



# YOUR INSPECTION REPORT

*KNOW YOUR HOME*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

446 Armadale Avenue  
Toronto, ON M6S 3X9

PREPARED FOR:  
JENNIFER PERCIVAL

INSPECTION DATE:  
Friday, March 23, 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 24, 2018

Dear Jennifer Percival,

RE: Report No. 2245  
446 Armadale Avenue  
Toronto, ON  
M6S 3X9

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

446 Armadale Avenue, Toronto, ON March 23, 2018

Report No. 2245

[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.

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

### **FLAT ROOFING \ Modified bitumen**

**Condition:** • Aging

Signs of aging roof noted - Cracking surfaces, opening seams. Inspect annually and plan to replace in 2-4 years

**Location:** Throughout Exterior Roof

**Task:** Monitor annually and replace in less than 4 years

**Cost:** \$8-\$16 per square foot.

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## Structure

### WALLS \ Arches

**Condition:** • [Dropped, rotating or leaning](#)

Cracking and lateral movement noted.

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

**Location:** Left Side Exterior Wall

**Task:** Repair

**Time:** Less than 1 year

**Cost:** \$1,000 - \$2,000

## Plumbing

### SUPPLY PLUMBING \ Supply piping in building

**Condition:** • [Galvanized steel](#)

We observed one galvanized steel pipe riser. We could not determine if this riser is continuous or capped. Most insurance companies will require removal of Galvanized plumbing. Consult with your insurance company (Most of the piping that we observed was copper piping.

**Implication(s):** Reduced water pressure and volume

**Location:** Basement

**Task:** Further evaluation / Remove

**Time:** Immediate

**Cost:** Consult with Contractor

## Interior

### WINDOWS \ General

**Condition:** • Many of the windows are older but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly \$30 to \$50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

Most of the windows were manufactured in 1980.

**Location:** Throughout

**Task:** Upgrade

**Time:** Discretionary

### STAIRS \ Treads

**Condition:** • [Worn or damaged](#)

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

**Location:** Basement Staircase

**Task:** Repair or replace

**Time:** Less than 1 year

**Cost:** \$500 - \$1,000

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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

**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

### FLAT ROOFING \ Modified bitumen

**Condition:** • Aging

Signs of aging roof noted - Cracking surfaces, opening seams. Inspect annually and plan to replace in 2-4 years

**Location:** Throughout Exterior Roof

**Task:** Monitor annually and replace in less than 4 years

**Cost:** \$8-\$16 per square foot.



1. Aging

**Condition:** • [Openings at seams or flashings](#)

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

**Location:** Exterior Roof

**Task:** Repair

**Time:** As Soon As Possible

**Cost:** Regular maintenance item



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2. Openings at seams or flashings

## Inspection Methods and Limitations

**Inspection performed:** • From roof edge

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## Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### 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

**Condition:** • [Spalling](#)

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

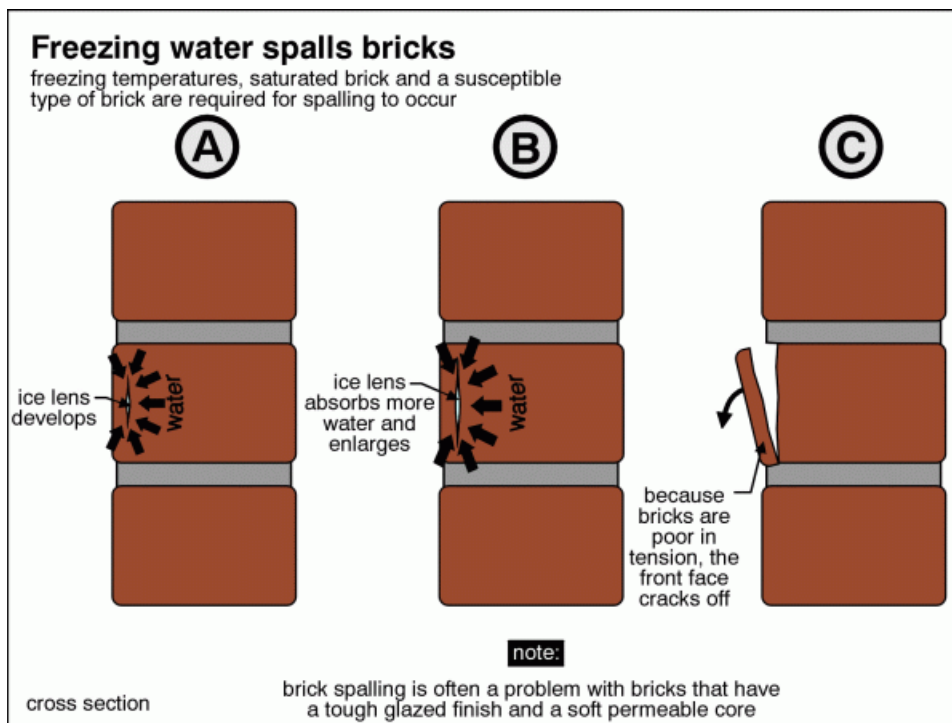
**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Regular maintenance

**Cost:** Regular maintenance item



### EXTERIOR GLASS/WINDOWS \ Window wells

**Condition:** • [Missing](#)



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Sill - less than 15 cm / 6 inches above finished grade level. This is common in homes of this age.

Modern standards require a 6 to 8 inch threshold below basement windows (6 inches above finished grade level)

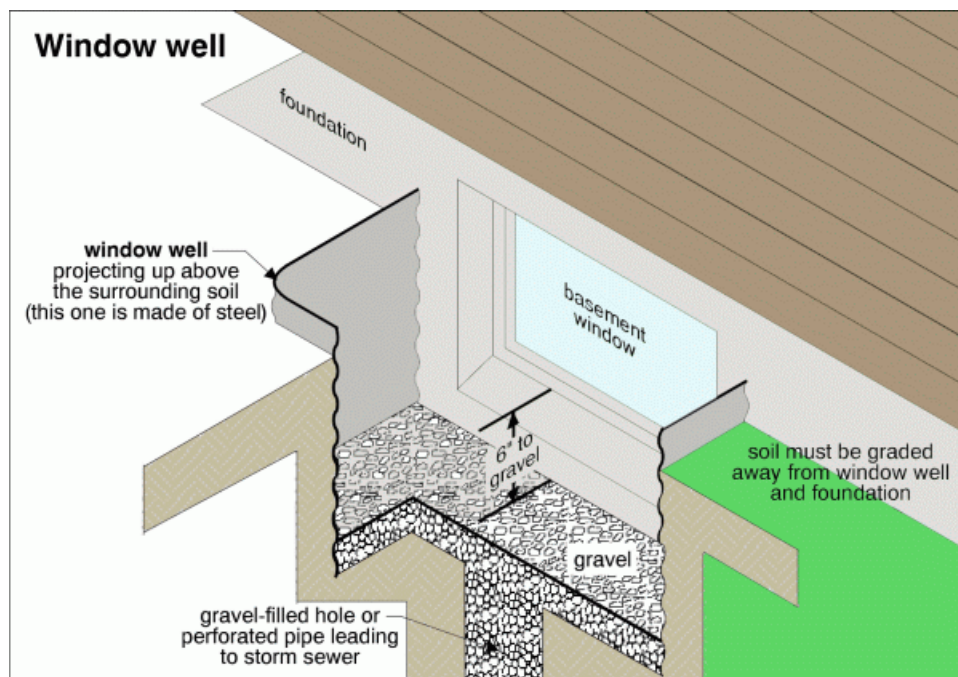
Window wells help manage the water in areas where windows are at or below grade. A properly installed window well will help prevent water entry / damage to windows and structure. THIS IS SOMETHING TO MONITOR FOR NOW, especially through the Spring rainy season. In the meantime, you may consider adding clear window covers to manage the water in this area.

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

**Location:** Rear Exterior

**Task:** Provide window well

**Time:** If necessary / if landscaping



3. Rear window

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## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

**Condition:** • [Damage](#)

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

**Location:** Rear Exterior Mud room

**Task:** Repair or Replace columns

**Time:** Less than 2 years

**Cost:** Consult with Contractor



4. Damage



5. Damage



6. Damage



7. Damage



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8. Rear Mud room

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

**Condition:** • [Loose](#)

Secure guardrail to house

**Implication(s):** Fall hazard

**Location:** Front Exterior Porch

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Less than \$100



9. Guardrail not secured

**Condition:** • [Spindles \(balusters\) climbable](#)

**Implication(s):** Fall hazard

**Location:** Front Exterior Porch

**Task:** Correct

**Time:** Unpredictable

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## LANDSCAPING \ Lot grading

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

## LANDSCAPING \ Fence

**Condition:** • Damage

**Implication(s):** Material deterioration

**Location:** Rear Yard

**Task:** Repair

**Time:** Regular maintenance

## Inspection Methods and Limitations

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

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## Descriptions

**Configuration:** • [Basement](#)**Foundation material:** • [Stone](#)**Floor construction:** • [Joists](#)**Exterior wall construction:** • [Masonry](#)**Roof and ceiling framing:** • Rafters/ceiling joists

## Observations and Recommendations

### FOUNDATIONS \ General

**Condition:** • [Typical minor settlement](#)**Location:** Various**Task:** Monitor**Time:** Ongoing

### WALLS \ Solid masonry walls

**Condition:** • [Prior repairs](#)**Implication(s):** Weakened structure**Location:** Rear Exterior Wall**Task:** Monitor**Time:** Ongoing

10. Prior repairs example



11. Prior repairs Example

### WALLS \ Arches

**Condition:** • [Dropped, rotating or leaning](#)

Cracking and lateral movement noted.

**Implication(s):** Weakened structure | Chance of structural movement**Location:** Left Side Exterior Wall**Task:** Repair**Time:** Less than 1 year

# STRUCTURE

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**Cost:** \$1,000 - \$2,000



12. *Dropped, rotating or leaning*



13. *Dropped, rotating or leaning*

## 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

**Percent of foundation not visible:** • 80 %



## Descriptions

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

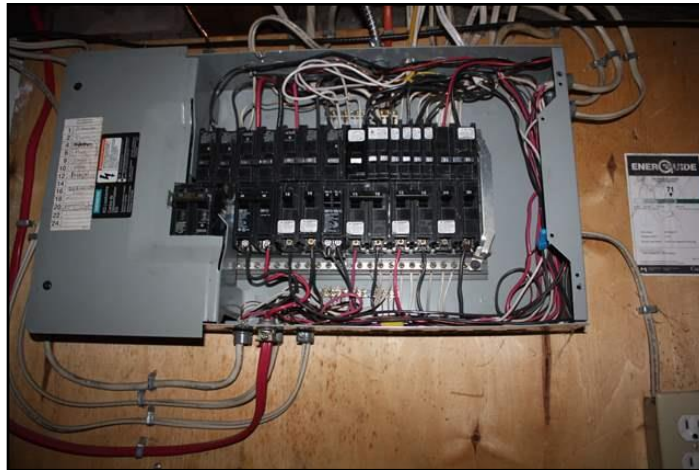
**Service entrance cable and location:** • [Overhead - cable type not determined](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

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

**Distribution panel type and location:**

• [Breakers - basement](#)



14. Breakers - basement

**Distribution panel rating:** • [125 Amps](#)

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

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

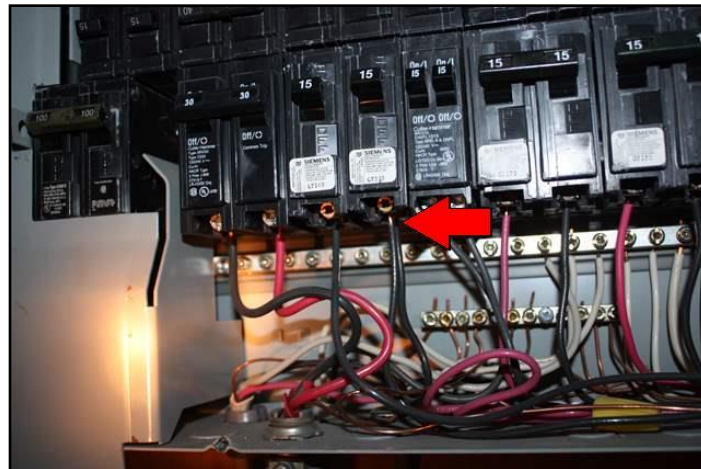
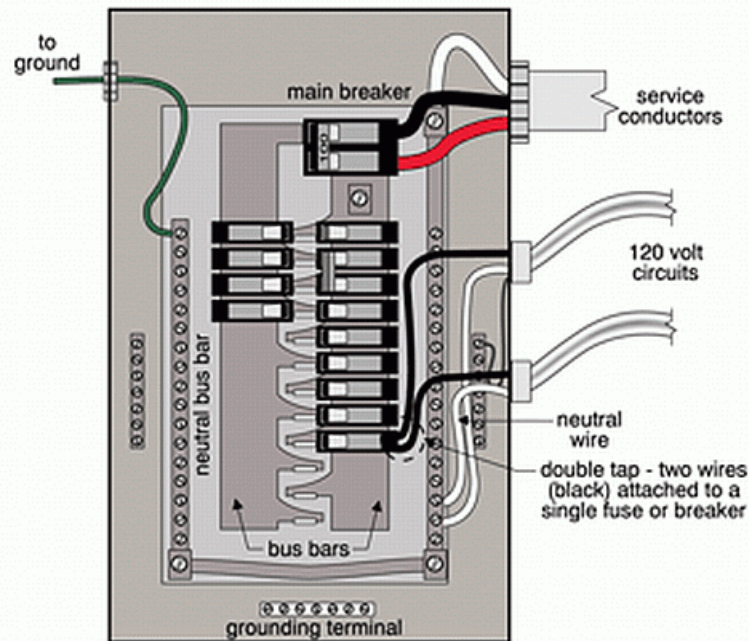
**Implication(s):** Fire hazard

**Location:** Basement Panel

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Minor

**Double tapping (double lugging)**

15. Double taps

**DISTRIBUTION SYSTEM \ Knob-and-tube wiring****Condition:** • [Replace when renovating](#)

The electrical system overall appears upgraded. Based on the age of the property active Knob and Tube may be present in the walls or ceiling, although NO ACTIVE KNOB AND TUBE WAS OBSERVED during the inspection. 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:** Remove

**Time:** If found

## DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Abandoned wire](#)

**Implication(s):** Electric shock

**Location:** Various Basement

**Task:** Correct - Remove or Provide junction boxes

**Time:** Immediate

**Cost:** Minor



16. Abandoned wire



17. Abandoned wire

**Condition:** • [Too close to duct, pipe, vent or chimney](#)

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

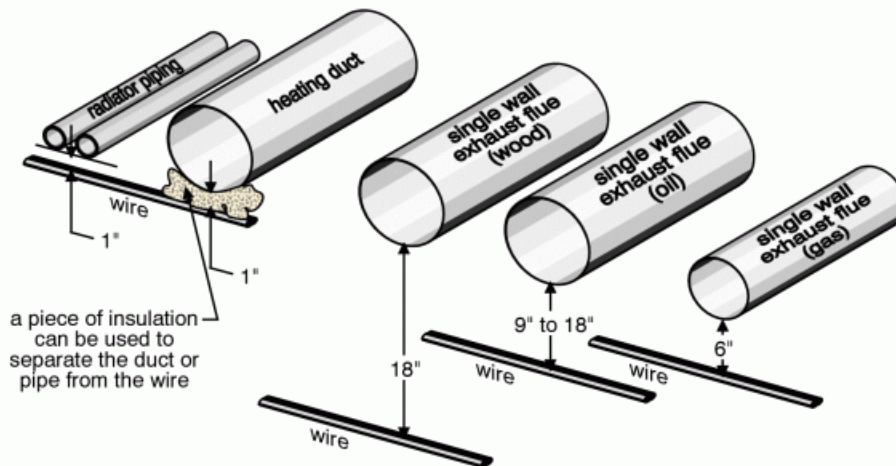
**Location:** Basement

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

## Wire clearances from hot ducts and pipes



18. Too close to duct, pipe, vent or chimney

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**Condition:** • [Exposed in attics](#)

**Implication(s):** Electric shock

**Location:** Attic

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Consult with Contractor





19. Exposed in attics

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Inoperative](#)

**Implication(s):** Equipment inoperative

**Location:** Basement

**Task:** Correct

**Time:** Prior to first use



20. Inoperative

## 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.

# ELECTRICAL

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## Inspection Methods and Limitations

**System ground:** • Quality of ground not determined



# HEATING

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## Descriptions

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [70,000 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.

### GAS FURNACE \ Ducts, registers and grilles

Condition: • [Poor location](#)

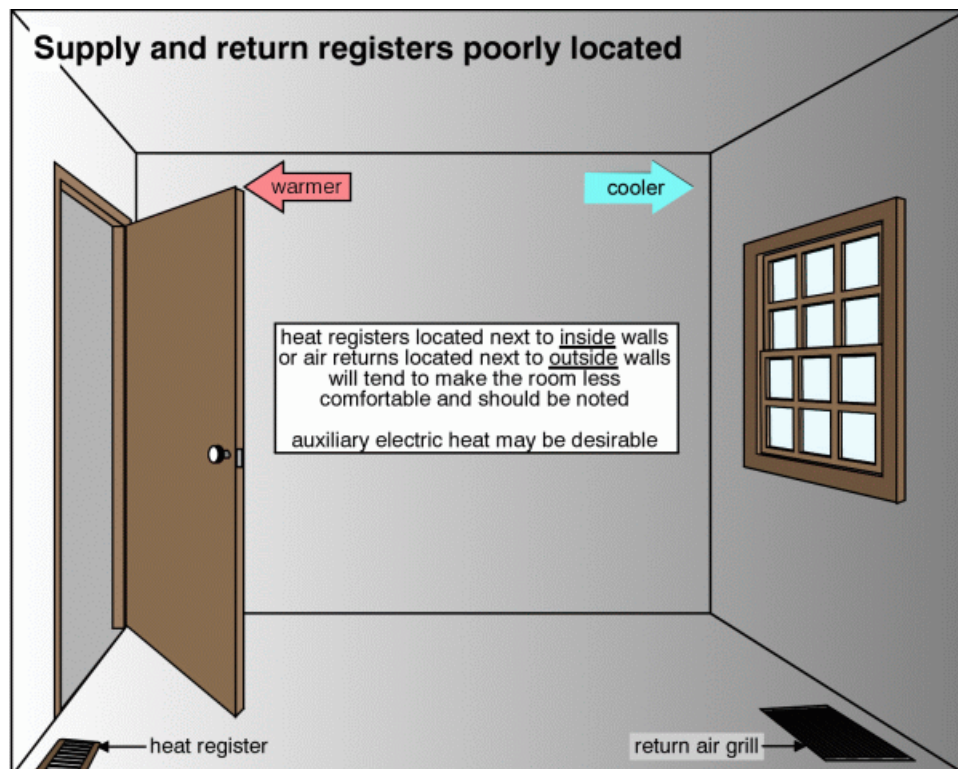
Typical of an older layout, the registers are not located near windows.

Implication(s): Increased heating costs | Reduced comfort

Location: Various Second Floor

Task: Improve or provide ancillary heat (baseboard)

Time: If necessary



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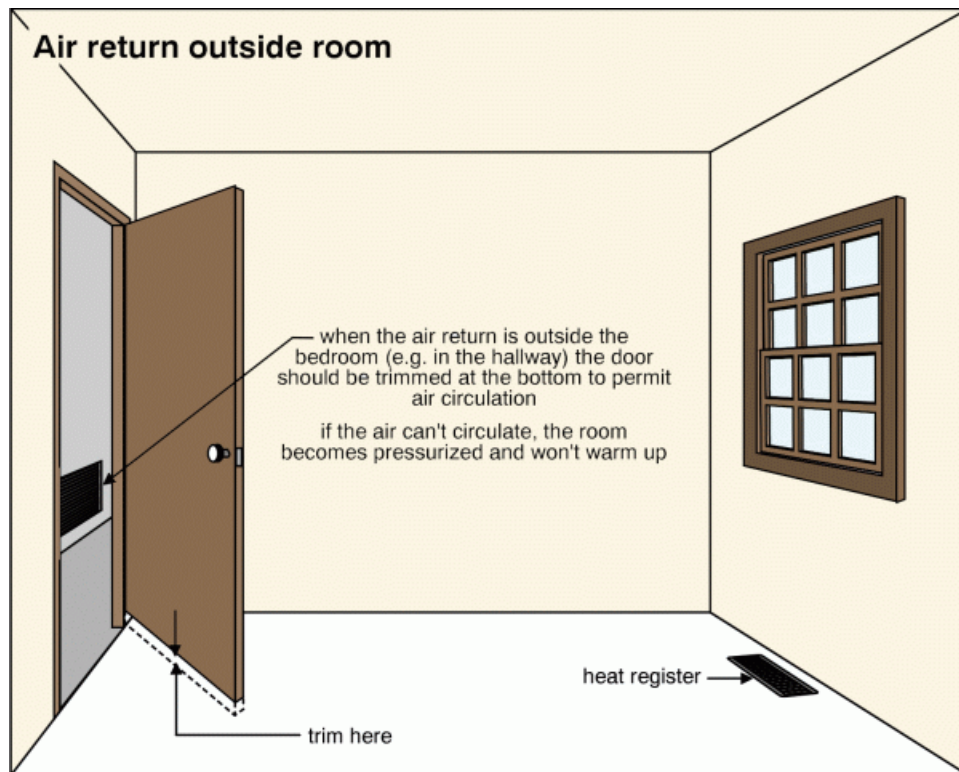
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## Inspection Methods and Limitations

**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:** • 9 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 9 years old (manufactured 2009). The unit could not be tested due to low outdoor temperature. Test unit in the Spring.

**Location:** Exterior

**Task:** Service annually

## 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: • [Cellulose](#)

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

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](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: \$1,000 - and up

Condition: • [Compressed](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Discretionary

## 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

## Descriptions

Service piping into building: • [Not visible](#)

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

Main water shut off valve at the:

- Front of the basement



21. Front of the basement

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

Water heater type: • [Induced draft](#)

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

Tank capacity: • 184 liters

Water heater approximate age: • 10 years

Typical life expectancy: • 10 - 15 years

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

Floor drain location:

- Near laundry area



22. Floor drain

## Observations and Recommendations

### SUPPLY PLUMBING \ Supply piping in building

**Condition:** • [Galvanized steel](#)

We observed one galvanized steel pipe riser. We could not determine if this riser is continuous or capped. Most insurance companies will require removal of Galvanized plumbing. Consult with your insurance company (Most of the piping that we observed was copper piping).

**Implication(s):** Reduced water pressure and volume

**Location:** Basement

**Task:** Further evaluation / Remove

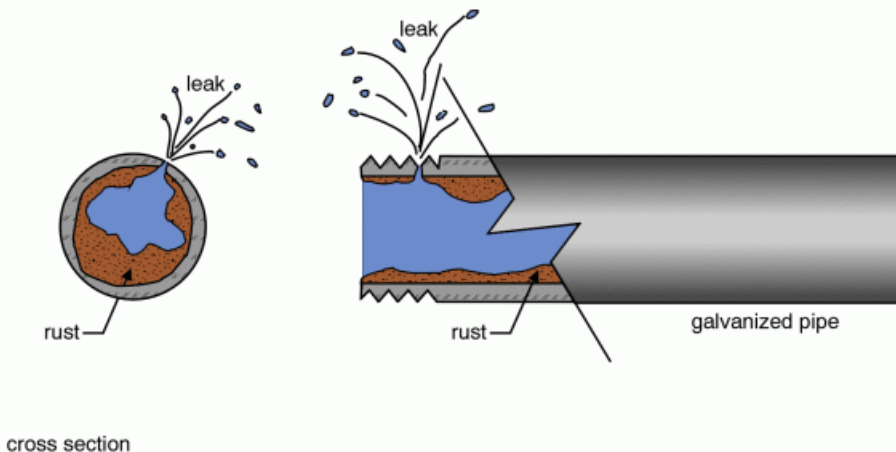
**Time:** Immediate

**Cost:** Consult with Contractor

### Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



23. Galvanized steel



# PLUMBING

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**Condition:** • [Non-standard material](#)

Possible temporary repair.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No water

**Location:** Rear Basement

**Task:** Replace

**Time:** As Soon As Possible

**Cost:** Minor



24. Non-standard material

## **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

**Implication(s):** Drainage and/or leakage problems

**Location:** Basement

**Task:** Camera inspection

**Time:** Immediate

**Condition:** • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

**Location:** Rear Basement

**Task:** Replace

**Time:** When necessary



25. Rust noted

## WASTE PLUMBING \ Floor drain

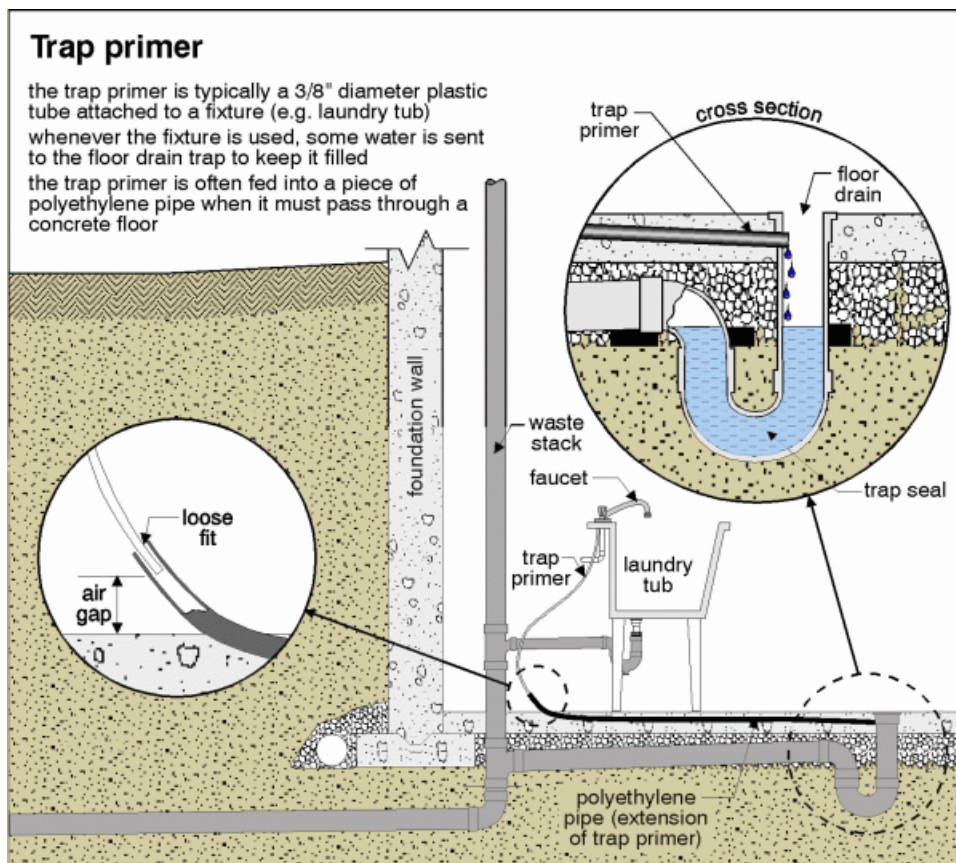
**Condition:** • [No primer or poor primer arrangement](#)

**Implication(s):** Sewer gases entering the building

**Location:** Basement

**Task:** Improve

**Time:** Less than 1 year If necessary



# PLUMBING

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

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## **FIXTURES AND FAUCETS \ Faucet**

**Condition:** • Kitchen faucet handle missing

**Location:** Kitchen

**Task:** Repair or replace

**Time:** Regular maintenance

**Cost:** Minor



26.

**Condition:** • [Loose](#)

**Implication(s):** Equipment failure

**Location:** Second Floor Bathroom

**Task:** Secure and Seal

**Time:** Less than 1 year



27. Loose

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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:** • [Hardwood](#) • [Ceramic](#) • [Concrete](#)

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

**Windows:** • [Fixed](#) • [Sliders](#)

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

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

**Evidence of basement leakage:** • Stains

## Observations and Recommendations

### General

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

### WALLS \ General

**Condition:** • Cracks

Typical flaws for an older home.

**Implication(s):** Chance of structural movement | Damage or physical injury due to falling materials

**Location:** Various

### FLOORS \ General

**Condition:** • Worn

**Implication(s):** Material deterioration

**Location:** Various

**Task:** Repair or replace

**Time:** Discretionary

### WINDOWS \ General

**Condition:** • Many of the windows are older but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly \$30 to \$50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

Most of the windows were manufactured in 1980.

**Location:** Throughout

**Task:** Upgrade

**Time:** Discretionary

### WINDOWS \ Glass (glazing)

**Condition:** • [Cracked](#)

**Implication(s):** Physical injury

**Location:** Rear Basement

**Task:** Replace

**Time:** Less than 1 year

**Cost:** \$200 - \$400

# INTERIOR

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28. Cracked

## DOORS \ Hardware

**Condition:** • [Missing](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Second Floor

**Task:** Repair

**Time:** Regular maintenance

**Cost:** Regular maintenance item



29. Missing

## STAIRS \ Treads

**Condition:** • [Worn or damaged](#)

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

**Location:** Basement Staircase

**Task:** Repair or replace

**Time:** Less than 1 year

**Cost:** \$500 - \$1,000



## STAIRS \ Handrails and guards

Condition: • [Missing](#)

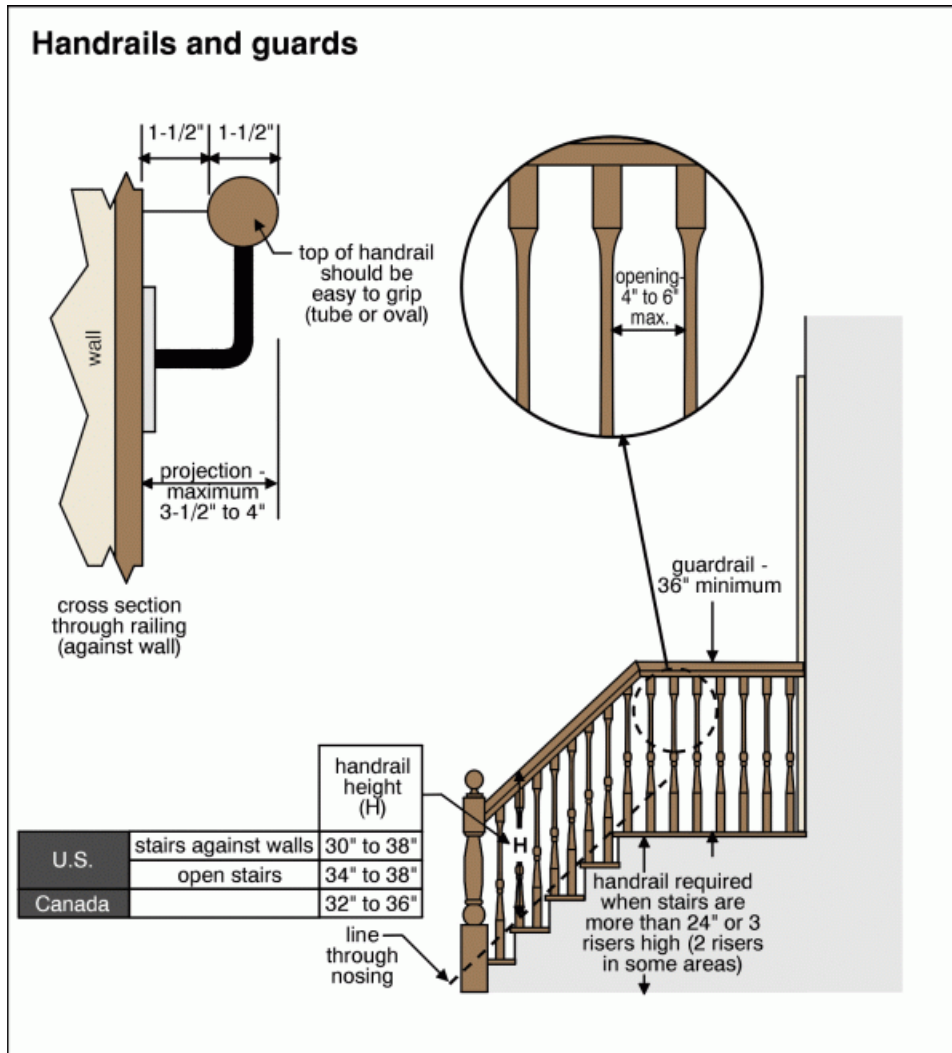
Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor





30. Missing

## EXHAUST FANS \ General

**Condition:** • [Inoperative](#)

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

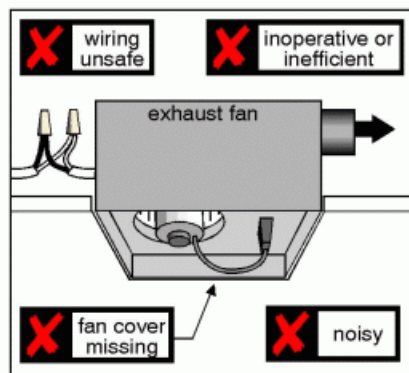
**Location:** Second Floor Bathroom

**Task:** Replace

**Time:** Less than 1 year

**Cost:** Minor

### Exhaust fan conditions



## EXHAUST FANS \ Kitchen range exhaust system

**Condition:** • Not vented to exterior

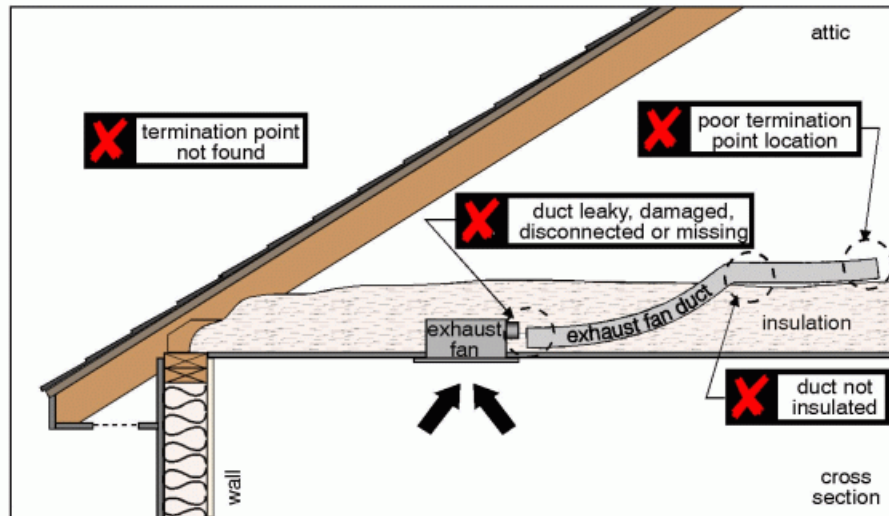
**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

## Exhaust fan conditions



## 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:** • [Odors](#)

Odors noted. Source unknown. Often the odors are caused by sewer odors coming through empty plumbing traps. See plumbing section - No primer for floor drain. If no primer is setup, adding water to floor drains monthly is recommended.

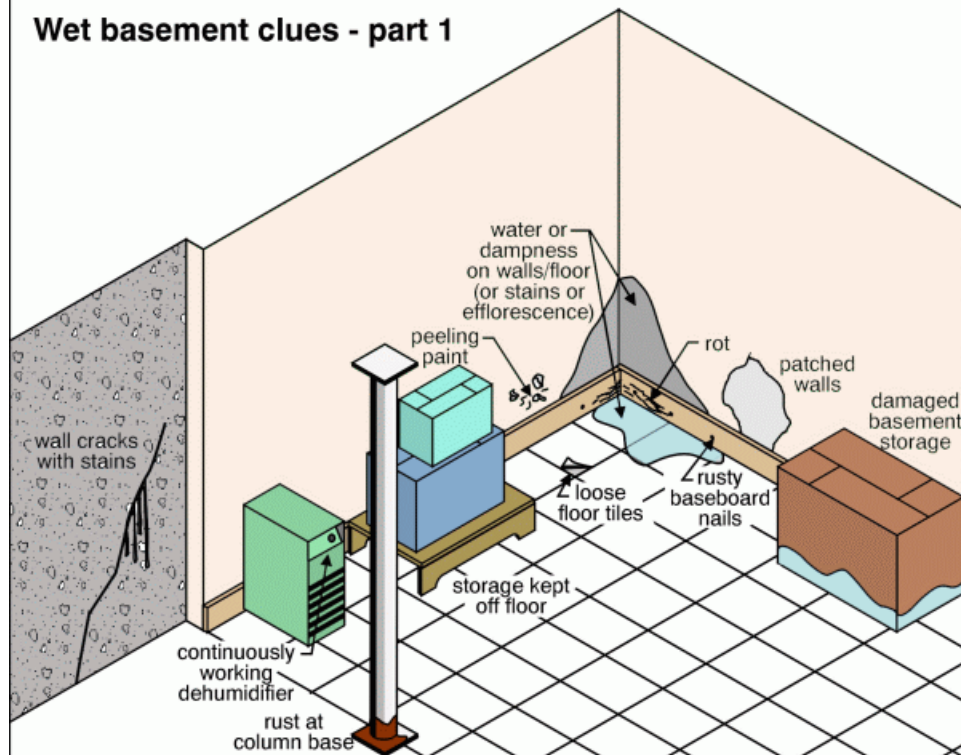
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Contaminants may enter building air

**Location:** Basement

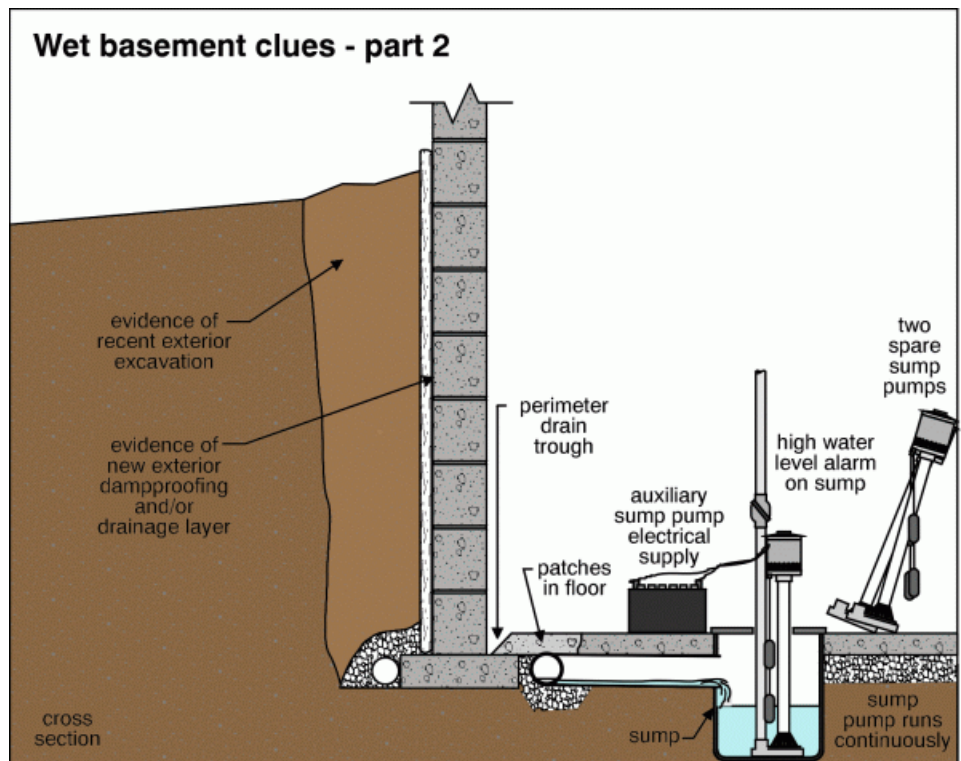
**Task:** Improve

**Time:** if necessary

## Wet basement clues - part 1



## Wet basement clues - part 2



**Condition:** • [Stains](#)

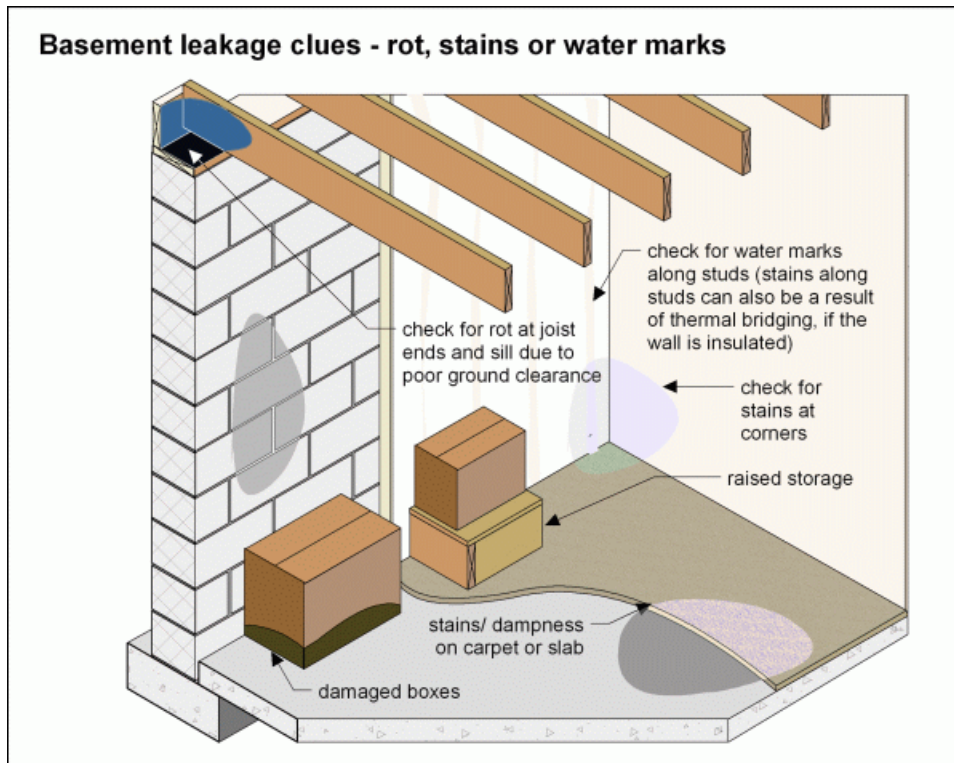
It is common to find stains in a home of this age. No active water leakage was observed during the inspection. Stone foundations are more porous than other types of foundations. Prudent to monitor, especially through the Spring or after heavy rainfalls.

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

**Location:** Various Basement

**Task:** Monitor

**Time:** Unpredictable



**BASEMENT \ Wet basements - vulnerability**

**Condition:** • Typical of many homes with stone, brick, or block foundations, some moisture can be expected from time to time and is not unusual. Exterior grading and water management improvements are generally effective at reducing basement moisture. A dehumidifier can also be used to keep humidity levels down.

**APPLIANCES \ Dryer**

**Condition:** • Dryer not vented to exterior

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

**Location:** Basement Laundry Area

**Task:** Correct

**Time:** Prior to first use





31. Dryer not vented to exterior

## 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

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

**Percent of foundation not visible:** • 80 %

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

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

# 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.

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» 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