cooled](#)
- [Independent system](#)

Second floor and 2 registers on main floor only

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

Compressor approximate age: • Not determined. Dataplate serial number worn off/not legible

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Aging

The air conditioning systems is a split type with an exterior compressor and an attic evaporator in air handler. (The entire house is heated by a boiler/radiators.) The cooling system is an independent system that has distribution registers in the ceiling of the second floor and 2 registers on the main floor. We could not determine the age of the air conditioning because the dataplate was worn off. We know the unit is at least 6 years and up (likely 10-15 years old) Service the unit annually and continue to use until replacement is needed

Location: Exterior

Task: Service annually and replace when necessary.

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • [Weak airflow](#)

This is common with areas that are furthest away from the air handler

Implication(s): Reduced comfort | Increased cooling costs

Location: Second Floor Bedroom over garage

Task: Improve

Time: If necessary

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

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Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-20](#) • [R-24](#) • [R-28](#)

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

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

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

ATTIC/ROOF \ Hatch/Door

Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Attic

Task: Improve

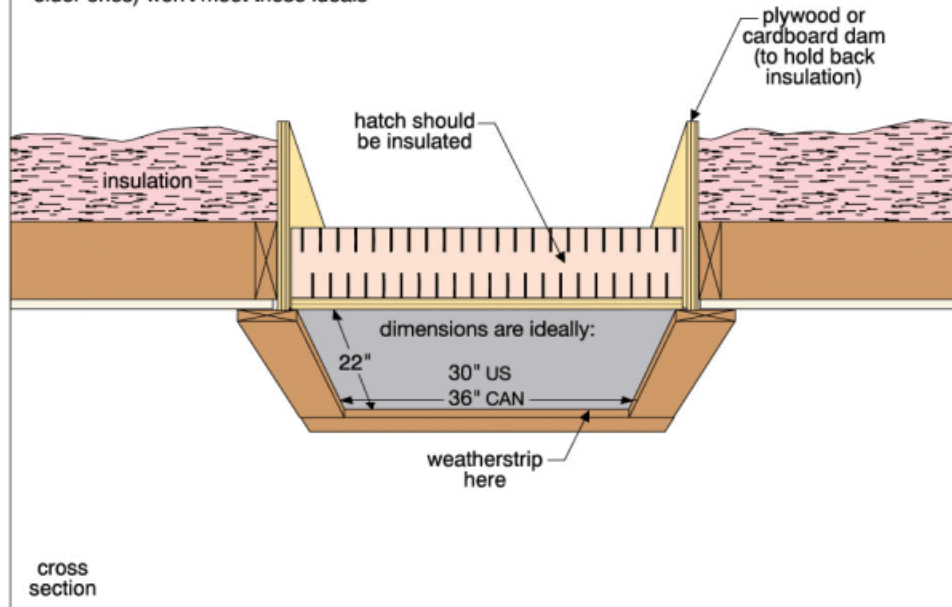
Time: Less than 1 year

Cost: Less than \$100

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Crawlspace inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

PLUMBING

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Descriptions

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

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

Main water shut off valve at the:

• Basement



20. main water shut off

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

Water heater type: • [Conventional](#)

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

Tank capacity: • 227 liters

Water heater approximate age: • 12 years

Typical life expectancy: • 10 - 15 years

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

Floor drain location: • Near laundry area • Near heating system

Observations and Recommendations

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewage backup insurance is recommended.

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

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Task: Camera inspection

Time: Immediate

FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: First Floor Powder Room faucet handle

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item

Condition: • Shower head damaged

May just need tightening or plumbers tape.

Implication(s): System inoperative | Reduced water pressure and volume

Location: Basement bathroom and Master bathtub

Task: Repair or replace

Time: Regular maintenance

Cost: Minor

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

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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

Observations and Recommendations

General

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

CARPENTRY \ Cabinets

Condition: • [Stained, worn, damaged](#)

one drawer near dishwasher has minor damage likely caused by steam from dishwasher

Implication(s): Material deterioration

Location: First Floor Kitchen

Task: For Your Information / Repair

Time: Discretionary

Cost: Regular Maintenance

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

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

INTERIOR

417 Prince Edward Drive North, Toronto, ON July 18, 2018

Report No. 2304, v.3

www.inspectionpros.ca

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Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos.

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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](#)

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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: • Attic and roof space: R-40 (R-50 if electric heat)

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

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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