



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

3 Sunnybrook Road
Toronto, ON M6S 1G3

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Friday, October 8, 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
adam@inspectionpros.ca



TIP

THE
INSPECTION
PROFESSIONALS

October 9, 2021

Dear Gillian Ritchie,

RE: Report No. 2952
3 Sunnybrook Road
Toronto, ON
M6S 1G3

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 \$275. (A minimum savings of \$175). A full phone report review is also available for \$97.00

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

HIGHLIGHTS:

This solid masonry home is in very good condition overall as compared to homes of similar age and style. The electrical system is reported to have been updated in 1995 and features a 100-amp electrical service with copper wiring. The premium roof coverings are approximately 10 years old and in good condition. The basement has been professionally finished. Exterior waterproofing improvements have been made to foundations as reported by the seller. The home appears well maintained overall.

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 \$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 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.

SUMMARY

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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

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

Heating

GAS HOT WATER BOILER \ Life expectancy

Condition: • Aging

Typical lifespan is 20-35 years for this type of boiler. The current unit is 26 years old. Service annually and continue to use until replacement is needed.

Location: Basement Boiler Room

Task: Service annually / Replace

Time: When necessary / Unpredictable

Cost: \$5,000 - and up

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 estimated to be over 15 years old (dataplate not legible). Continue to use and service annually

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,500 - and up

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 home inspection. These may have to be adjusted based on the findings of specialists.

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

ROOFING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Descriptions

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

Approximate age: • 10 years

Typical life expectancy: • 20-25 years

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Report No. 2952

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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.

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

RECOMMENDATIONS \ Overview

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

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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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Descriptions

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

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

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

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.

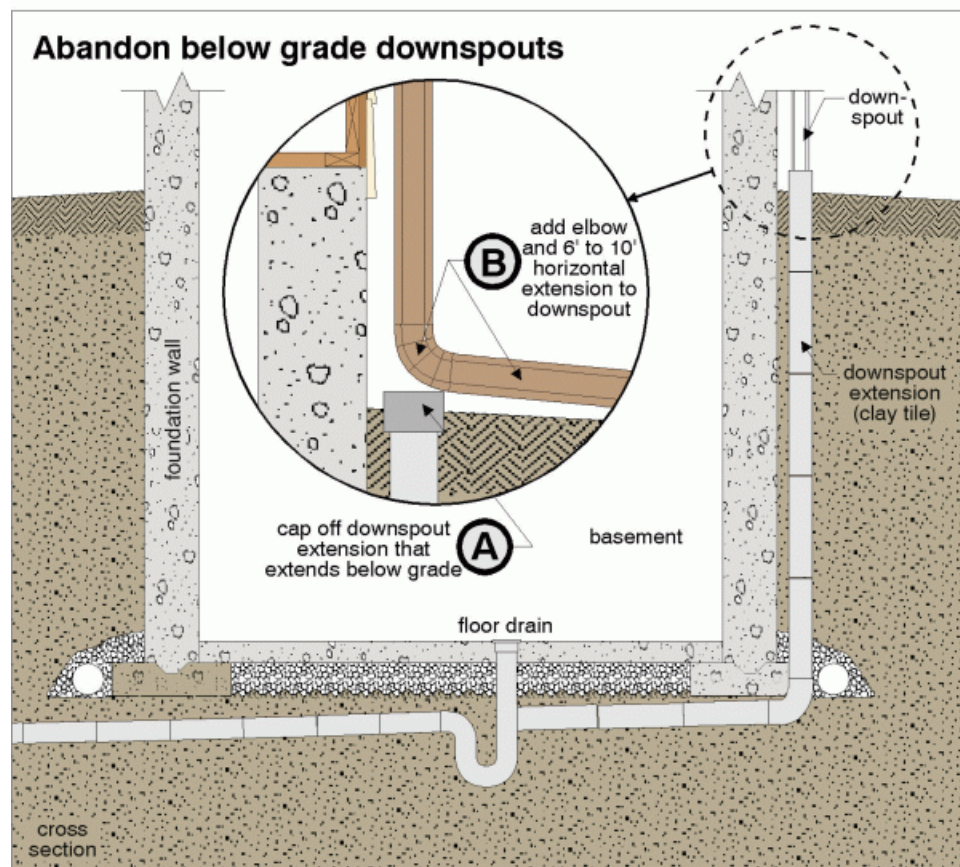
ROOF DRAINAGE \ Downspouts

Condition: • Discharge below grade

Location: Various Exterior

Task: Monitor / Improve

Time: As Needed



EXTERIOR

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Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

WALLS \ Flashings and caulking

Condition: • Caulking around windows, doors and wall penetrations should be checked regularly for deficiencies and improved as needed.

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Mortar deterioration](#)

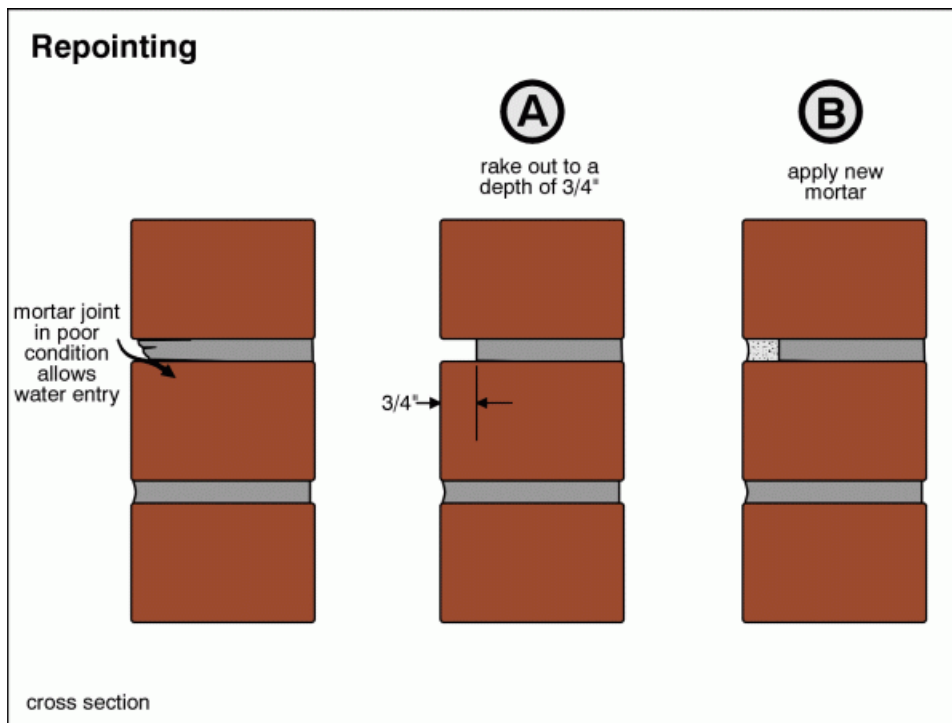
Provide mortar (Repointing, Tuck pointing) at various areas of the exterior brick or foundation. This is routine maintenance for homes of this age. Overall the brick and mortar is in good condition. photos show sampling.

Location: Various Exterior Wall

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item



EXTERIOR

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Report No. 2952

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



5. Minor mortar deterioration



6. Minor mortar deterioration

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

Task: Monitor / Repair when tuckpointing other masonry

Time: Ongoing



7. Example of typical minor cracks



8. example

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • Sill - Near or at Grade Level

We often windows on older homes that are at or near grade. Modern standards require that bottom of window be above grade by 6-inches or a window well be provided. Ensure window is kept well sealed and wood components painted.

Location: Various Exterior

Task: Monitor / Improve

Time: If necessary

EXTERIOR

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



9. Sill - Near or at Grade Level



10. Sill - Near or at Grade Level



11. Sill - Near or at Grade Level

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

Condition: • [Steps springy, loose or sagging](#)

stone loose/not secure in some areas.

Location: Various Front Exterior

Task: Improve / Secure / Provide mortar

Time: Less than one year

Cost: Regular Maintenance

EXTERIOR

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



12. Steps loose



13. Steps loose

LANDSCAPING \ Lot grading

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

Upper floors inspected from: • Ground level

Descriptions

General: • No significant structural performance issues were observed. • The solid masonry walls and foundations that are visible are in good condition overall.

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters/ceiling joists

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: • Typical minor cracks

Almost all houses with concrete foundations have minor settlement and/or shrinkage 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

WALLS \ Solid masonry walls

Condition: • [Masonry deteriorated](#)

Location: Front Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Minor

STRUCTURE

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



14. Loose masonry

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Descriptions

General:

- The Electrical system has been updated and is in good condition overall.
- Seller noted that electrical system was updated in 1995

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

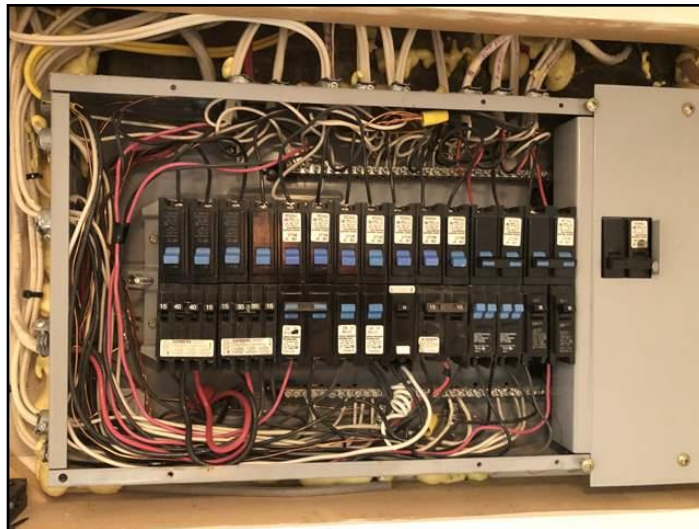
Service size: • [100 Amps \(240 Volts\)](#)

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

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

Distribution panel type and location:

- [Breakers - basement](#)



15. Breakers - basement

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

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 and exterior](#)

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 fuses/breakers

Condition: • [Double taps](#)

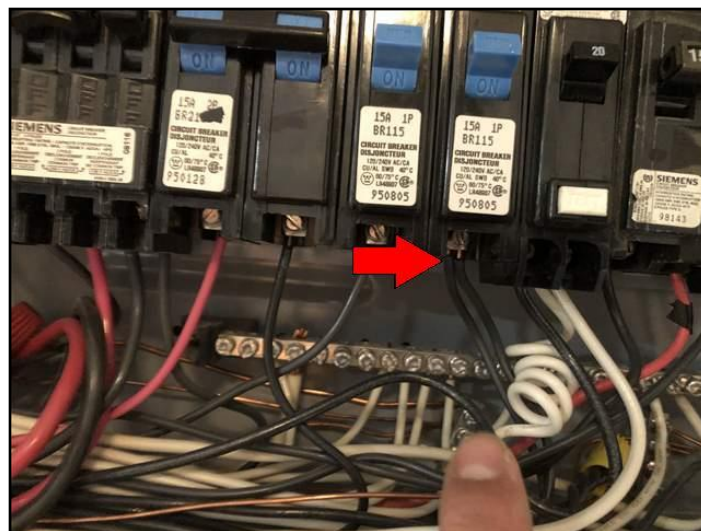
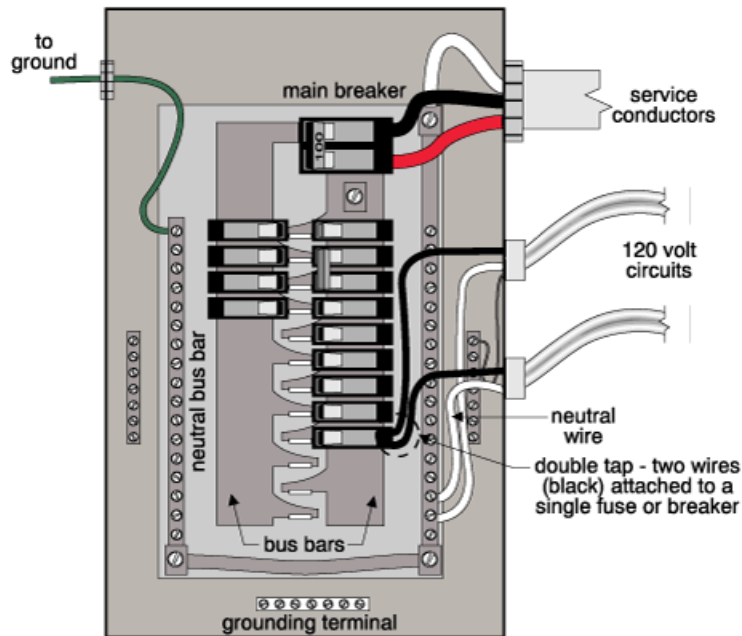
Location: Basement Panel

Task: Correct

Time: As Soon As Possible

Cost: \$100 - \$200

Double tapping (double lugging)



16. Double taps

Condition: • [Breaker bridge missing](#)

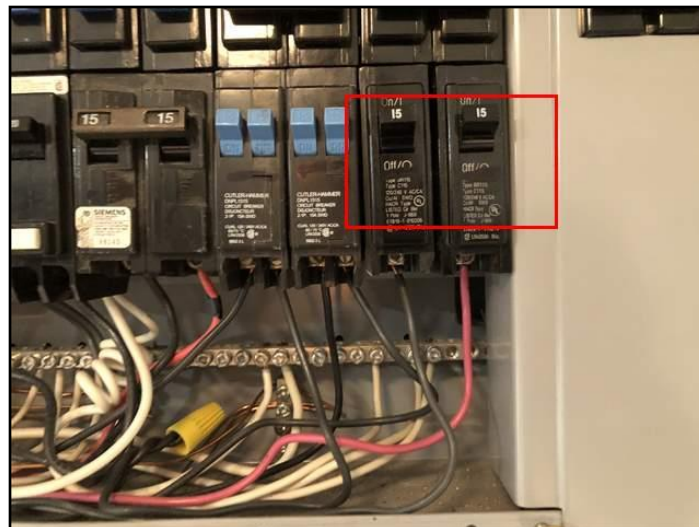
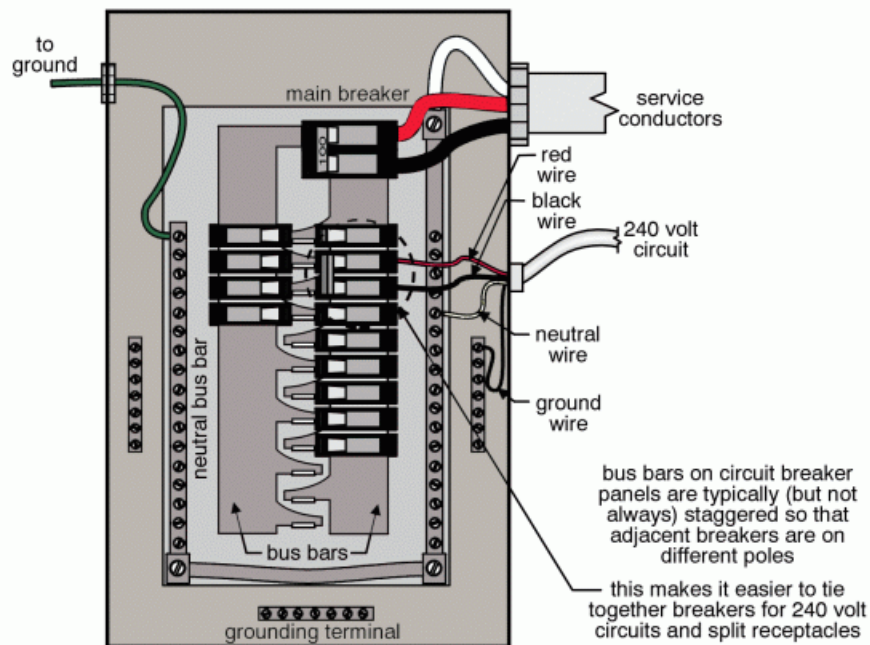
Location: Basement Panel

Task: Correct

Time: As Soon As Possible

Cost: Less than \$100

Staggered bus bars on circuit breaker panels



17. Breaker bridge missing

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,

ELECTRICAL

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Descriptions

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age:

• [26 years](#)

Installed December 1995

Typical life expectancy: • Boiler (cast-iron) 20 to 35 years

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

Observations and Recommendations

GAS HOT WATER BOILER \ Life expectancy

Condition: • Aging

Typical lifespan is 20-35 years for this type of boiler. The current unit is 26 years old. Service annually and continue to use until replacement is needed.

Location: Basement Boiler Room

Task: Service annually / Replace

Time: When necessary / Unpredictable

Cost: \$5,000 - and up

GAS HOT WATER BOILER \ Venting system

Condition: • Natural gas boilers with draft hoods (<300,000 BTUs, which is 95% of house boilers) need to be inspected and tested annually by law to make sure carbon monoxide is not entering the home. Please ensure that this work is included as part of your annual boiler maintenance.

Location: Boiler Room

Task: Service annually

Time: Ongoing

Cost: Regular maintenance item

CHIMNEY AND VENT \ Masonry chimney

Condition: • Prior repairs noted. Typical for the age.

Location: Masonry Chimney

Task: For Your Information

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

HEATING

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Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Time: Prior to first use

FIREPLACE \ Gas fireplace or gas logs

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

Have specialist knowledgeable with this specific model type confirm combustible clearance requirements at rear and sides of unit.

Location: Basement

Task: Service

Time: Prior to using

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

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Descriptions

Air conditioning type: • [Air cooled](#) • [Ductless \(Mini split\) system](#)

Cooling capacity: • 12,000 BTU/hr

Compressor approximate age: • Not determined

Compressor approximate age: • More than 15 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.

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 estimated to be over 15 years old (dataplate not legible). Continue to use and service annually

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,500 - and up

Inspection Methods and Limitations

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

Descriptions

Attic/roof insulation material:

- [Glass fiber](#)



18. Glass fiber

Attic/roof insulation amount/value: • [R-32](#)

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Below current standards of R-60 (as of 2016)

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

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

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

Main water shut off valve at the:

- Basement



19. Water main shut off valve

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 9 years

Water heater typical life expectancy: • 10 to 15 years

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

Pumps: • [Sump pump](#)

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.

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 \ Sump pump

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

FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

Location: Basement

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item



20. Loose

Condition: • [Shower diverter inoperative or defective](#)

The shower diverter operates however some water still trickles from the spout when the shower head is engaged.

Location: Third Floor Bathroom

Task: Clean or Replace

Time: Less than 1 year

Cost: Major Regular maintenance item

PLUMBING

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Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



21. Shower diverter inoperative or defective

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Rust](#)

Location: Basement Bathroom basin at drain

Task: Replace

Time: When necessary

Cost: Regular maintenance item



22. Rust

FIXTURES AND FAUCETS \ Toilet

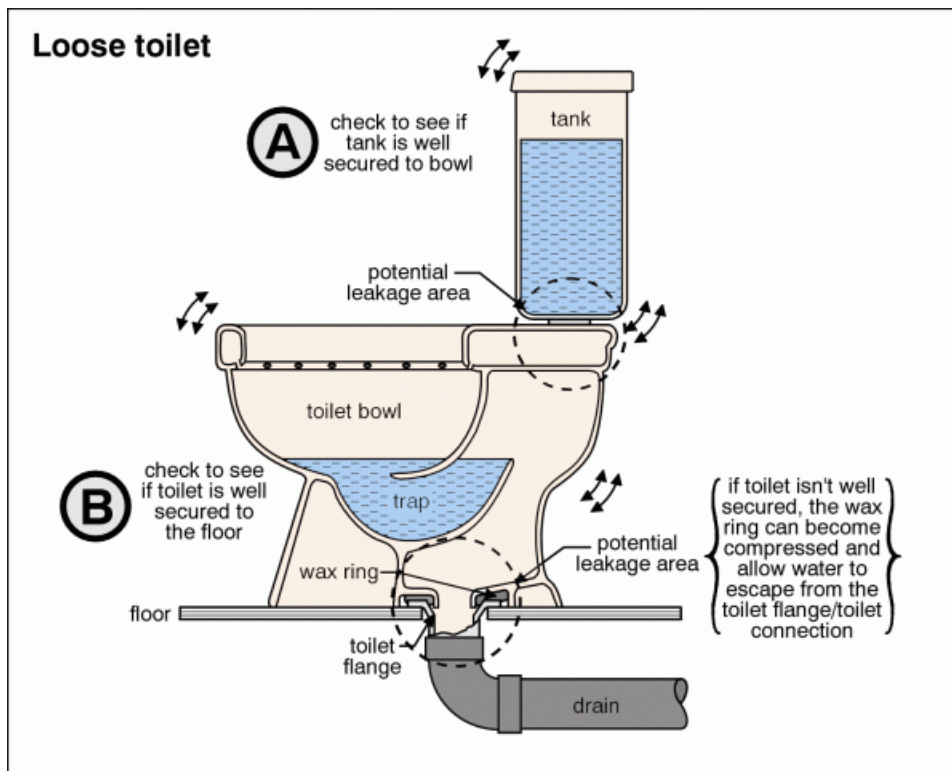
Condition: • [Loose](#)

Location: Basement Bathroom

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



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.

Descriptions

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

Major floor finishes: • [Hardwood](#)

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

Windows: • [Fixed](#) • [Single/double hung](#)

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

RECOMMENDATIONS \ Overview

Condition: • Seller noted that basement has been very dry overall with no leakage issues to report.

WINDOWS \ General notes

Condition: • Aging

The seller has replaced windows at various times. The older windows were retrofitted with storm side glazing approximately 20 years ago.

We typically recommend immediate replacement only when leaking or inoperative windows are found.

Location: Various

Task: Upgrade

Time: As Needed

DOORS \ Doors and frames

Condition: • [Installed backwards](#)

Door should open away from steps.

Location: Basement Staircase

Task: Correct

Time: Less than 1 year

INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



23. Installed backwards

DOORS \ Hardware

Condition: • [Ineffective](#)

Location: Second Floor Bedroom

Task: Replace door hardware

Time: Regular maintenance

Cost: Regular maintenance item

EXHAUST FANS \ General notes

Condition: • [Noisy](#)

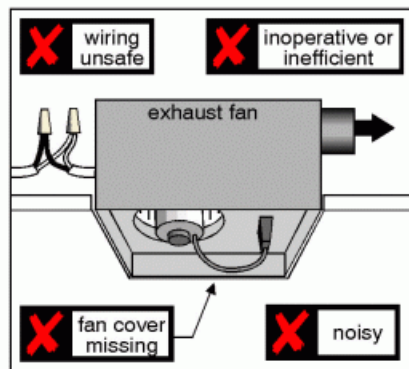
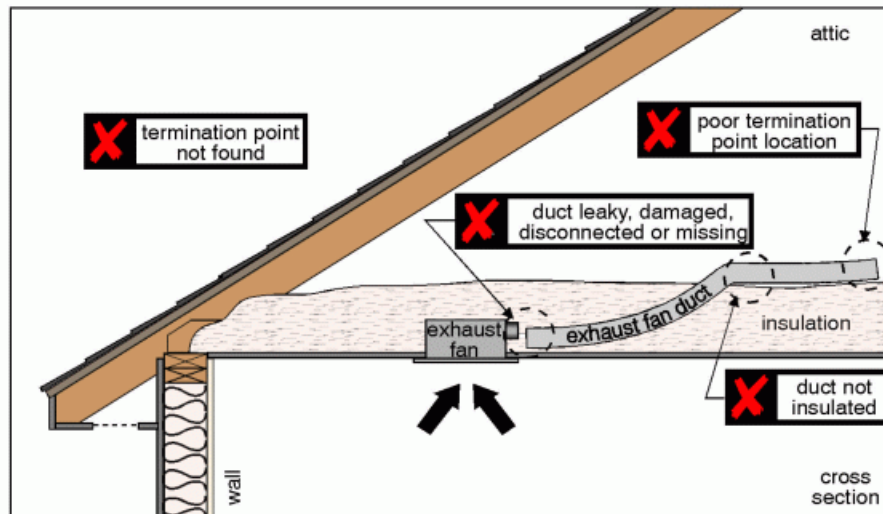
Location: First Floor Bathroom

Task: Repair

Time: As Needed

Cost: Minor Regular maintenance item

Exhaust fan conditions



BASEMENT \ Leakage

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

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	MORE INFO	APPENDIX	REFERENCE						

BASEMENT \ Wet basements - corrective action noted

Condition: • [Drainage membrane](#)

Seller reported that waterproofing improvements at exterior foundation were performed at 3 sides. These are good improvement measures.

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: • 90 %

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

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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](#)

MORE INFO

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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



Congratulations The Inspections Professionals

Consumers and Businesses in your city have once again selected your business as the 2021 Consumer Choice Award recipient in the category of **Home Inspection for York Region**.

Congratulation on winning this award for the **third straight year!** To be worthy of this award, you have stood out amongst all other businesses in your category - something you can be very proud of. You have been recognized as a beloved member of your business community, and through no influence of your own, you can now make the claim that you have been chosen as the top-rated business in your category.

Consumers are always searching for the best businesses in their cities and the Consumer Choice Award seal of approval is well recognized and respected. It lets your current and future customers know that they are dealing with a company who cares deeply about their products, services and clients. There is no greater differentiator available to you today.

To ensure you were chosen with a fair and unbiased process, our selection process relies on data from multiple, reliable sources that produce the most up-to-date research results. You can rest assured that you were chosen on the merits and reputation of your company within your community.

As a Consumer Choice Award Winner, you are now part of an exclusive group of companies recognized as one of the best businesses in Canada!

Congratulations and Welcome to the Winners' Circle!

Handwritten signature of Jack McFadden in black ink.

Jack McFadden
President

Handwritten signature of Jerrott Mitchell in black ink.

Jerrott Mitchell
Market Development Manager

Recognizing and Promoting Business Excellence Since 1987.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

**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

3 Sunnybrook Road, Toronto, ON October 8, 2021

Report No. 2952

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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