



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
490 Windermere Avenue
Toronto, ON M6S 3L6

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Monday, September 18, 2023

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**

September 19, 2023

Dear Gillian Ritchie,

RE: Report No. 7274
490 Windermere Avenue
Toronto, ON
M6S 3L6

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

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

Adam is a member of the International Association of Certified Home Inspectors (CPI # NACHI07020704)

"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 \$295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

490 Windermere Avenue, Toronto, ON September 18, 2023

Report No. 7274

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HIGHLIGHTS:

This solid century-old masonry stucco, multi-unit home on stone foundations is in very good condition overall as compared to homes of similar age and style. Both the exterior and interior have been well maintained overall. The basement has been lowered at some point and appears professionally finished. No significant structural performance issues were noted. The upper flat roof features modified bitumen which appears in good condition. The electrical system features a 200-amp electrical service split into three 60-amp panels, one for each individual unit. The visible wiring is copper and appears substantially updated throughout. As is typical for homes of this age, there is a mix of newer and older systems and components.

This Summary outlines some of the potentially short-term significant issues from a cost standpoint. This section is provided as a COURTESY ONLY and cannot be considered a substitute for reading the entire report. Please read the complete document.

It is not possible for a home inspector to predict the future. It would be advisable to annually budget between 0.5% to 1% of the value of the home for unforeseen repairs and maintenance. This would hold true for any house that you were considering.

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

We adhere to the CAHPI Standards of Practice which can be viewed here:

[CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf](#)

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$1000

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 inspection is not a technical audit on every minor flaw or deficiency. A technical audit can be performed at an additional cost. The focus of this inspection was to identify MAJOR issues with major systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows:

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

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) as named on the report. We take no responsibility or hold no liability until an onsite review is purchased by the buyer and an onsite review is performed by our company and our inspection agreement of limitations and liability are signed. By accepting the

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information in this report without our onsite review, you are waiving all rights.

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

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

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Poor location](#)

Electrical Panels/sub-panels are typically not permitted in bathrooms with a shower present unless a licensed electrician has made special provisions / exemptions.

(This rule is in place due to shower steam causing condensation / moisture at the panel which is a fire hazard)

*Consult licensed electrician to verify if location is acceptable.

Location: Third Floor Bathroom

Task: Further evaluation

Time: As Soon As Possible

Cost: Outside our scope

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

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

Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is 12 years old. Service annually

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Plumbing

WATER HEATER \ Life expectancy

Condition: • Aging

Typical lifespans for water heater is 10-15 years. The current unit is 12 years old and is functional.

Location: Basement Furnace Room

Task: Replace

Time: When necessary / Unpredictable

Cost: Rental \$25-\$35 monthly. Purchase \$1500-\$2500

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.

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The suggested time frames for completing recommendations are based on the limited information available during a 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](#)

Upper level roof is in good condition



1. Modified bitumen membrane

Typical life expectancy: • 20-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

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

SLOPED ROOF FLASHINGS \ Skylights

Condition: • Skylights are vulnerable areas

This applies to ALL homes that have one or more skylight.

Location: Various Exterior Roof

Task: Monitor

Time: Ongoing - especially after heavy rain

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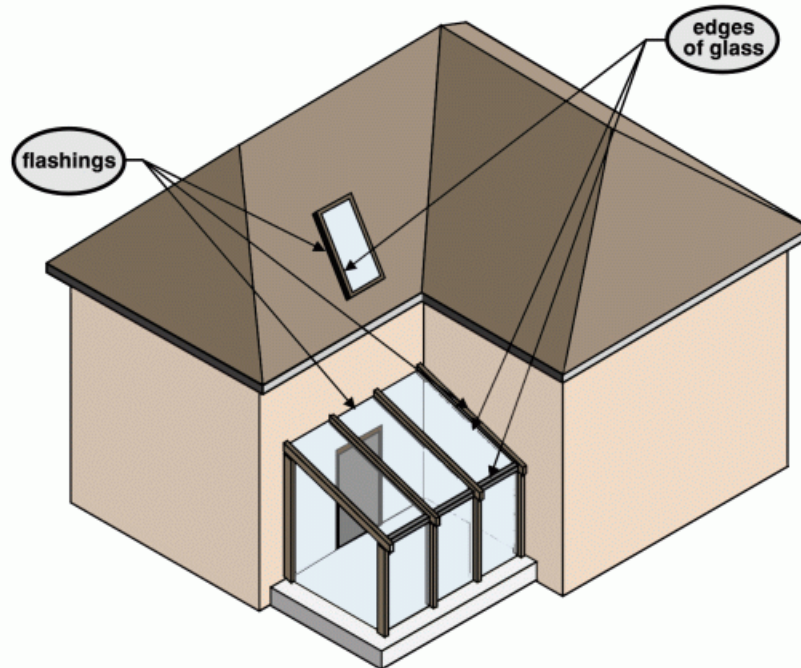
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Skylight and solarium leaks

skylights and solariums are very prone to leakage
leakage typically occurs through the flashings or at
the edges of the glass



FLAT ROOFING \ Modified bitumen

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

Location: Rear Second Floor Exterior Roof

Task: Repair

Time: Less than 1 year

Cost: Regular maintenance item

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2. Openings at seams or flashings

Condition: • [Debris on roof](#)

Location: Rear Exterior Deck Roof

Task: Clean

Time: Regular maintenance



3. Debris on roof

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Inspection Methods and Limitations

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

Inspection limited/prevented by:

- Deck covering roof
at rear flat roof

Inspection performed: • By walking on roof

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Descriptions

General: • The exterior has been well maintained overall

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

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

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

Wall surfaces and trim: • [Stucco](#)

Wall surfaces - masonry: • [Stone](#)

Observations and Recommendations

RECOMMENDATIONS \ General

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

WALLS \ Masonry (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

WALLS \ Stucco

Condition: • [Patched](#)

Ongoing regular maintenance of stucco will be required.

Location: Various Right Exterior Wall

Task: For Your Information



4. Patched

Condition: • [Minor cracks](#)

Location: Various Exterior Wall

Task: Patch

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Time: Less than 1 year

Cost: Regular maintenance item



5. example



6. example



7. example

DOORS \ General notes

Condition: • Threshold too low

Having a minimal step makes the inside/outside transition easier.

On the other hand, it also makes it more prone to snow buildup/leakage.

While it is probably not practical to improve the current situation (unless rebuilding the deck), it will be important to keep any weatherstripping/caulking in good condition.

Location: Rear Exterior Deck

Task: Monitor / Improve

Time: If/as necessary

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8. Threshold too low

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

Condition: • Post is twisted and not fastened to deck

Location: Rear Exterior Deck

Task: Correct - Fasten with bracket to deck

Time: Less than 1 year



9.

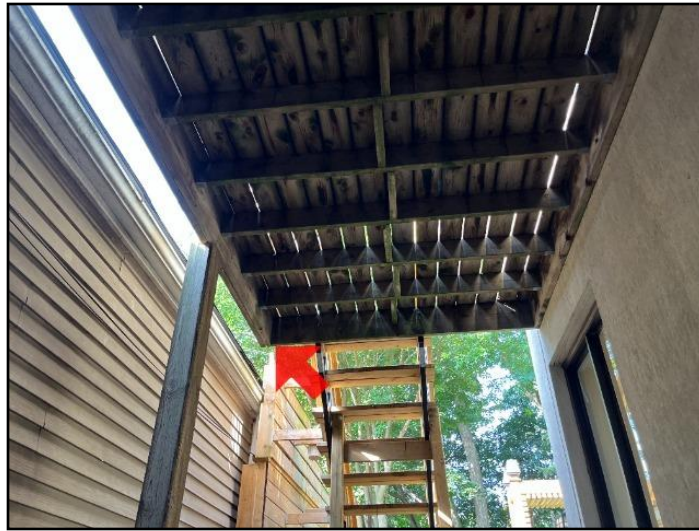
Condition: • Additional post required

Location: Rear Exterior

Task: Provide post at corner - see photo

Time: Less than 1 year

Cost: \$500 - \$1,000



10.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

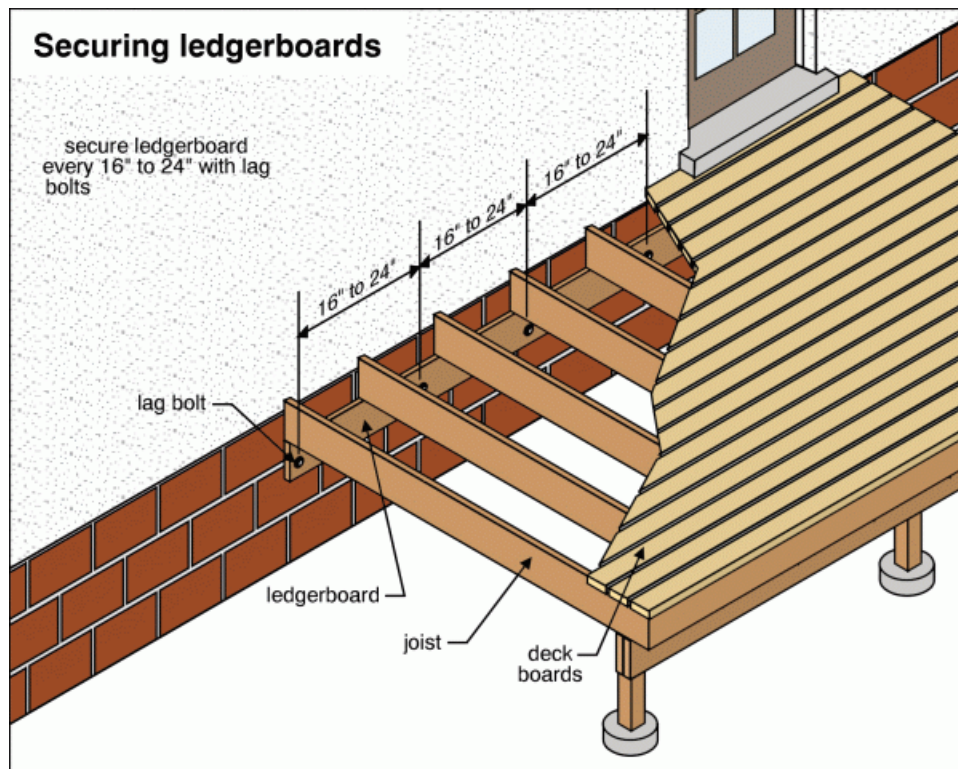
Condition: • Provide additional fasteners at deck ledgerboard to wall

Location: Rear Deck

Task: Provide additional fasteners

Time: Less than 1 year

Cost: Minor



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11.

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

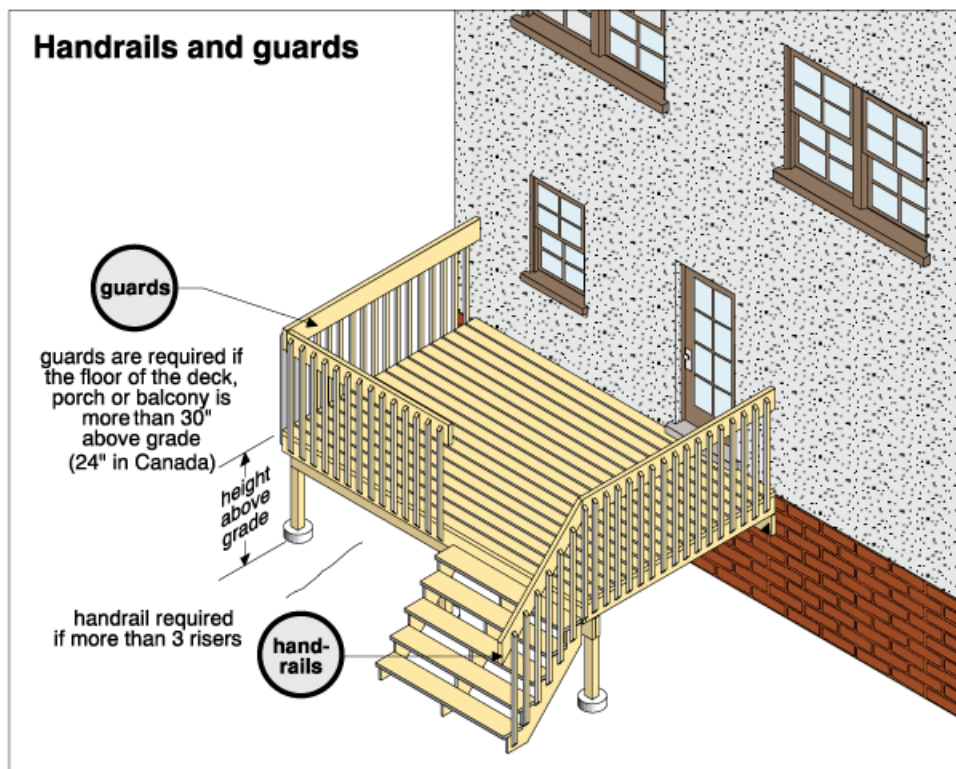
Condition: • [Missing](#)

Location: Various Rear Exterior Deck Steps

Task: Provide Handrails at both steps and guard below large staircase

Time: Less than 1 year

Cost: Minor



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LANDSCAPING \ Lot grading

Condition: • Low Areas.

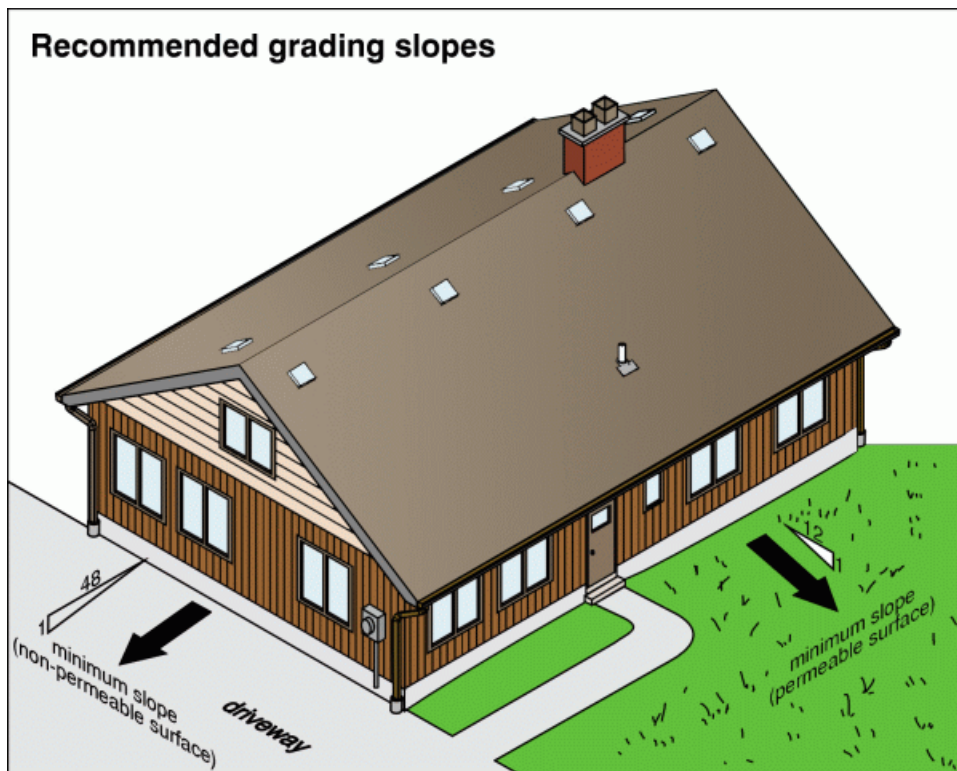
Low areas / settlement was noted at / near wall. Improve grade to slope away from home for at least 6 feet to help promote good drainage away from home. This is normal maintenance for all homes.

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item



12. Low Areas.

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

Inspection Methods and Limitations

Inspection limited/prevented by: • Inaccessible wall

No or limited access to:

- Space between buildings

Due to the lack of space between the two homes, the left side exterior wall could be inspected.

Upper floors inspected from: • Ground level

Descriptions

General: • No significant structural performance issues were observed in visible areas.

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

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

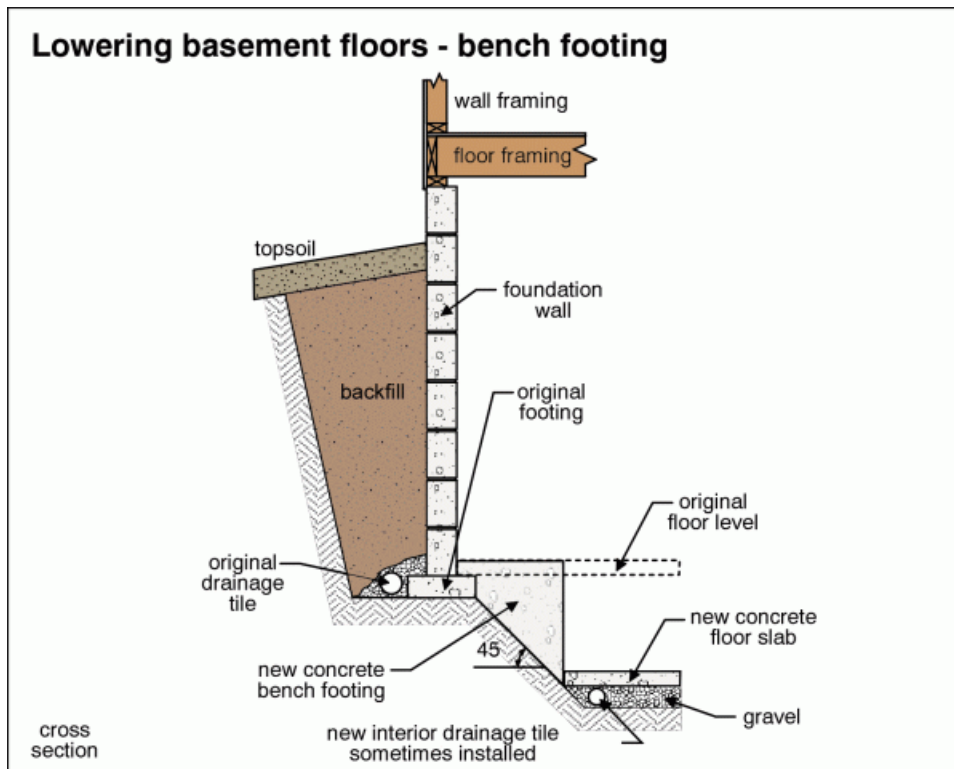
FOUNDATIONS \ General notes

Condition: • [Basement lowered](#)

This is noted for your information only. Bench Footing noted, which is one of the common methods used to lower basements.

Location: Basement

Task: For Your Information



STRUCTURE

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Condition: • Typical Minor Cracks - Block, Brick, Stone

Almost all houses with concrete block, brick or stone foundations have minor settlement and/or cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary

Inspection Methods and Limitations

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

Attic/roof space: • No access

Percent of foundation not visible: • 95 %

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS • The Electrical system has been updated and is in good condition overall.

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](#)

The main disconnect for the basement is at the basement panel.



13. Breakers - basement

- [Fuses - basement](#)

The main disconnects for the first and third floor panels is located in the furnace room



14. Main disconnects for first and third floors

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

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

Distribution panel rating:

• [200 Amps](#)

There is a 200-amp service available to the home. The service is split into 3 x 60-amp sub panels - one for each unit.

Auxiliary panel (subpanel) type and location:

• Breakers

At first and third floors

Distribution wire (conductor) 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](#)

Smoke alarms (detectors): • [Present](#) • Provide New

Observations and Recommendations

RECOMMENDATIONS \ General

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Location: Basement Panel and third floor sub panel

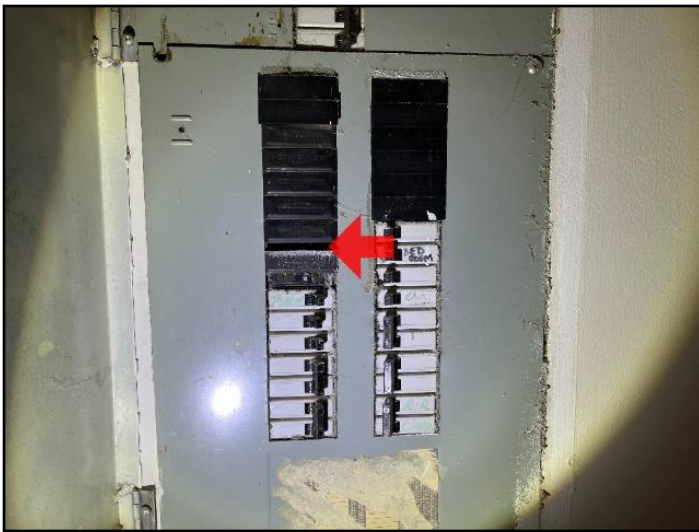
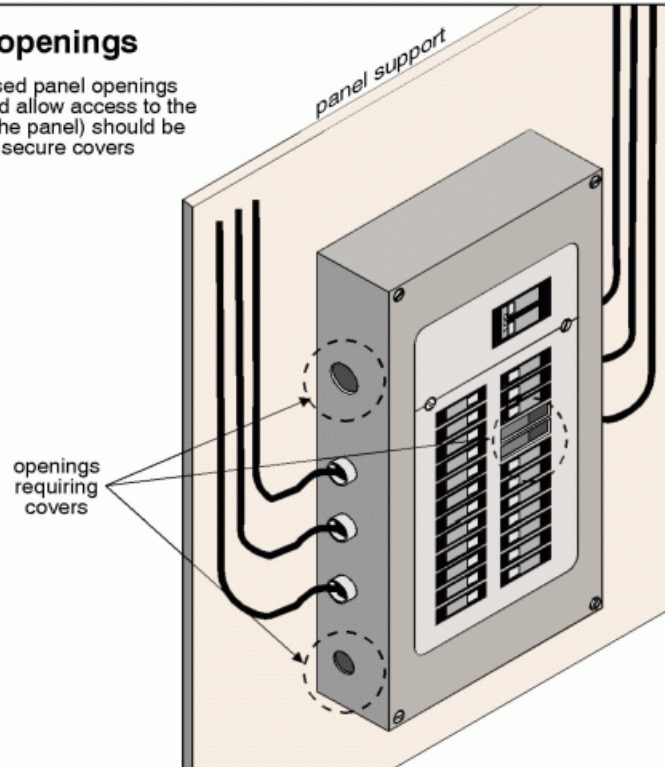
Task: Correct - Provide panel clips

Time: As soon as possible

Cost: Less than \$100

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



15. Openings in panel



16. Openings in panel

Condition: • [Poor location](#)

Electrical Panels/sub-panels are typically not permitted in bathrooms with a shower present unless a licensed electrician has made special provisions / exemptions.

(This rule is in place due to shower steam causing condensation / moisture at the panel which is a fire hazard)

*Consult licensed electrician to verify if location is acceptable.

Location: Third Floor Bathroom

Task: Further evaluation

Time: As Soon As Possible

Cost: Outside our scope



17. Sub panel at bathroom

Condition: • Missing or Improper Panel Cover Fasteners

Location: Third Floor Bathroom Panel

Task: Provide panel fasteners in lieu of wood screws

Time: Less than 1 year

Cost: Less than \$100

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

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

Possible missing links. Have electrician confirm if distribution lines are multi-wire 240V circuits. Provide links if necessary.

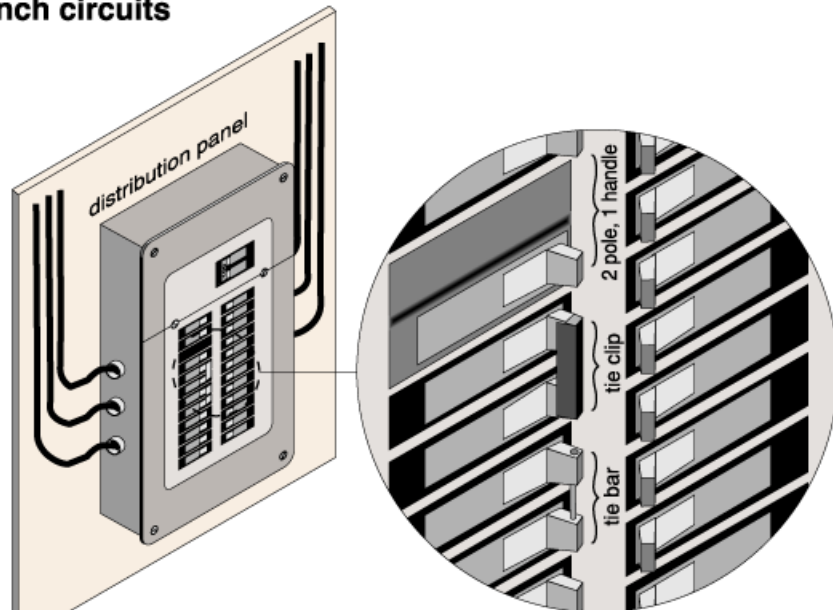
Location: Various First and Third Floor Panels

Task: Correct

Time: Less than 1 year

Cost: Minor

Special circuit breaker for 240-volt and multi-wire branch circuits



these circuits use two 120-volt conductors (one black and one red)
we need to disconnect both to work on circuit safely
these special breakers ensure both are turned off

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • White wires connected to breakers not identified as hot/live/ungrounded

White wire used as hot wire not marked

Location: First Floor Panel

Task: Correct

Time: Less than 1 year

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • Not well secured and various wires touching heating ducts

Location: Various Basement Furnace Room

Task: Correct

Time: As Soon As Possible

Cost: Minor

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Location: Basement Furnace Room

Task: Provide Cover

Time: As Soon As Possible

Cost: Minor



18. Cover missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

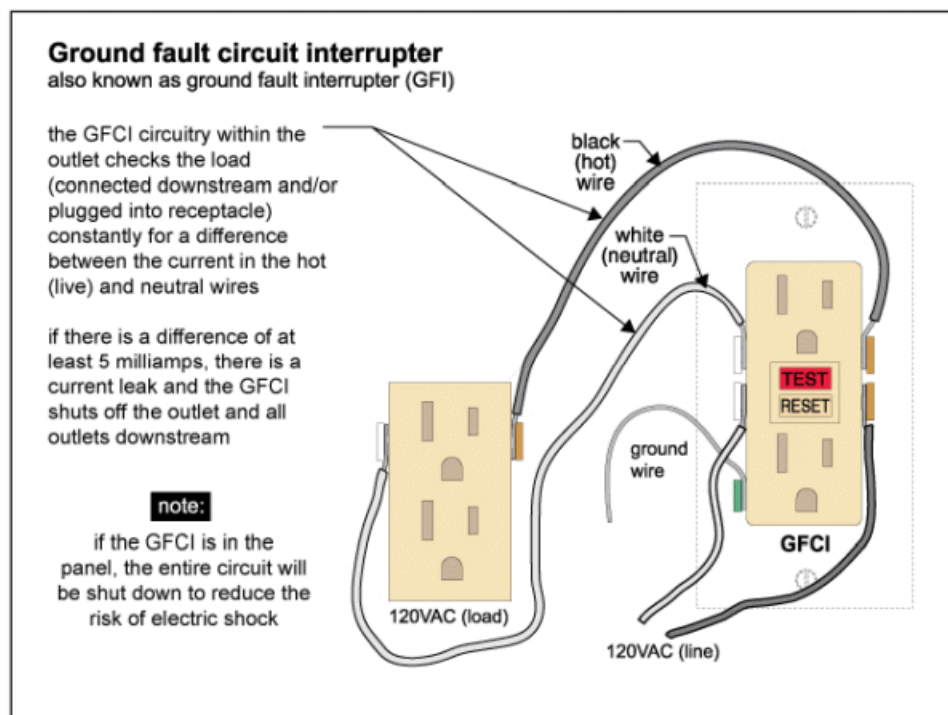
Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Location: Kitchens near sink

Task: Upgrade to GFI outlets

Time: As soon as practical

Cost: Minor



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

Location: Basement Bathroom

Task: Replace

Time: As Soon As Possible

Cost: Minor

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Location: Various Basement Furnace Room

Task: Provide Covers

Time: As Soon As Possible

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Inspection Methods and Limitations

General: • The electrical system has been upgraded at some point. Knob and Tube wiring was the typical wiring used in homes built prior to 1950. We did not observe any knob and tube during our inspection and all the outlets we tested appeared grounded and in good working order. Sometimes remnants of knob and tube wiring is found during renovations. If found, remove during renovations.

System ground: • Quality of ground not determined

Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Approximate age: • [12 years](#)

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

Main fuel shut off at: • Meter

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

Observations and Recommendations

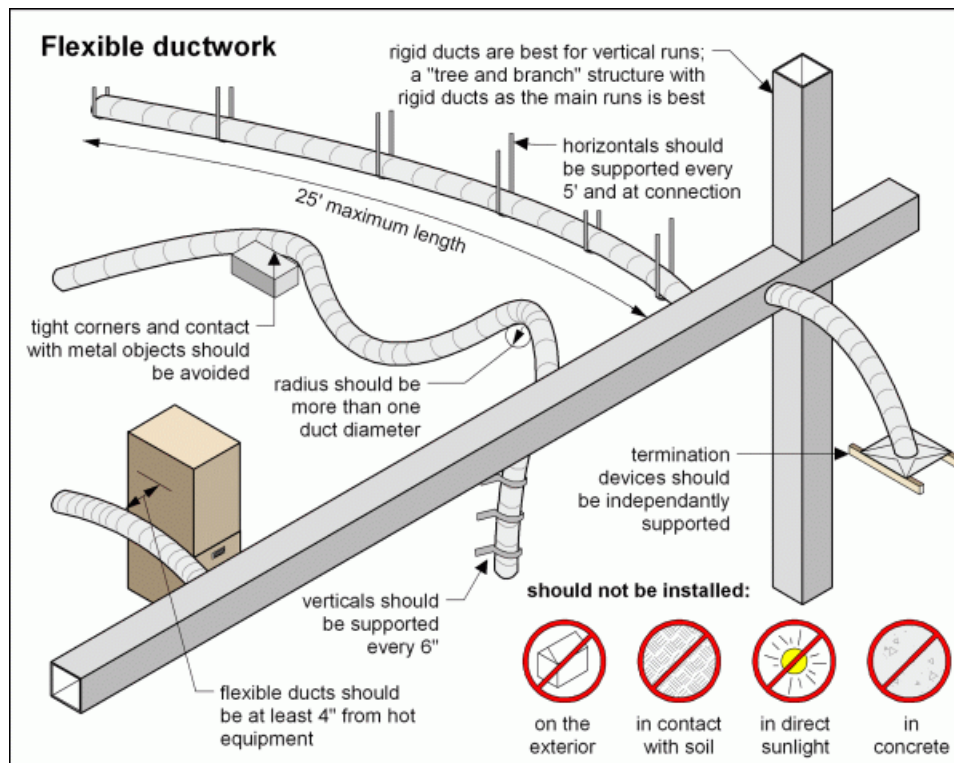
GAS FURNACE \ Ducts, registers and grilles

Condition: • [Weak airflow](#)

Weaker airflow was noted at upper registers. It is common to feel the airflow stronger or weaker at some registers, depending on the length of the ductwork and the number of turns required to get there. Different preferences and seasons often necessitate different setups (balancing).

If necessary, auxiliary heating / cooling can be provided.

Location: Various



CHIMNEY AND VENT \ Masonry chimney cap (crown)

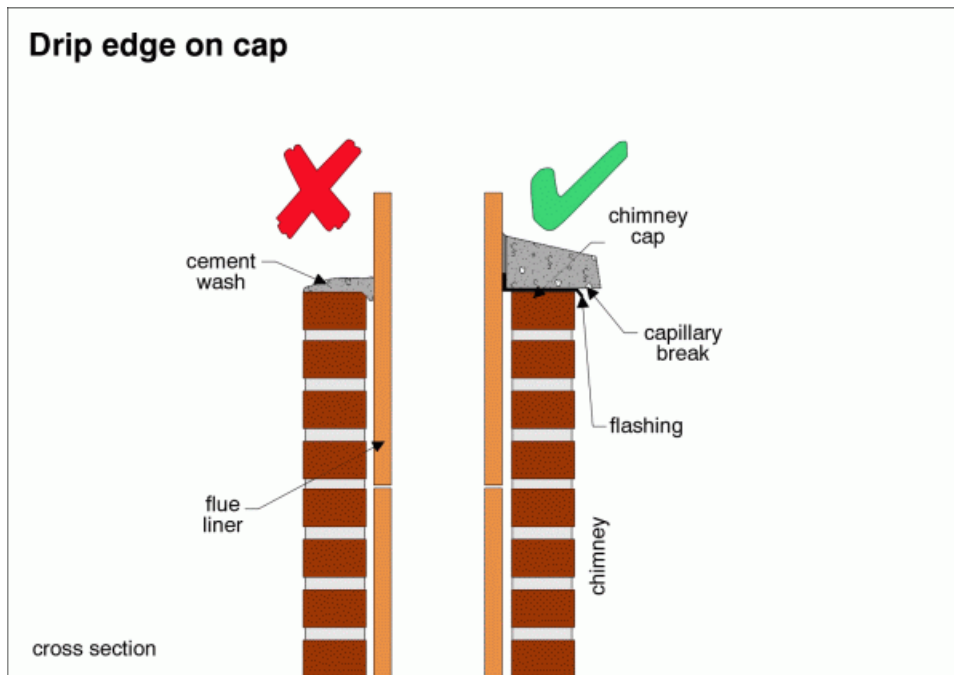
Condition: • [No drip edge on cap \(crown\)](#)

Location: Exterior

Task: Provide

Time: Less than 1 year

Cost: Consult with Specialist



FIREPLACE \ General notes

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

Task: Inspect / Clean

Time: Prior to first use

Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

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

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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

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

Compressor approximate age: • 12 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

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

Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is 12 years old. Service annually

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

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Descriptions

Attic/roof insulation material: • Not visible

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

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

Attic/roof ventilation: • [None found](#)

Foundation wall insulation material: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Roof space • Walls, which were spot checked only

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

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

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

Main water shut off valve at the:

- Front of the basement



19. main water shut off valve

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

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

Water heater fuel/energy source:

- [Gas](#)

Water in furnace room

- [Electric](#)

Water heater below staircase

Water heater tank capacity:

- Not determined

Water heater below staircase

- 189 liters

Water at furnace room

Water heater approximate age:

- Not determined

Water heater below staircase - lack of access and no dataplate found

- 12 years

Water heater at furnace room

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [Plastic](#) • [Copper](#) • [Cast iron](#) • Chrome plated brass

Floor drain location: • Near heating system

Observations and Recommendations

RECOMMENDATIONS \ General

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

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Freezing Risk

Pipes near unheated spaces / adjacent to exterior walls are vulnerable to freezing. While relocation of the pipes is the best solution, adding insulation or heating cables may reduce the risk of freezing. Determining if insulation is present is outside the scope of work.

Location: Basement Bathroom

Task: Monitor / Improve

Time: If necessary

WATER HEATER \ Life expectancy

Condition: • Aging

Typical lifespans for water heater is 10-15 years. The current unit is 12 years old and is functional.

Location: Basement Furnace Room

Task: Replace

Time: When necessary / Unpredictable

Cost: Rental \$25-\$35 monthly. Purchase \$1500-\$2500

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

Condition: • [Inadequate combustion air](#)

Have HVAC specialist evaluate if there is sufficient combustion air in the area. (only needed for water heater. The furnace is receiving it's combustion air from the exterior) If combustion air is needed, this is typically done by providing an opening through door (louvres) or wall opening.

Location: Basement Furnace Room

Task: Further evaluation / Improve

Time: Less than 1 year

Cost: Minor

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes

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

Condition: • GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1975 - A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400, however many companies will rebate the cost if work is to be completed.

WASTE PLUMBING \ Traps - installation

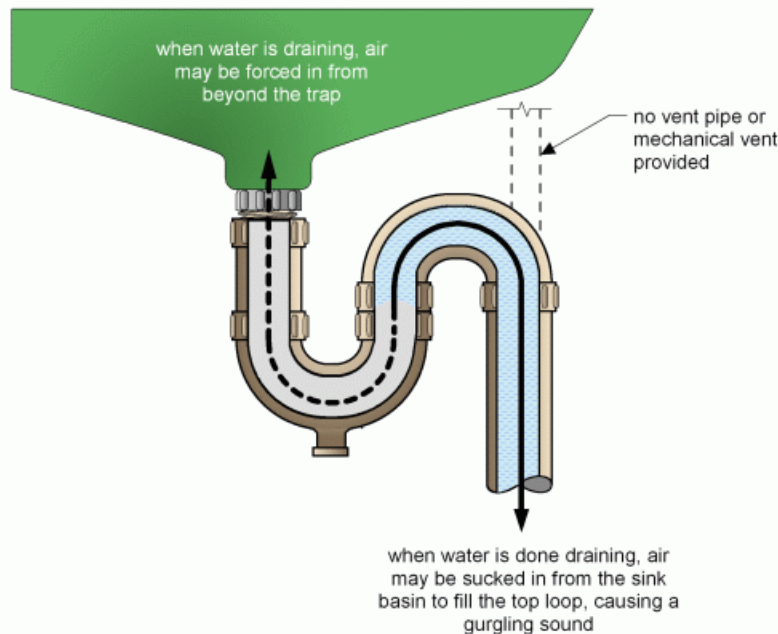
Condition: • [Wrong type](#)

Location: Second Floor Kitchen

Task: Monitor / Replace

Time: If necessary

S-traps can lead to siphoning



20. *Wrong type*

FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

Location: First Floor Bathroom Bathtub fixtures

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Loose or unstable](#)

Location: Third Floor Bathroom whirlpool tub

Task: Improve / Secure

Time: Prior to first use

FIXTURES AND FAUCETS \ Toilet

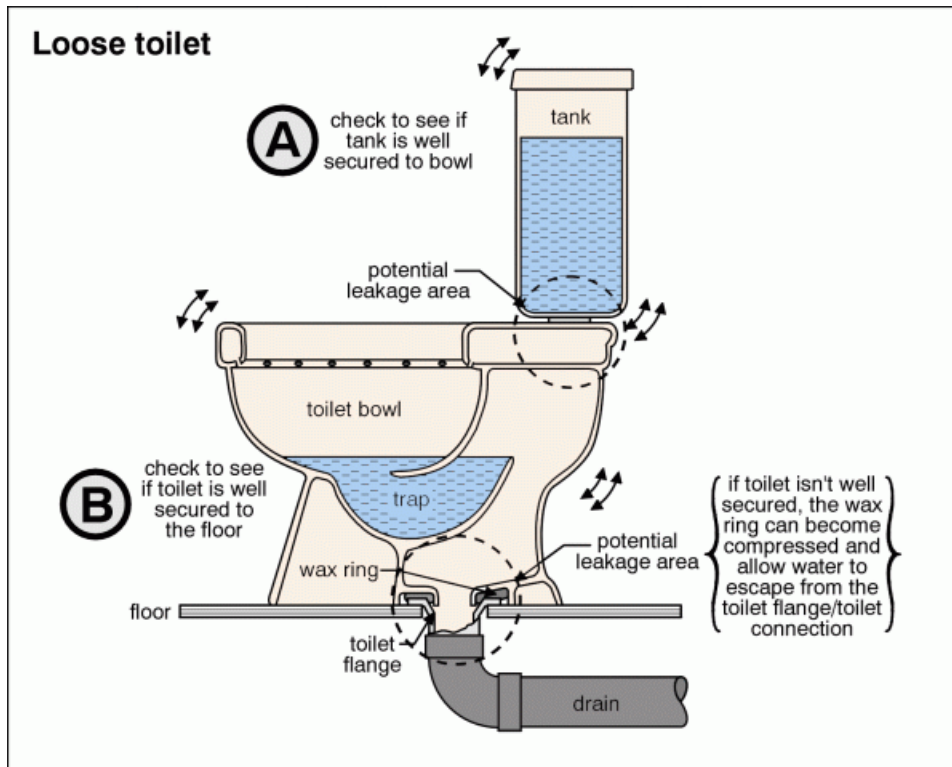
Condition: • [Loose](#)

Location: First Floor Bathroom

Task: Correct

Time: As Soon As Possible

Cost: Regular maintenance item



Inspection Methods and Limitations

Fixtures not tested/not in service:

- Whirlpool bath

Third floor bathroom - Whirlpool unplugged. Plug was not long enough to reach wall plug and therefore operation was not tested.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Spa • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Descriptions

General: • The interior of the home is in good condition overall.

Major wall and ceiling finishes: • [Plaster/drywall](#)

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

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

Exterior doors - type/material: • Hinged

Observations and Recommendations

RECOMMENDATIONS \ General

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

Condition: • Typical flaws noted on floors, walls and ceilings. Some of the finishes in home will need eventual updating, however this is discretionary. Renovations are a major expense.

RECOMMENDATIONS \ Overview

Condition: • During our inspection, we look for evidence of basement moisture intrusion. We did not observe standing water or evidence of active moisture intrusion in visible areas on this particular day.

WALLS \ General notes

Condition: • Water stains

All old water marks were tested with moisture meter and were dry at time of inspection. It is common to find water stains in all basements of homes of this age.

Location: Various Basement

Task: For Your Information

WINDOWS \ General notes

Condition: • Difficult to operate

Basement bathroom window is difficult to open.

First floor bathroom window crank is difficult to operate

Location: Basement Bathroom

Task: Improve

Time: As soon as practical

Cost: Regular maintenance item

Condition: • We noted windows of varying ages. We typically recommend immediate replacement of older windows when inoperative or leaky windows are found. Replacement of old functioning windows are discretionary. At some point, you may wish to upgrade for ease-of-operation, cosmetics, and energy efficiency. Costs can vary widely and are approximately \$60 - \$100 per sq ft. installed.

Location: Various

Task: Upgrade any older windows

Time: When necessary / Discretionary

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WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Location: Rear Left First Floor

Task: Replace

Time: Discretionary

Cost: \$200 - \$500

WINDOWS \ Hardware

Condition: • [Loose](#)

Casement arm becomes detached from window track when opened

Location: Front Basement

Task: Repair

Time: As Needed

Cost: Minor Regular maintenance item

STAIRS \ General notes

Condition: • At first floor bedroom door opening to stair landing, a step down should be provided if using as through way

Location: First Floor Bedroom

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Handrail and spindles should be provided on open side

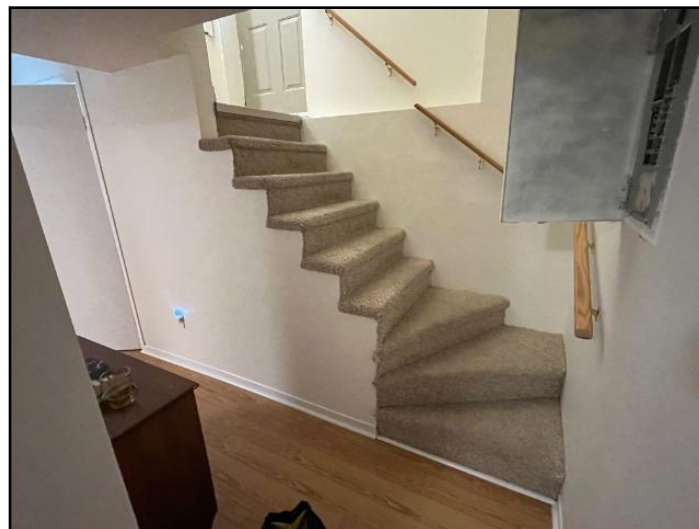
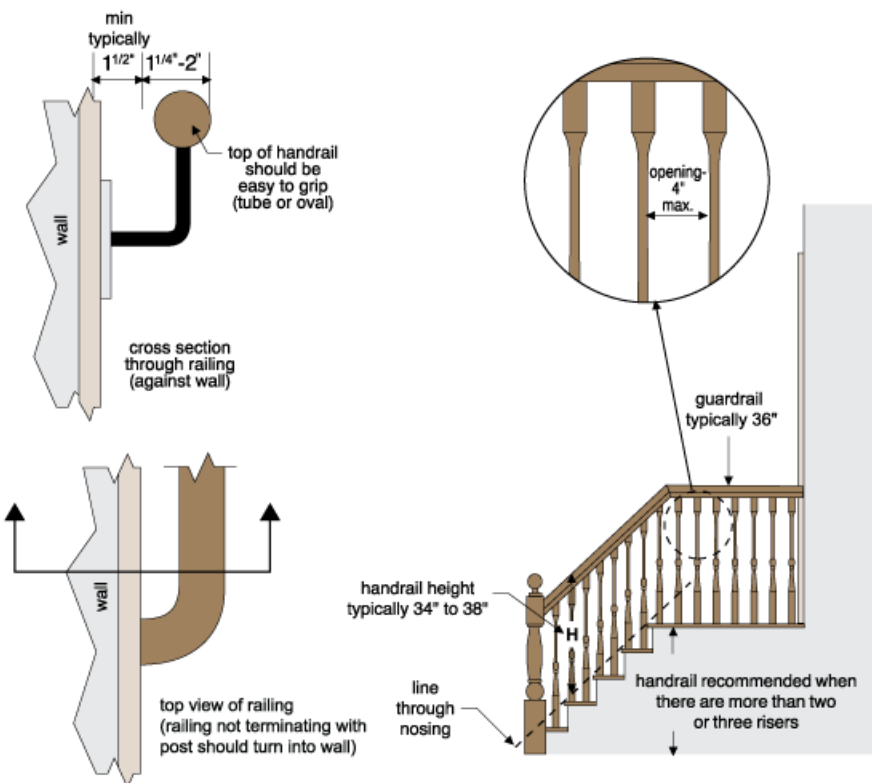
Location: Basement Staircase and upper run to third floor

Task: Provide

Time: Less than 1 year

Cost: Minor

Handrails and guards



21. Basement staircase

EXHAUST FANS \ General notes

Condition: • [Missing](#)

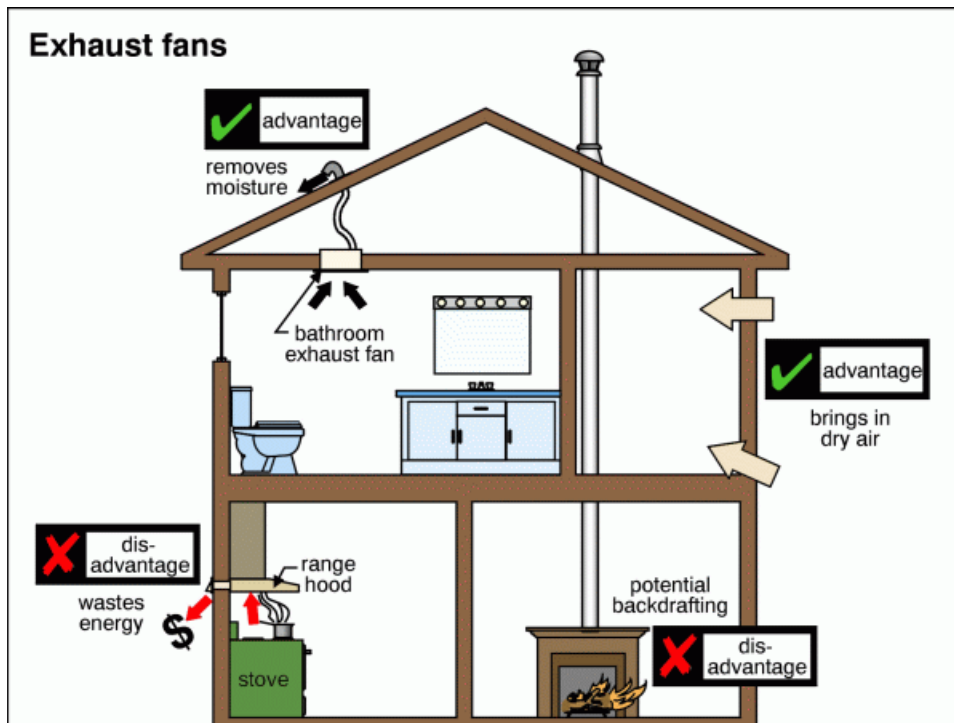
Exhaust Fans in bathrooms are recommended upgrades. (This was not standard when the house was originally built when only windows in bathrooms were required) (This helps remove moisture which could contribute to mildew/mold

growth)

Location: Basement and First Floor Bathrooms

Task: Upgrade

Time: When remodelling



EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Not vented to exterior

Location: First Floor Kitchen

Task: Upgrade

Time: When remodelling

BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS EVER OBSERVED

Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is 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 \$500 to \$600 per crack or \$300 per 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 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

Location: First Floor Laundry Area

Task: Correct

Time: Less than 1 year

Cost: Depends on approach



22. Dryer not vented to exterior

Inspection Methods and Limitations

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

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

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 95 %

INTERIOR

490 Windermere Avenue, Toronto, ON September 18, 2023

Report No. 7274

www.inspectionpros.ca

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Basement leakage: • Storage in basement limited inspection • Basement leakage is common. Most basements will experience leakage at some point. We cannot predict future occurrence or extent of basement leakage • Monitor the basement for leaks in the Spring.

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Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

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

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood. • To manage water drainage around the exterior, ensure that grading (ground) is maintained with a positive slope away from the home and extend any downspouts away from walls and all building components.

Insulation Amounts - Current Standards: • Attic current standards as of 2016 is R-60

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.

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**This is a copy of our home inspection contract and outlines the terms,
limitations and conditions of the home inspection**

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at <http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf>.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accepts no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 8 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

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If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection

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