



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:

9 Fairview Avenue  
Toronto, ON M6P 3A2

PREPARED FOR:  
ERICA CRESCENZI

INSPECTION DATE:  
Wednesday, April 7, 2021

## 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)





April 7, 2021

Dear Erica Crescenzi,

RE: Report No. 2871  
9 Fairview Avenue  
Toronto, ON  
M6P 3A2

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

The Inspection Professionals (TIP) is a Full-Time Professional, 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 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). A full phone report review is also available for \$97.00

Sincerely,

ADAM HANNAN  
on behalf of  
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# SUMMARY

9 Fairview Avenue, Toronto, ON April 7, 2021

Report No. 2871

[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.

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

[CAHPI\\_2012\\_Standards\\_of\\_Practice\\_verf-aug\\_22\\_final\\_ver041519.pdf](#)

\*\*\*OVERALL THIS SOLID MASONRY 100+ YEAR OLD MULTI UNIT HOME IS IN VERY GOOD CONDITION AS COMPARED TO HOMES OF SIMILAR AGE AND STYLE.

## HIGHLIGHTS

- PREMIUM ROOF SHINGLES INSTALLED WITHIN PAST 10 YEARS
- PREMIUM QUALITY 6 YEAR OLD BOILER
- NEWER A/C UNITS ON UPPER LEVEL
- VARIOUS REMODELLING AT UPPER LEVEL.
- UPGRADED 200-AMP ELECTRICAL SERVICE
- NEWER CASEMENT WINDOWS INSTALLED IN VARIOUS AREAS.
- MANY EXTERIOR IMPROVEMENTS NOTED.
- AS IS TYPICAL FOR HOMES OF THIS AGE, THERE IS A MIX OF NEWER AND OLDER SYSTEMS.

\*\*\*

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 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

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performed by our company and our inspection agreement of limitations and liability are signed. By accepting the 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>

## Heating

### RECOMMENDATIONS \ General

**Condition:** • Insulation wrap on hot water boiler piping may contain asbestos.

See detailed note in Heating section of report.

## Plumbing

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • Corrosion

**Location:** Front Basement

**Task:** Repair

**Time:** As Required

**Cost:** Consult with Specialist

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



2. Asphalt shingles

**Approximate age:** • 5-10 years

**Typical life expectancy:** • 20-25 years

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • General Recommendation for all homes - Strip Roof Covering when replacing. 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.

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Multiple layers](#)

**Location:** Garage Roof

**Task:** For Your Information / Click link to read more information



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3. Multiple layers

**Condition:** • Debris/moss

**Location:** Exterior Garage Roof

**Task:** Clean

**Time:** Regular maintenance



4. Debris/moss

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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 performed:** • With binoculars from the ground • From roof edge

**Age determined by:** • Reported by seller

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## Descriptions

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

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

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

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

Wall surfaces - masonry: • [Brick](#)

## Observations and Recommendations

### RECOMMENDATIONS \ General

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

### ROOF DRAINAGE \ Gutters

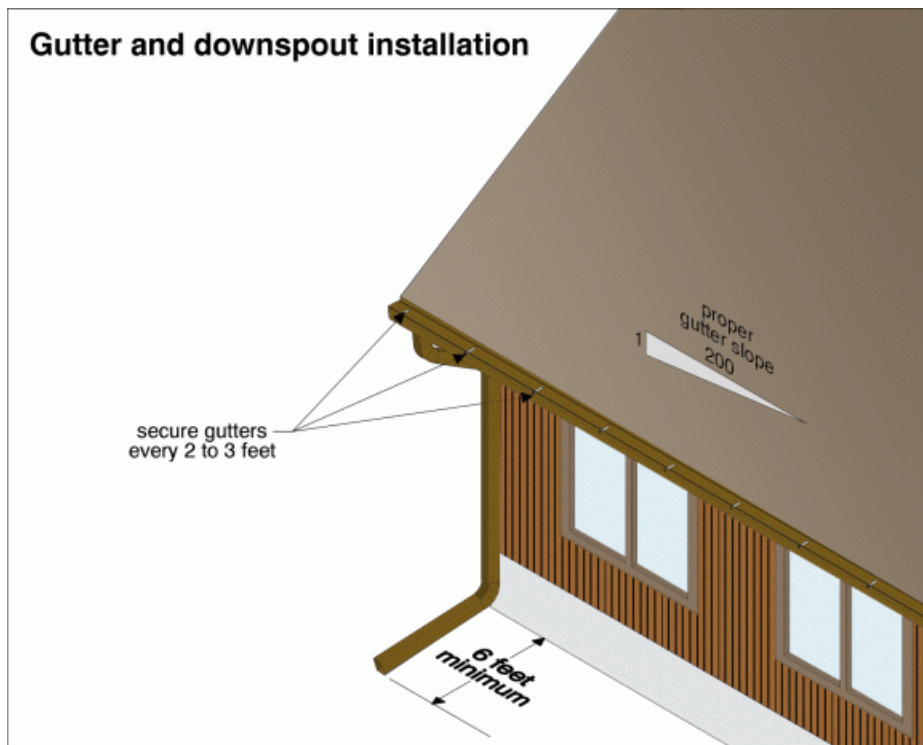
**Condition:** • [Missing](#)

**Location:** Front Exterior Dormer

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor





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5. Missing

## WALLS \ Masonry (brick, stone) and concrete

**Condition:** • [Spalling](#)

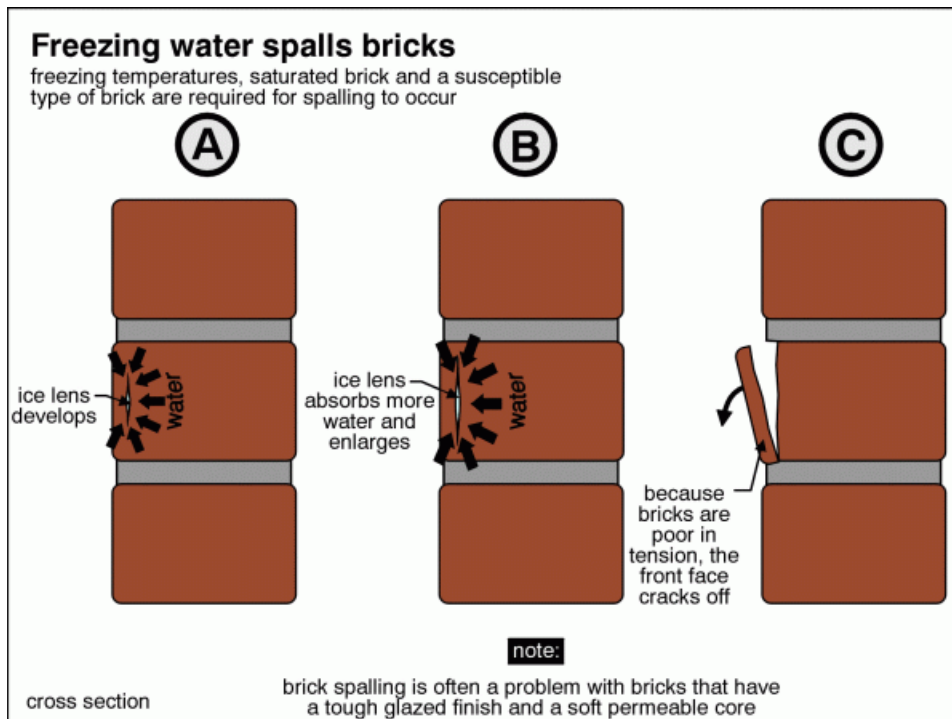
Spalling at various areas. Repair / Replace / Tuck point masonry and mortar. Most homes of this age will require routine masonry repairs. Photos show a sampling.

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** As Needed

**Cost:** Regular maintenance item



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6. Spalling



7. Spalling

**Condition:** • [Mortar deterioration](#)

Provide mortar (Repointing, Tuck pointing) at various areas of the exterior brick and sills. This is routine maintenance for homes of this age.

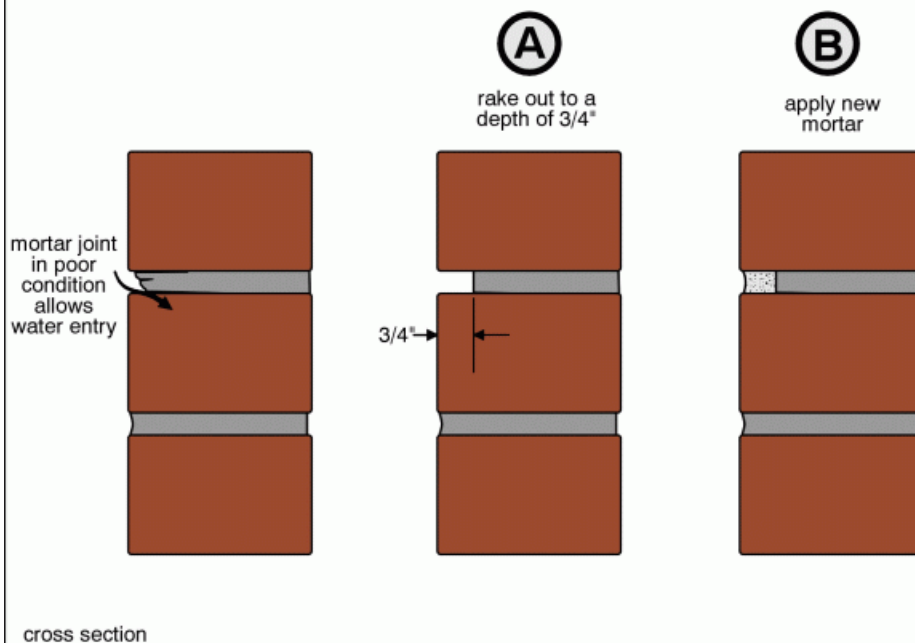
**Location:** Various Exterior

**Task:** Repair

**Time:** As Needed

**Cost:** Regular maintenance item

## Repointing





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8. example



9. example

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

## EXTERIOR GLASS/WINDOWS \ General notes

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

**Location:** Various Exterior

**Task:** Improve

**Time:** Regular maintenance



10. example

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

**Location:** Front Exterior

**Task:** Monitor / Improve

**Time:** As Needed

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11. Sill - Near or at Grade Level

## DOORS \ General notes

**Condition:** • Threshold too low

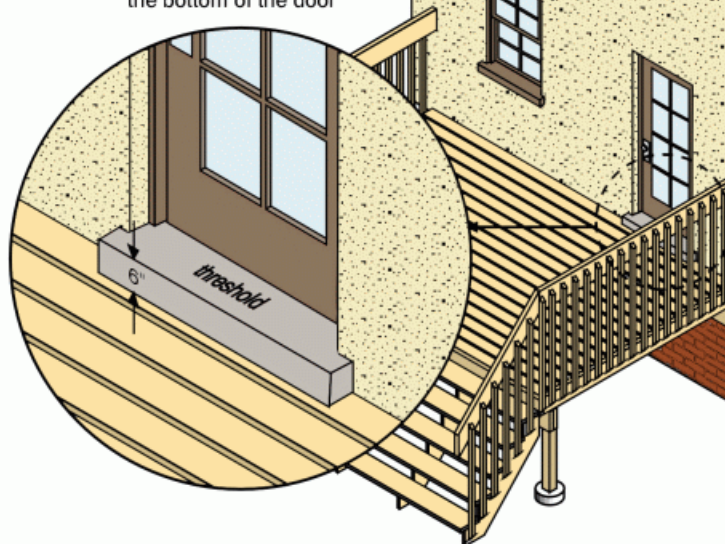
**Location:** Various Exterior

**Task:** Monitor / Improve

**Time:** As Needed

### Threshold

look for a 6" step up into the house from decks, porches, etc.  
this reduces the chance for water or snow to enter the house under the bottom of the door





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12. Threshold too low



13. Threshold too low

## DOORS \ Exterior trim

**Condition:** • [Damaged, cracked or loose](#)

**Location:** Rear Exterior

**Task:** Improve

**Time:** Regular maintenance



14. Damaged, cracked or loose

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

**Condition:** • Gap at landing/wall

**Location:** Rear Exterior

**Task:** Seal gap

**Time:** As needed



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15.

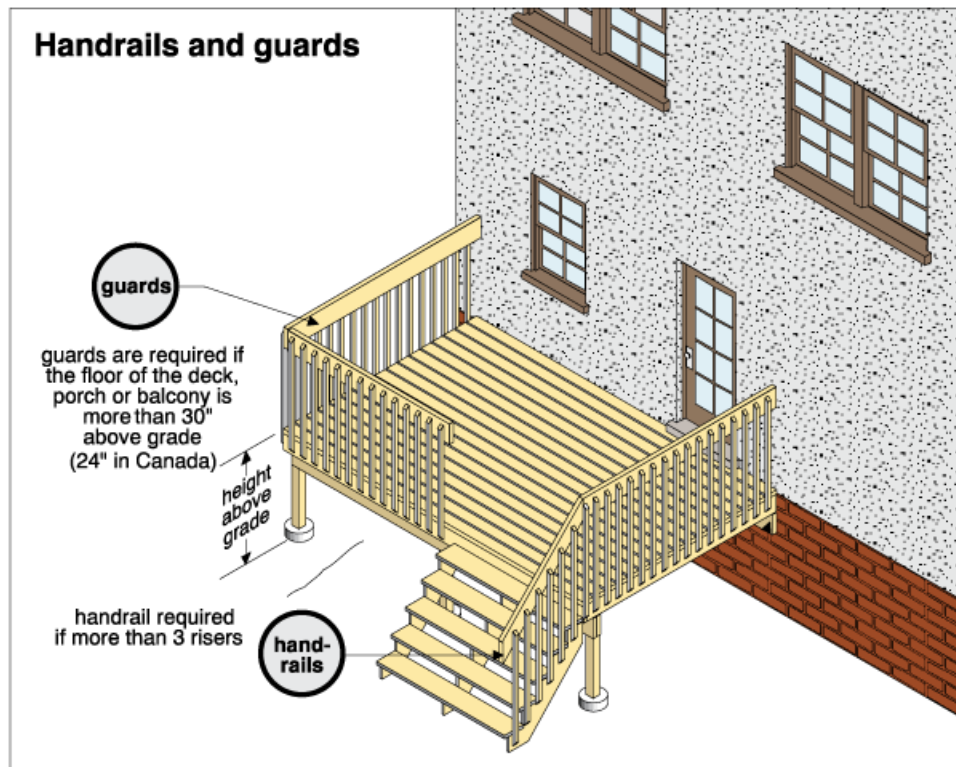
## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Location: Exterior Walkway steps

Task: Provide

Time: Discretionary



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16. Missing

**Condition:** • [Loose](#)

**Location:** Front Exterior Staircase

**Task:** Improve

**Time:** Regular maintenance



17. Loose

**Condition:** • [Weak](#)

**Location:** Rear Exterior Deck Staircase

**Task:** Improve

**Time:** As Needed

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18. Weak

## LANDSCAPING \ Lot grading

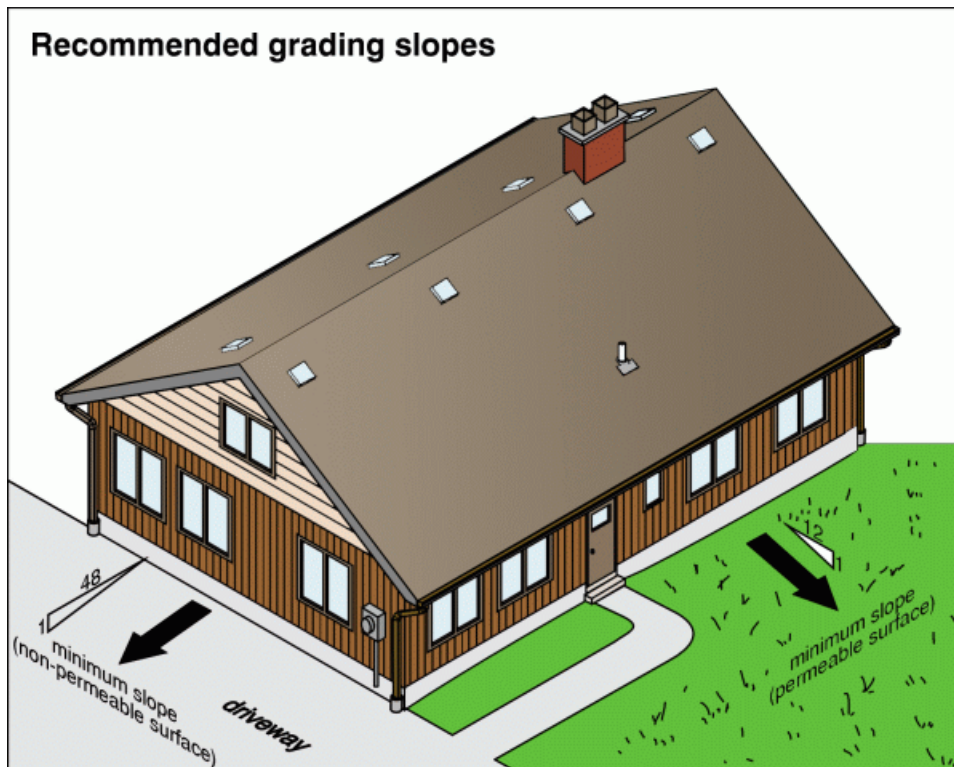
**Condition:** • Low Areas.

Improve low areas so that grade slopes away from home for at least 6 feet. This will help promote good drainage away from home. This is normal maintenance for all homes.

**Location:** Front Exterior

**Task:** Improve

**Time:** As Needed





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19. Low Areas

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

## GARAGE \ General notes

**Condition:** • Aging Garage

This is a typical old garage commonly found in Toronto. Replacement garages are expensive, therefore most people choose to repair garage ongoing as needed.

## GARAGE \ Vehicle door operators

**Condition:** • [Extension cord for opener](#)

Dedicated Receptacle Required

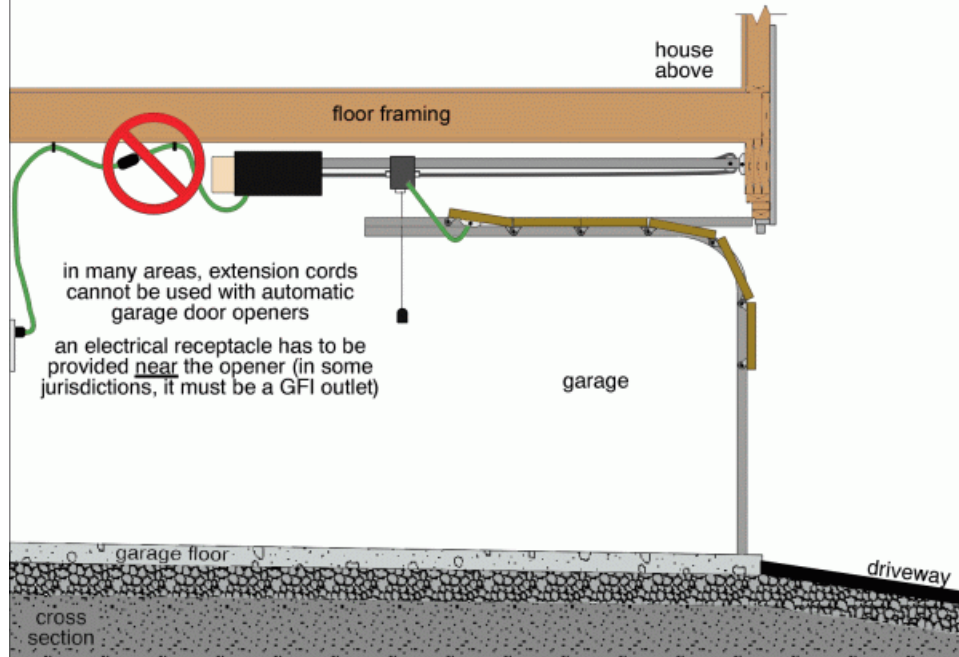
**Location:** Garage

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Minor

## Check electrical connection



20. Extension cord for opener



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## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Storage in garage

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

## Descriptions

**General:** • The solid masonry walls and foundations that are visible are in good condition overall.

**Configuration:** • [Basement](#)

**Foundation material:**

• [Brick](#)

• Not visible

Not visible in most areas

**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.

### WALLS \ Solid masonry walls

**Condition:** • [Prior repairs](#)

It is common to find a multitude of wall repairs on homes of this age

**Location:** Various Exterior Wall and Chimneys

**Task:** For Your Information



21. example

**Condition:** • [Masonry missing](#)

**Location:** Left Exterior Wall

**Task:** Patch

**Time:** Less than 2 years

# STRUCTURE

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**Cost:** Minor



**22.** *Masonry missing*

## 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:** • 99 %

## 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](#)

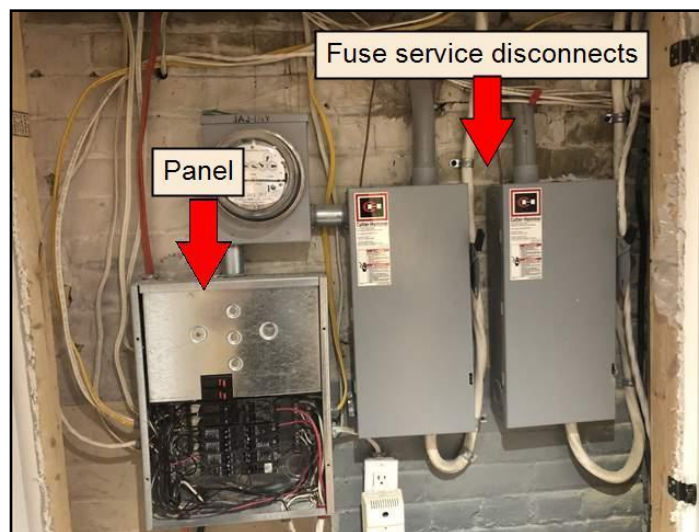
**Service size:** • [200 Amps \(240 Volts\)](#)

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

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

**Distribution panel type and location:**

• [Breakers - basement](#)



23. Breakers - basement

• [Breakers - first floor](#)



24. Breakers - first floor

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

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

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

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

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

## 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

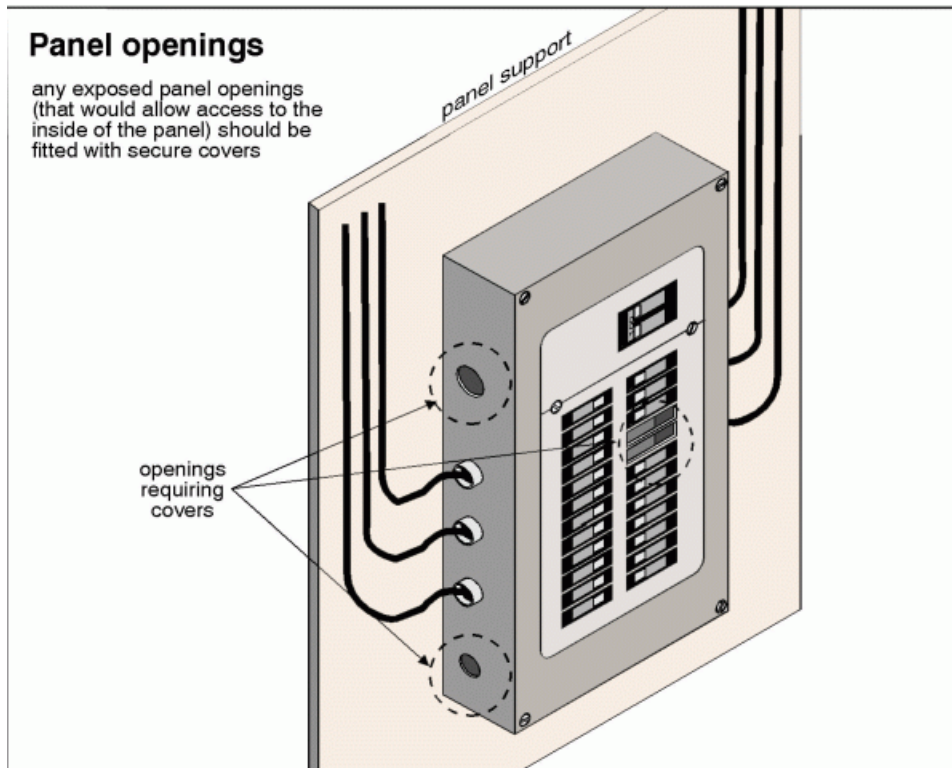
**Condition:** • [Openings in panel](#)

**Location:** First Floor Panel

**Task:** Correct

**Time:** As Soon As Possible

**Cost:** Less than \$100







25. Openings in panel

## SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • [Double taps](#)

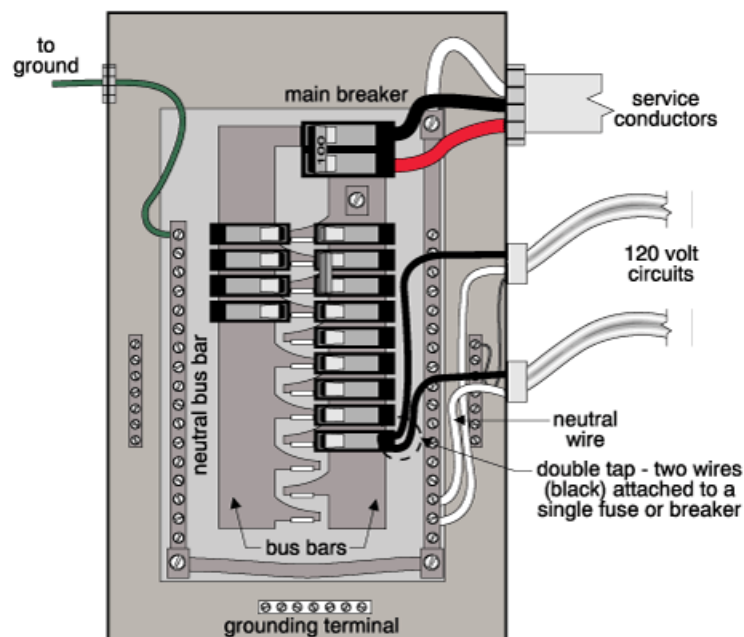
**Location:** Various First Floor Panel

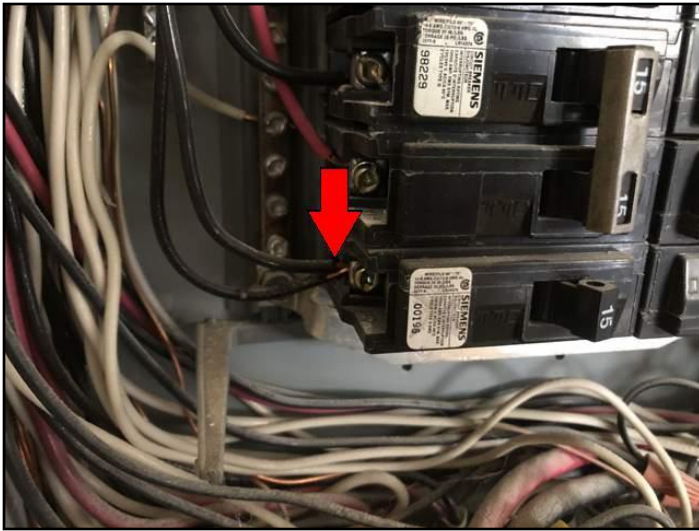
**Task:** Correct

**Time:** Immediate

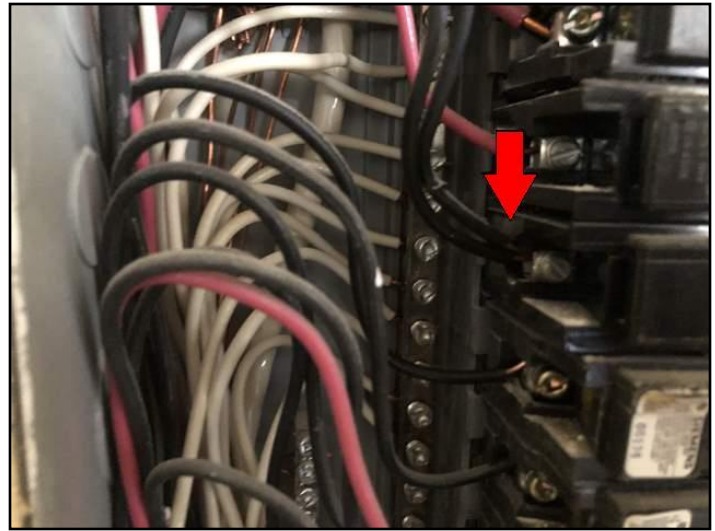
**Cost:** Minor

### Double tapping (double lugging)





26. Double taps



27. Double taps

**Condition:** • [Breaker bridge missing](#)

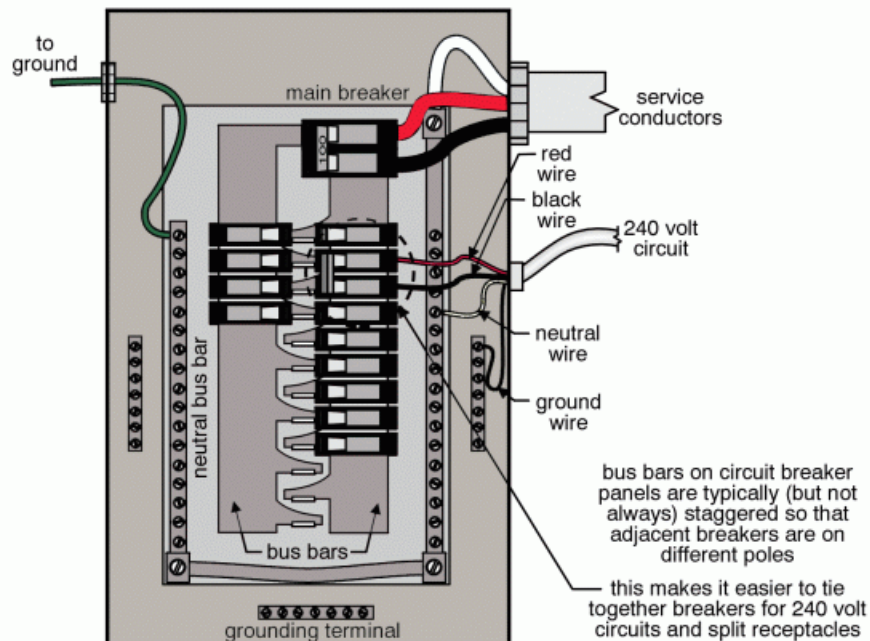
**Location:** First Floor Panel

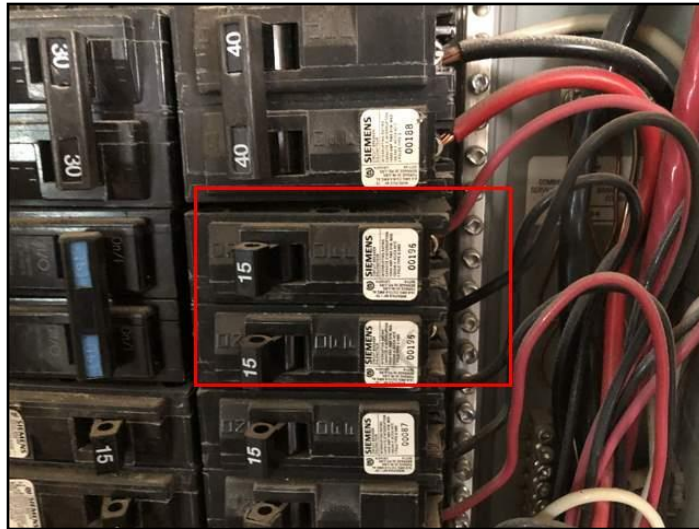
**Task:** Provide

**Time:** As Soon As Possible

**Cost:** Minor

## Staggered bus bars on circuit breaker panels





28. Breaker bridge missing

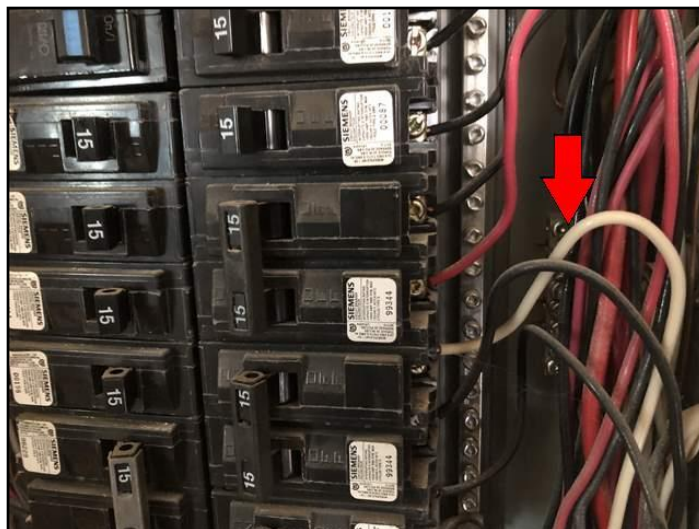
## SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**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:** As Soon As Possible



29. White wires connected to breakers not...

## DISTRIBUTION SYSTEM \ Knob-and-tube wiring

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

Based on the age of the property active Knob and Tube may be present in the walls or ceilings, although NONE 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.

**Task:** Replace if found during renovations

## **DISTRIBUTION SYSTEM \ Cover plates**

**Condition:** • For outlet (receptacle) is missing

**Location:** Various

**Task:** Provide Cover

**Time:** As Soon As Possible

**Cost:** Minor



30. *example*

## **DISTRIBUTION SYSTEM \ Lights**

**Condition:** • Light junction box missing

**Location:** Garage

**Task:** Provide junction box for light fixture

**Time:** Immediate

**Cost:** Minor



31.

## **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**

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



# HEATING

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## Descriptions

### System type:

- [Boiler](#)
- [Integrated \(Combination\) system](#)

COMBINATION HEATING SYSTEM - THE WATER BOILER HEATS BOTH THE HYDRONIC HEATING SYSTEM AND POTABLE WATER AND THE WATER THAT IS RUN THROUGH THE STORAGE TANK .

**Fuel/energy source:** • [Gas](#)

**Heat distribution:** • [Radiators](#)

**Approximate capacity:** • 155,000 BTU/hr

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

**Approximate age:** • [6 years](#)

**Typical life expectancy:** • Integrated (Combination) system using boiler - 10 to 20 years

**Fireplace/stove:** • Wood-burning fireplace - not in service

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • Insulation wrap on hot water boiler piping may contain asbestos.

See detailed note in Heating section of report.

### GAS HOT WATER BOILER \ Piping

**Condition:** • The insulation on the heating piping may contain asbestos. Health Canada recommends the insulation be left in place undisturbed. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work. Please see the Asbestos article in the Supplementary section of the text.

\*\*hydronic piping exposed in basement was not wrapped. We observed one small area through ceiling of boiler room where we noticed pipe wrapping which may contain asbestos. That said, we cannot see areas behind wall/floors and there may be other areas where this insulation wrap is present. Take precautions when renovating/disturbing.

**Location:** See note

**Task:** Further evaluation / Lab testing

**Time:** Before disturbing material

**Cost:** Depends on amount present in areas we cannot see

# HEATING

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32. Observed in boiler room

## GAS HOT WATER BOILER \ Radiators, convectors and baseboards

**Condition:** • [Missing](#)

no heat source in bedroom

**Location:** Basement Bedroom

**Task:** Provide heat source

**Time:** As Needed

**Cost:** Depends on method

**Condition:** • [Cold](#)

**Location:** Basement

**Task:** Replace or provide auxiliary heat

**Time:** As Needed

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



33. Cold

## 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](http://www.wettinc.ca).

**Task:** Service and upgrade if planning to use in future

## FIREPLACE \ Hearth and extension

**Condition:** • [Too small](#)

**Location:** First Floor

**Task:** Correct

**Time:** Prior to first use



34. Too small

## 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](#)
- [Ductless \(Mini split\) system](#)

For upper level unit

**Cooling capacity:** • 12,000 BTU/hr

**Compressor approximate age:** • 3 years

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

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • In general, air conditioning units have a lifespan of 10-15 years but often last longer with regular servicing.

### RECOMMENDATIONS \ Overview

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

## 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.

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

**Window unit:** • Window A/C excluded from inspection



# INSULATION AND VENTILATION

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## Descriptions

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

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

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

**Attic/roof ventilation:** • [Roof vent](#)

**Foundation wall insulation material:** • Not determined • 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

# 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:

- Front of the basement



35. Front of the basement

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

Water heater type: • [Combination system](#) • [Tankless/Indirect](#)

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

Water heater typical life expectancy: • 10 to 20 years

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

Floor drain location: • Center of basement

## 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:** • Corrosion

**Location:** Front Basement

**Task:** Repair

**Time:** As Required

**Cost:** Consult with Specialist



36. Corrosion

## WATER HEATER \ Temperature/pressure relief (TPR) valve

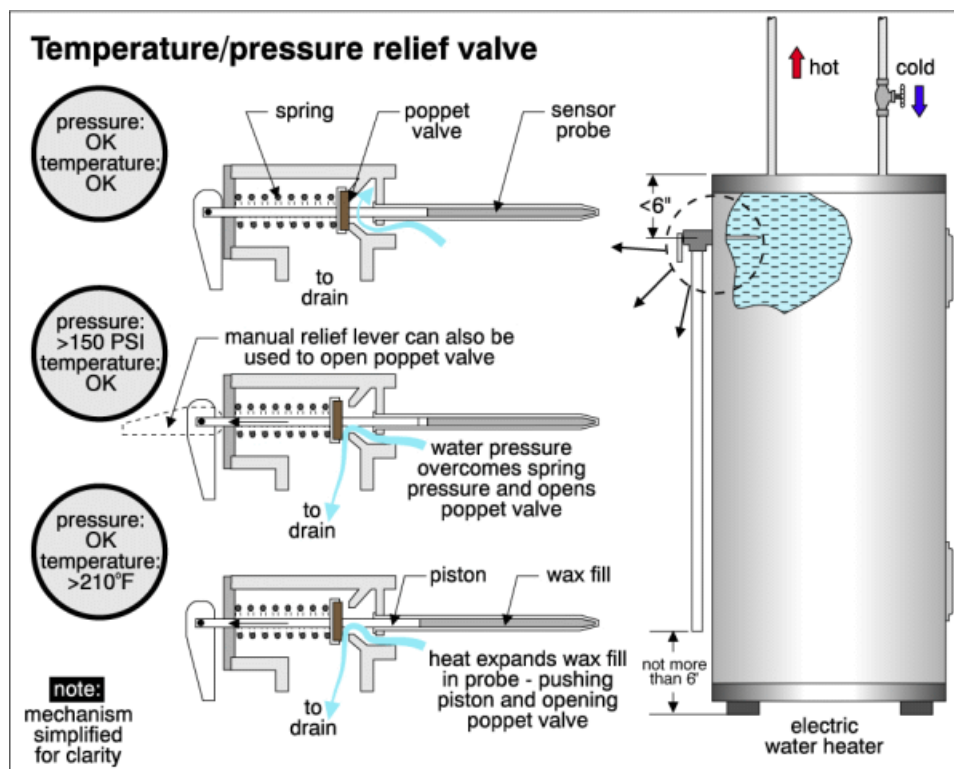
**Condition:** • [Discharge tube missing](#)

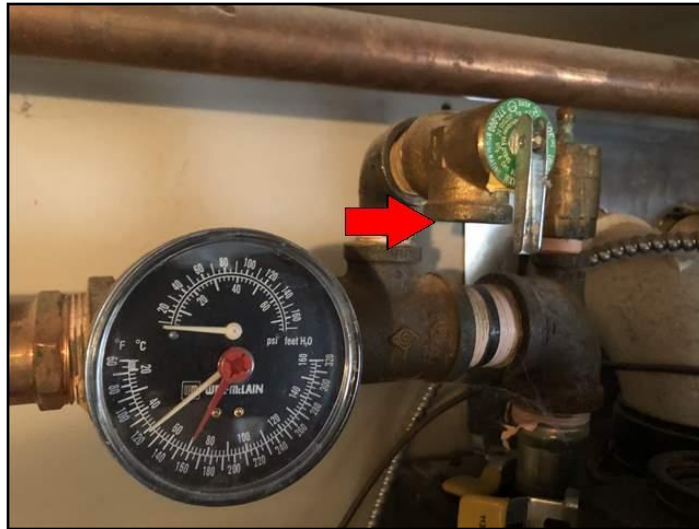
**Location:** Basement Boiler Room

**Task:** Provide

**Time:** As Soon As Possible

**Cost:** Minor





37. Discharge tube missing

## 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:** • 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.

GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1970

## WASTE PLUMBING \ Traps - installation

**Condition:** • [Nonstandard shape or material](#)

s-trap

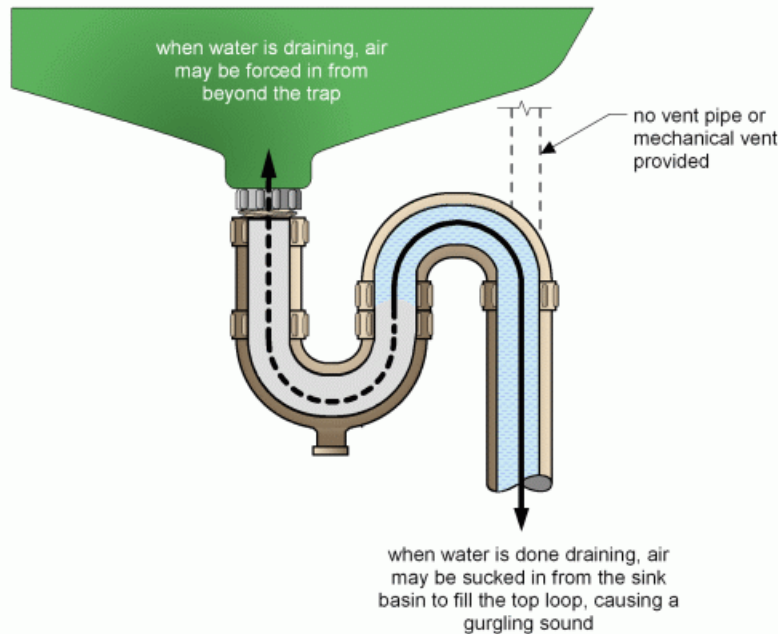
**Location:** First Floor Kitchen

**Task:** Correct

**Time:** If necessary



## S-traps can lead to siphoning



38. Nonstandard shape or material

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Loose](#)

**Location:** First Floor Bathroom

**Task:** Improve

**Time:** As Needed

**Cost:** Regular maintenance item

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39. Loose

**Condition:** • [Loose](#)

**Location:** First Floor Kitchen

**Task:** Repair / Replace

**Time:** Regular maintenance



40. Loose

## FIXTURES AND FAUCETS \ Bathtub enclosure

**Condition:** • [Caulking loose, missing or deteriorated](#)

**Location:** Various Bathroom

**Task:** Improve

**Time:** Regular maintenance

**Condition:** • [Tile loose, broken or missing](#)

**Location:** First Floor Bathroom

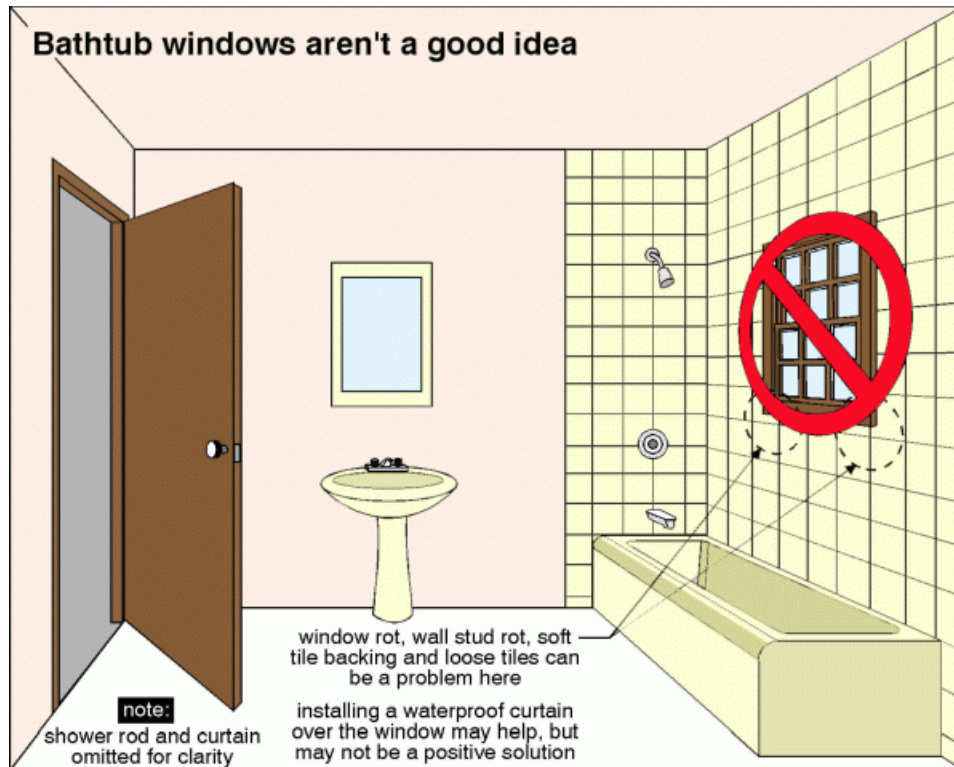
**Task:** Seal tiles around window

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

Windows in bathtub area was common in this era. Shower Curtain can provide temporary protection. Ensure grout and caulking is maintained regularly

**Location:** Bathrooms

**Task:** Protect



41. Unprotected window

## Inspection Methods and Limitations

**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.



|         |           |          |           |            |         |         |            |          |          |
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## Descriptions

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

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

**Windows:** • [Fixed](#) • [Single/double hung](#) • [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 minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear

**Condition:** • Tenant in basement noted no basement leaks during the past year

### CEILINGS \ Plaster or drywall

**Condition:** • [Patched](#)

Ceiling area is below bathroom. Prior leak approximately one year prior (as per tenant) and patchwork. Tested with a moisture meter. Dry at time of inspection.

**Location:** First Floor

**Task:** For Your Information



42. Patched

### FLOORS \ General notes

**Condition:** • Damage  
gaps / damage

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**Location:** Various Basement

**Task:** Repair / Replace

**Time:** As Needed

**Cost:** Depends on approach

## FLOORS \ Subflooring

**Condition:** • Slope or Sag Noted.

Many older homes tend to have sagging or sloping floors. If you choose to make repairs to level the floors, repairs can require invasive and extensive work. Troubleshooting the specific cause is outside the scope of the inspection since it typically requires structural analysis of the floor components and/or foundations.

**Task:** Repair when desired or when remodelling

**Cost:** Depends on cause (Joists vs foundations, etc)

## WINDOWS \ General notes

**Condition:** • Aging

Varying ages and styles of windows noted throughout. There is a mix of single hung, sliders and newer casement windows installed at various times. We noted some that were manufactured in 1983. Upgrade any older windows as needed. We typically recommend immediate replacement only if window leakage or damage is noted

**Location:** Various

**Task:** Upgrade

**Time:** Discretionary / As Needed

## DOORS \ Hardware

**Condition:** • Does not latch properly

**Location:** First Floor Bathroom

**Task:** Adjust

**Time:** Regular maintenance

## STAIRS \ Treads

**Condition:** • [Loose](#)

**Location:** Various Exterior Deck Staircase

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor

# INTERIOR

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43. example



44. example

## STAIRS \ Landings

**Condition:** • Cracks in flooring at landing

**Location:** Second Floor Landing

**Task:** Repair/Replace

**Time:** Discretionary

## STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

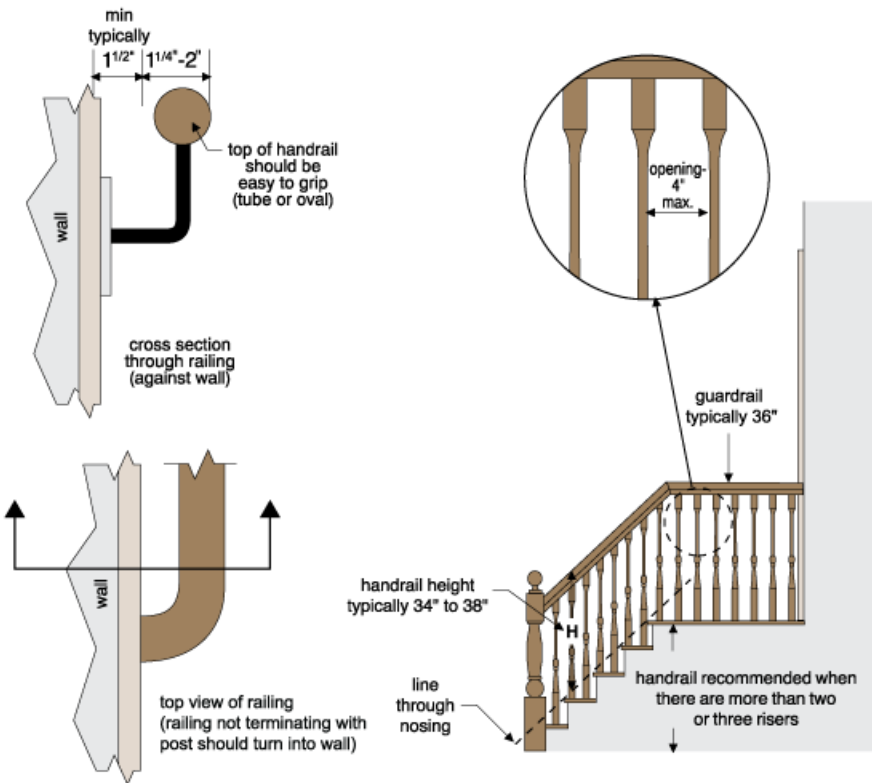
**Location:** Basement and second floor Staircase

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor

## Handrails and guards



45. Missing



46. Missing

## EXHAUST FANS \ Kitchen range exhaust system

**Condition:** • Not vented to exterior

**Location:** First Floor Kitchen



**Task:** Upgrade

**Time:** When remodelling

## **BASEMENT \ Leakage**

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

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

## **Inspection Methods and Limitations**

**General:** • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco / 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:** • 99 %

**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.

## LINKS

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## Descriptions

**General:** • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#) • [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.](#) • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#) • [\(Life Cycles and Costs\)](#) • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#) • [Common Building Technical Terms Explained](#)

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

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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.

**Insulation Amounts - Current Standards:** • R-50

**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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**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.



# APPENDIX

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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

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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