



YOUR INSPECTION REPORT

KNOW YOUR HOME

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

6 Mountview Avenue
Toronto, ON M6P 2L3

PREPARED FOR:
JENNIFER PERCIVAL

INSPECTION DATE:
Tuesday, September 5, 2017

TIP

THE
INSPECTION
PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca

TIP

THE
INSPECTION
PROFESSIONALS

September 5, 2017

Dear Jennifer Percival,

RE: Report No. 2159, v.2
6 Mountview Avenue
Toronto, ON
M6P 2L3

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

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

Adam is a member of the Ontario Association of Home Inspectors and International Association of Certified Home Inspectors.

"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."

-Adam

BUYERS -

An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$249. (A minimum savings of \$175)

Sincerely,

ADAM HANNAN
on behalf of
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SUMMARY

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

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

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

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

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$500

NOTE: FOR DIRECTIONAL PURPOSES USED THROUGHOUT THE REPORT, THE "FRONT" OF THE HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE EXTERIOR.

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list all the minor deficiencies. But rather, the focus of this inspection was to identify MAJOR issues with MAJOR systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows.

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

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

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

Cooling & Heat Pump

AIR CONDITIONING \ General

Condition: • Service air conditioner

The unit did not function during the inspection. Service to troubleshoot. Replace unit if necessary.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Air Conditioning

Task: Service

Time: Prior to first use

AIR CONDITIONING \ Life expectancy

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

Implication(s): Equipment failure | Reduced comfort

Location: Second floor

SUMMARY

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,000 - 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 pre-purchase 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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Report No. 2159, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

The home is considered to face : • East

Sloped roofing material: • [Asphalt shingles](#) • [Strip when reroofing](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • When replacing a roof covering, it is common to apply a second layer over the first to minimize costs. Best practice however, is to remove the old roof covering before installing the new roof. Adding a third layer of roofing is not recommended. It is common when re-roofing to find concealed damage to roofing boards, these and other hidden components. There is no practical way to predict the presence or extent of the damage

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

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

The Shingles on the Garage, Rear Addition and Front Porch were installed at a different time than the shingles on the main home. The asphalt shingles on the main home are aging with typical wear - shingles curling, granule loss. The shingles on the main home should provide several more years of service. Evaluate again in 2 years.

Location: Exterior Roof

Task: Monitor

Time: Ongoing

Condition: • Debris/moss

Implication(s): Shortened life expectancy of material

Location: North Exterior Roof

Task: Click link to read more information / Clean

Time: Regular maintenance

Cost: Regular maintenance item



1. moss

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Report No. 2159, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Inspection Methods and Limitations

Inspection performed: • Through Window - Limited View

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

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6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

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

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

Wall surfaces - masonry: • [Brick](#)

Wall surfaces and trim:

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

Addition

Observations and Recommendations

WALLS \ Soffits and fascia

Condition: • [Damage](#)

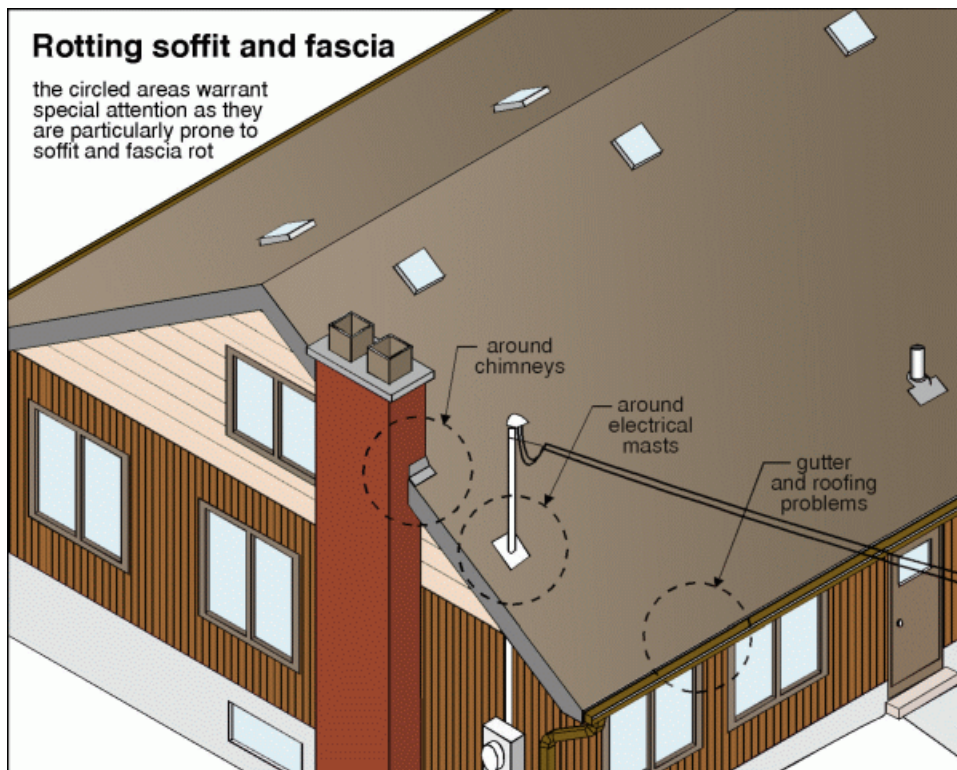
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor



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Report No. 2159, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE



2. Damage

WALLS \ Brick, stone and concrete

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

LANDSCAPING \ Lot grading

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

DURING THE INSPECTION, THERE WAS A HEAVY RAINFALL. THE RAINWATER APPEARED TO BE DRAINING AWAY FROM THE HOME.

LANDSCAPING \ Retaining wall

Condition: • Very minor lean noted at bottom portion of retaining wall at the north (near rear) of the home. It's possible the wall was built this way. Prudent to monitor (as is recommended for all retaining walls.)

Location: North Exterior

Task: Monitor

Time: Ongoing



3.

EXTERIOR

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Condition: • [Bowing or bulging](#)

At rear yard we noted a stone retaining wall that is bulging. We cannot determine from a one-time visit if the wall is moving and at what rate. Also, we cannot determine what side of the property the wall was built. Sometimes these walls are shared. Maintenance with yard retainers are very common in this neighbourhood.

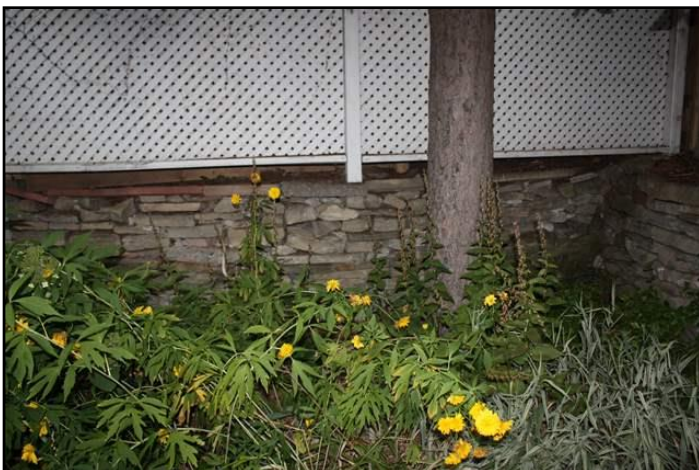
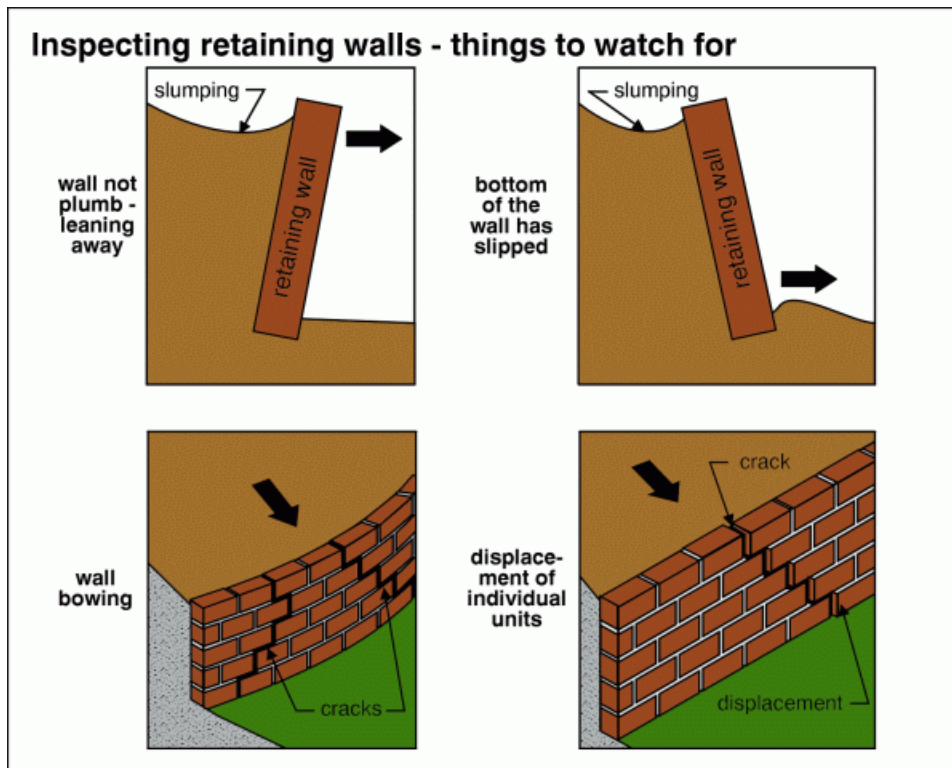
Implication(s): Weakened structure | Chance of movement

Location: Rear Exterior Yard

Task: Improve/Repair

Time: As Needed / Unpredictable

Cost: Depends on work and approach.



4. Bowing or bulging



5. Bowing or bulging

EXTERIOR

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

GARAGE \ General

Condition: • Typical older garage. As compared to other garages we see in the area, the garage is in good condition overall.

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Descriptions

Configuration:

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

Addition

Foundation material:

- [Stone](#)
 - Not visible
- Not visible in most areas

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

Observations and Recommendations

FOUNDATIONS \ Foundation

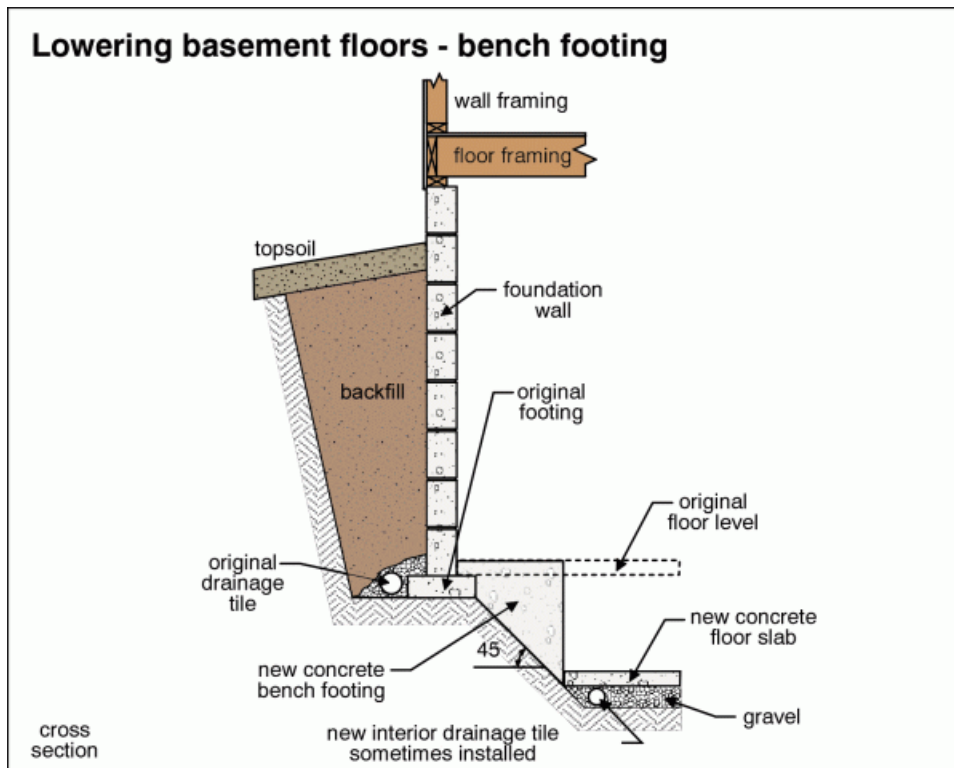
Condition: • [Basement lowered](#)

Noted for your information only. Wall finishes are a limitation and the method used to lower the basement could not be determined

Implication(s): Chance of structural movement

Location: Basement

Task: Click link to read more information



STRUCTURE

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

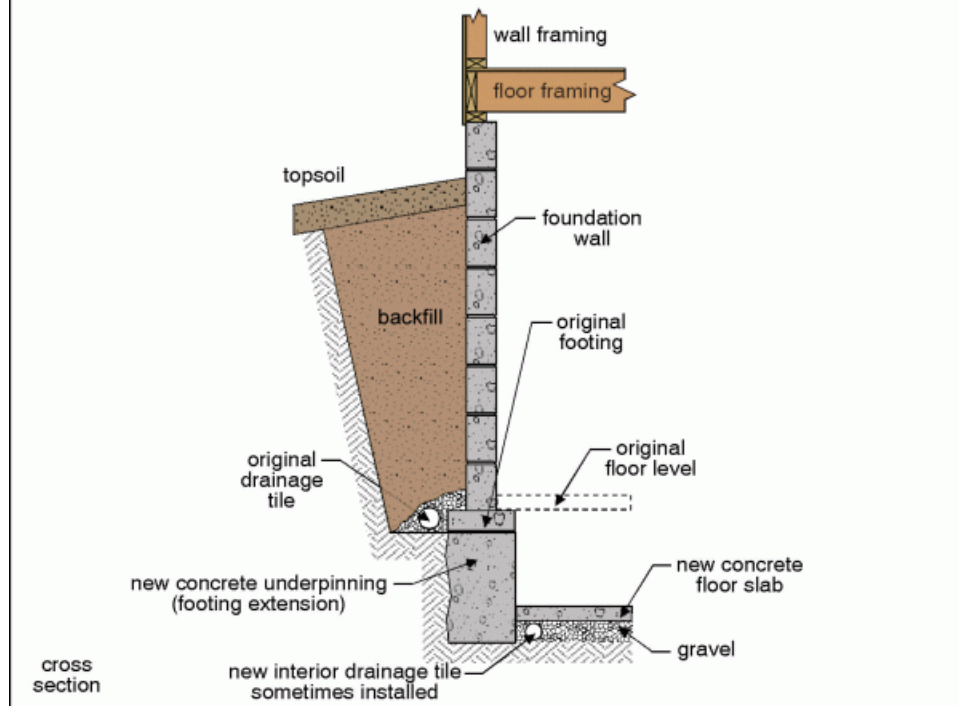
LINKS

PHOTOS

MORE INFO

REFERENCE

Lowering basement floors - underpinning



WALLS \ Solid masonry walls

Condition: • [Mortar deteriorating](#)

Repointing / Tuck-Pointing needed. This is common for homes of this age.

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

Location: Various Exterior Wall

Task: Improve

Time: Regular maintenance

ROOF FRAMING \ Sheathing

Condition: • [Water stains](#)

Water stains noted on attic sheathing. These water stains may have been present for some time. Unable to determine if this is an active leak. No active water stains were noted on interior ceilings. Also, there was heavy rainfall during the inspection and we did not observe any water leaking from where the area of the stains.

Implication(s): Material deterioration

Location: Attic

Task: Monitor

Time: Unknown

STRUCTURE

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE



6. Water stains

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • New finishes/paint • Insulation

Attic/roof space: • Inspected from access hatch

Crawlspace: • Inspected from access hatch

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

Service entrance cable and location: • [Overhead copper](#)

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

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

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

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

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

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

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

Smoke detectors: • [Present](#)

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

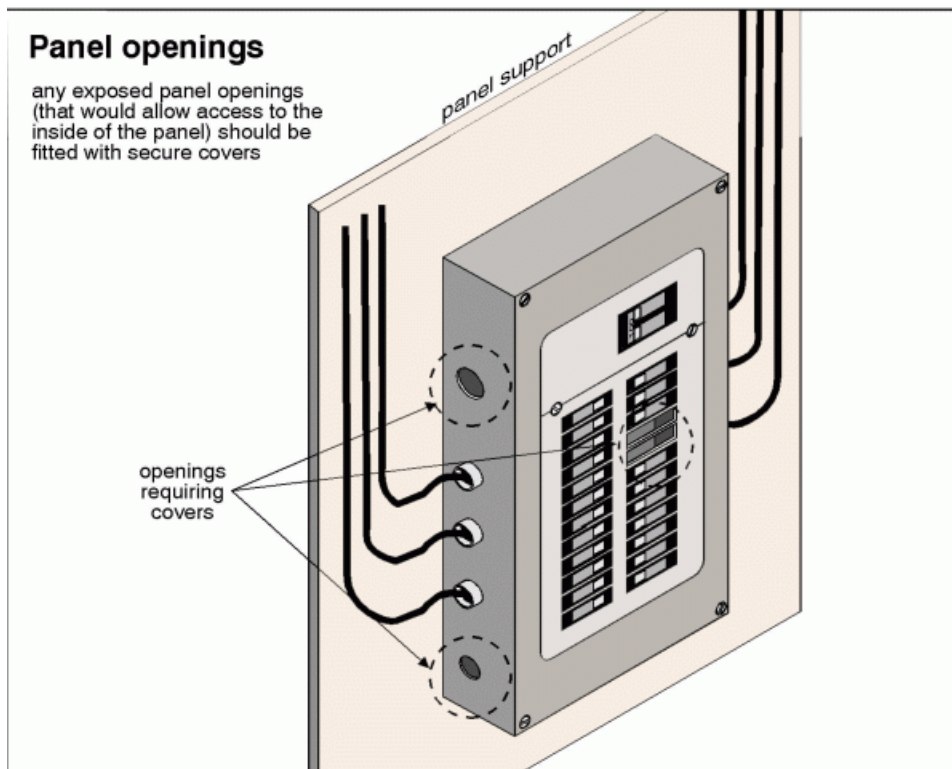
Implication(s): Electric shock | Fire hazard

Location: Basement Panel

Task: Correct

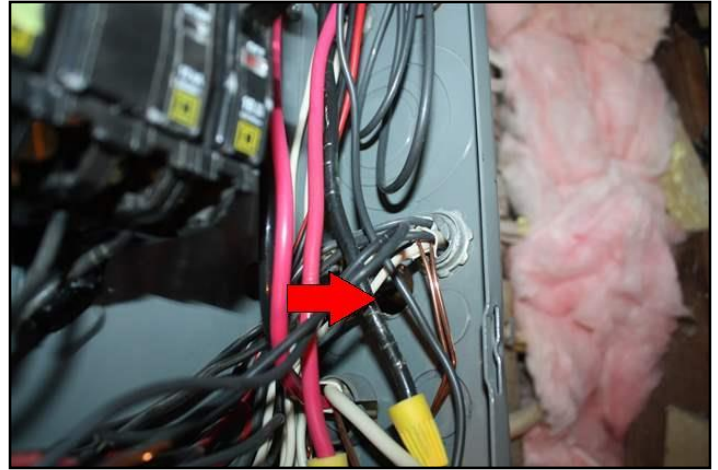
Time: Immediate

Cost: Minor

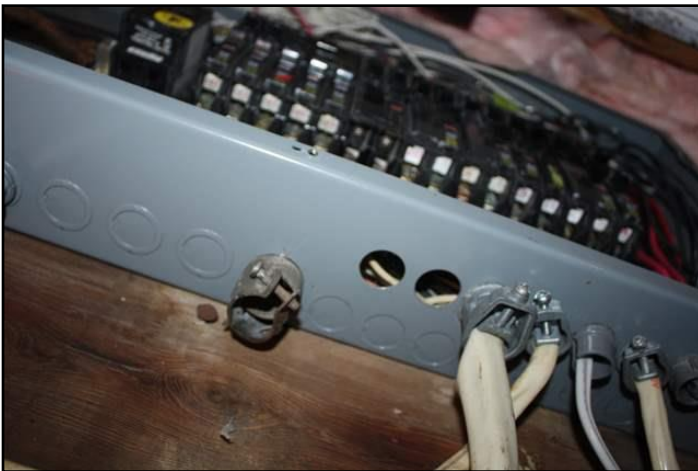




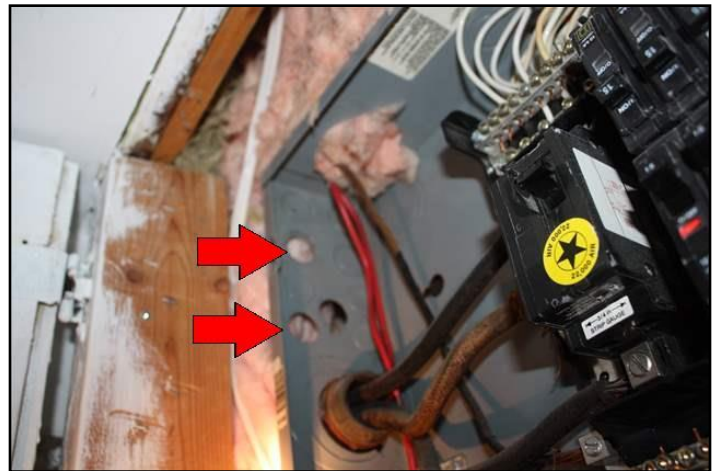
7. Openings in panel



8. Openings in panel



9. Openings in panel



10. Openings in panel

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

Based on the age of the property Knob and Tube may be present in the walls or ceiling, although NONE WAS OBSERVED during the inspection. We checked outlets and opened a couple of light switches and did not find knob and tube type wiring. Sometimes knob and tube wiring is found during renovations. If found during renovations, replacement is recommended to satisfy insurance companies.

Implication(s): Nuisance | Potential problem when obtaining home insurance**Task:** Replace if ever found.**DISTRIBUTION SYSTEM \ Lights****Condition:** • [Loose](#)**Implication(s):** Electric shock | Fire hazard**Location:** Exterior Wall**Task:** Improve**Time:** Regular maintenance**Cost:** Regular maintenance item



11. Loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Exterior Wall

Task: Replace

Time: Prior to first use

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • [Above electric baseboard heaters](#)

Implication(s): Increased fire hazard

Location: Rear Basement

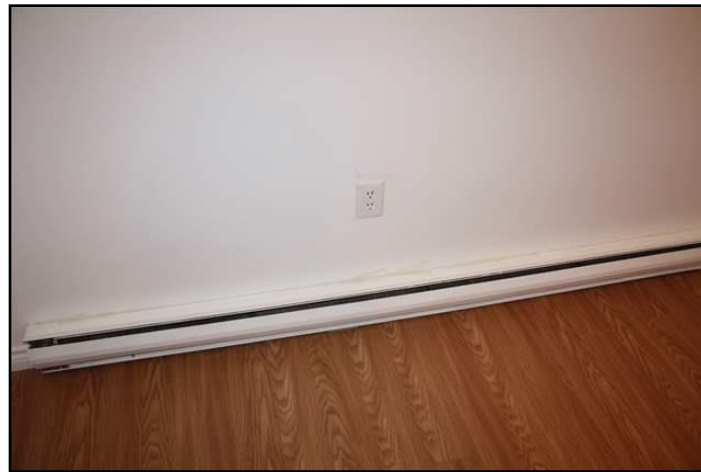
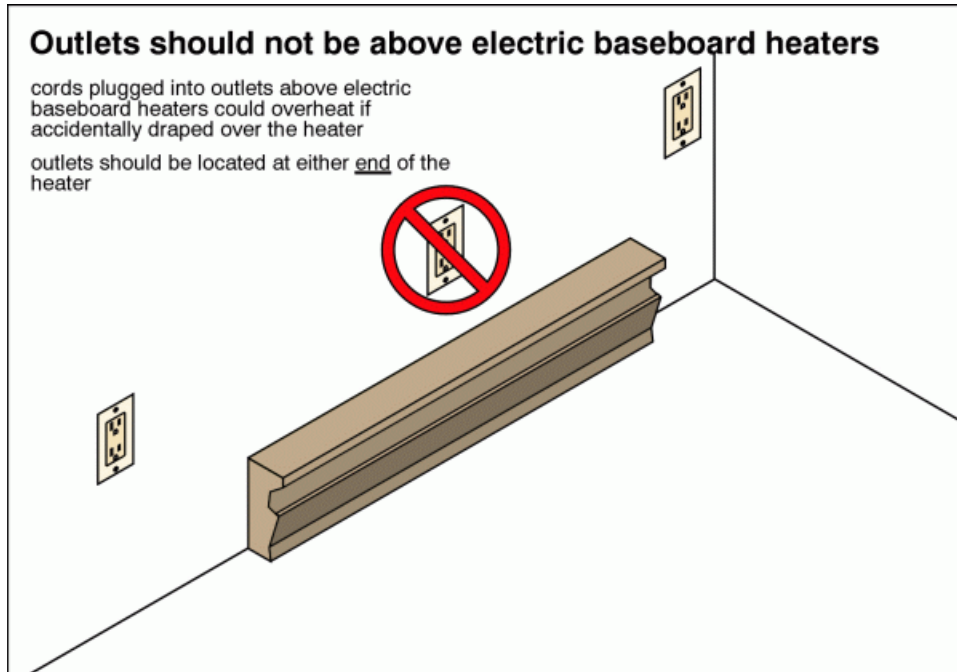
Task: Remove

Time: Prior to first use

Outlets should not be above electric baseboard heaters

cords plugged into outlets above electric baseboard heaters could overheat if accidentally draped over the heater

outlets should be located at either end of the heater



12. Above electric baseboard heaters

DISTRIBUTION SYSTEM \ Smoke detectors

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

ELECTRICAL

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Inspection Methods and Limitations

System ground: • Quality of ground not determined

HEATING

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

System type: • [Boiler](#) • Electric baseboard heaters

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#) • [Electric radiant heat](#)

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • Newer - Less than 3 years old

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

Fireplace/stove: • Decorative only • Non-functional

Observations and Recommendations

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated masonry](#)

Tuckpoint mortar and Repair or replace spalled bricks

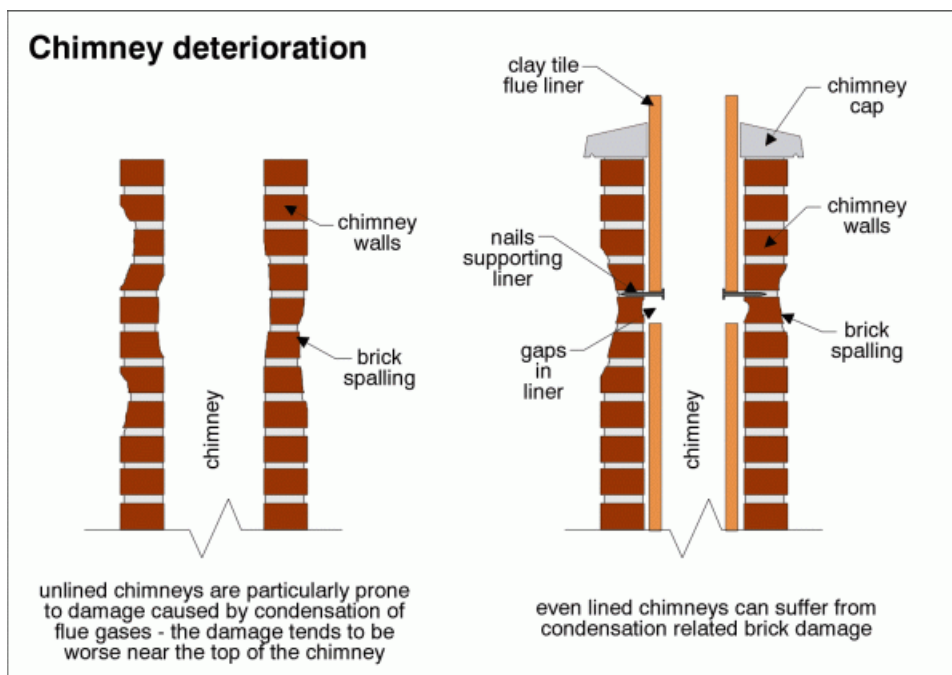
Implication(s): Material deterioration

Location: Roof chimney

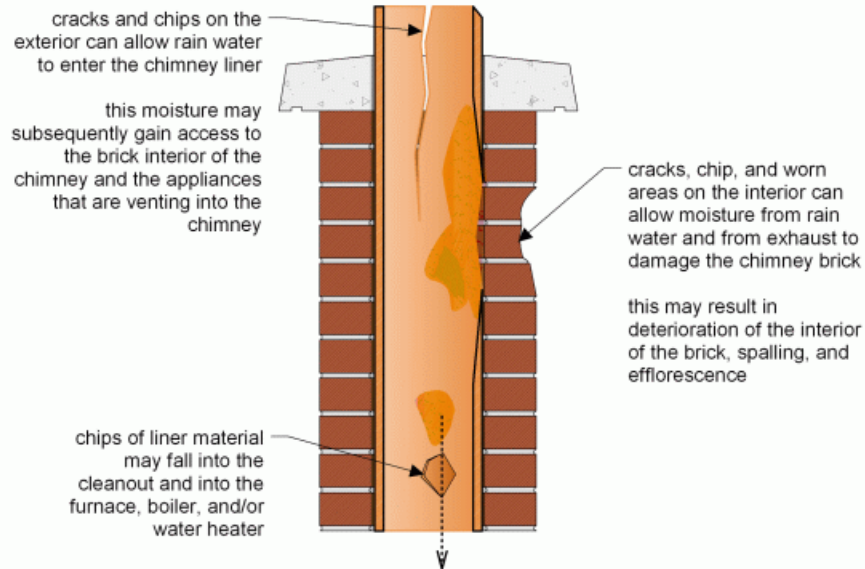
Task: Repair

Time: Less than 1 year

Cost: Regular maintenance item / Minor



Deteriorated clay chimney liner



13. Loose, missing or deteriorated masonry

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

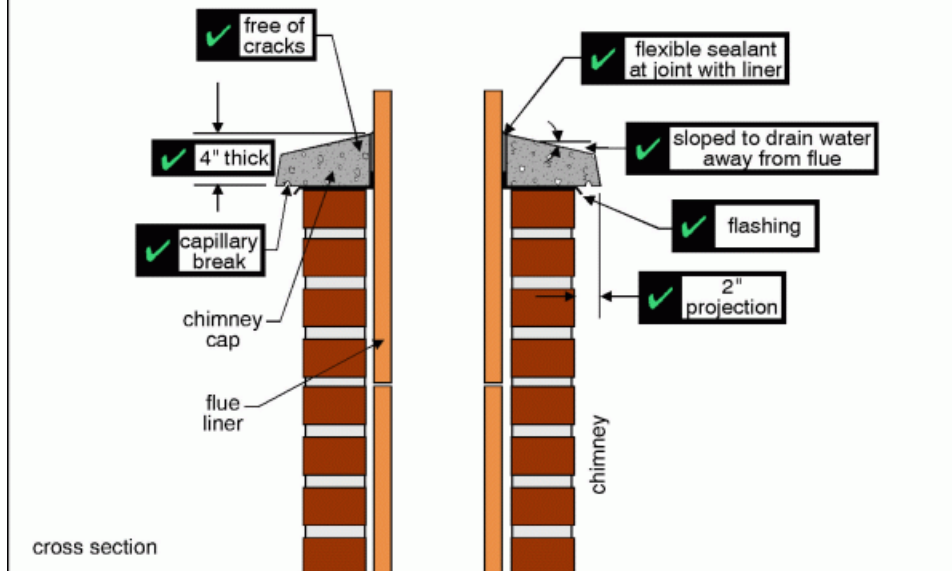
Location: Chimney

Task: Provide Cap - See illustration

Time: Less than 1 year

Cost: \$700 - \$1,000

What makes a good chimney cap?



FIREPLACE \ General

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.

FIREPLACE \ Hearth and extension

Condition: • [Too small](#)

Combustible clearances do not meet modern standards. The fireplace is no longer in use. If you plan to reactivate the fireplace, consult with WETT technician for chimney and fireplace upgrades.

Implication(s): Fire hazard

Location: First Floor Family Room

Task: Correct

Time: Prior to first use

Cost: Consult with specialist if you plan to use the fireplace

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

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

Cooling capacity: • [20,000 BTU/hr](#)

Compressor approximate age: • Near end of life expectancy

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ General

Condition: • Service air conditioner

The unit did not function during the inspection. Service to troubleshoot. Replace unit if necessary.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Air Conditioning

Task: Service

Time: Prior to first use

AIR CONDITIONING \ Life expectancy

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

Implication(s): Equipment failure | Reduced comfort

Location: Second floor

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,000 - and up

Inspection Methods and Limitations

Inspection limited/prevented by: • System inoperative

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

Attic/roof insulation material:

- [Glass fiber](#)



14. Glass fiber



15. Glass fiber

Attic/roof insulation amount/value: • [R-24](#) • [R-28](#) • [R-32](#)

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

Attic/roof air/vapor barrier: • Not determined

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Below current standards of R-50 (as of 2012)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

Cost: \$1,500 - and up

ATTIC/ROOF \ Hatch

Condition: • Hatch too small.

Location: Attic

Task: Improve for easier servicing and inspecting

Condition: • [Not insulated and not weatherstripped](#)

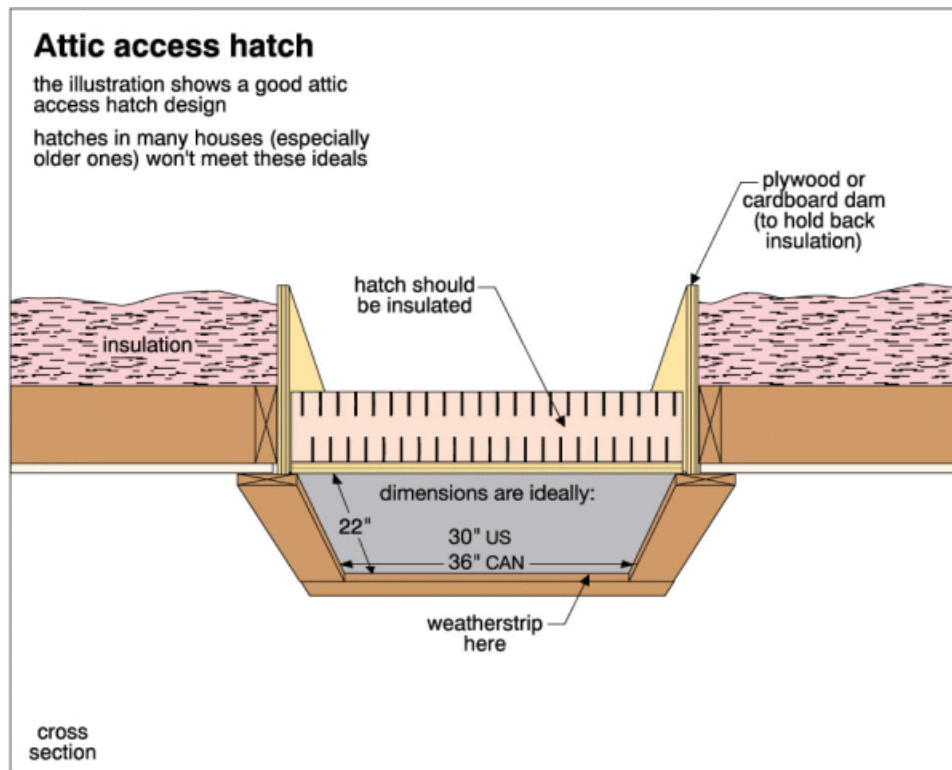
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor



FLOORS \ Floors over unheated areas

Condition: • Floors over unheated areas tend to be colder than the rest of the house. Monitor and improve as needed

Location: Addition

Task: Monitor / Improve

Time: As Needed

Inspection Methods and Limitations

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

Attic inspection performed:

- From access hatch

Very limited view due to the small size of the access hatch.. We recommend that the hatch be enlarged and the attic inspected

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

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

Descriptions

Service piping into building: • [Not visible](#)
Supply piping in building: • [Copper](#)
Main water shut off valve at the: • Front of the basement
Water flow and pressure: • [Functional](#) • [Typical for neighborhood](#)
Water heater type: • [Conventional](#)
Water heater fuel/energy source: • [Gas](#)
Tank capacity: • 151 liters
Water heater approximate age: • 5 years
Typical life expectancy: • 10 - 15 years
Waste and vent piping in building: • [Plastic](#)
Floor drain location: • Near laundry area

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewage backup insurance is recommended.

Implication(s): drainage and/or leakage problems

Location: Basement

Task: Provide

Time: Immediate

Condition: • Drain line video camera inspection recommended

WE RECOMMEND THIS ON ALL HOMES BUILT PRIOR TO 1970

Implication(s): Drainage and/or leakage problems

Location: Basement

Task: Camera inspection

Time: Immediate

Inspection Methods and Limitations

Items excluded from a building inspection: • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa

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

Descriptions

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

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

Glazing: • [Double](#)

Observations and Recommendations

General

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

FLOORS \ Subflooring

Condition: • Slope Noted. Older homes tend to have saggy, sloping floors. If you choose to make repairs to level the floors, repairs can require invasive and extensive work that can cost tens of thousands of dollars.

Location: Various

Task: Monitor/Repair

Time: Discretionary

WINDOWS \ Glass (glazing)

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

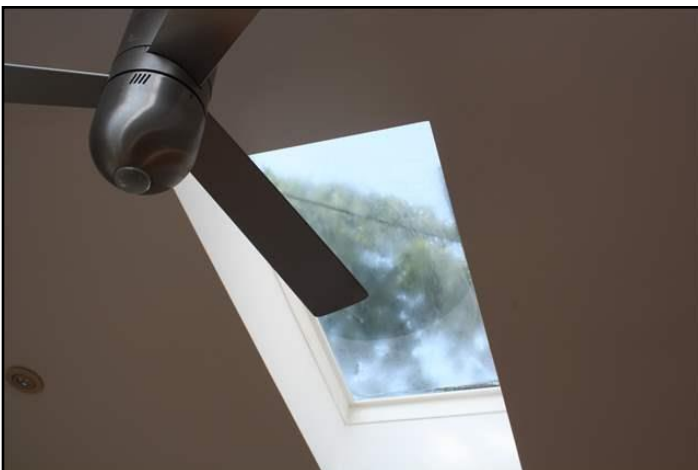
Implication(s): Shortened life expectancy of material

Location: Rear Addition

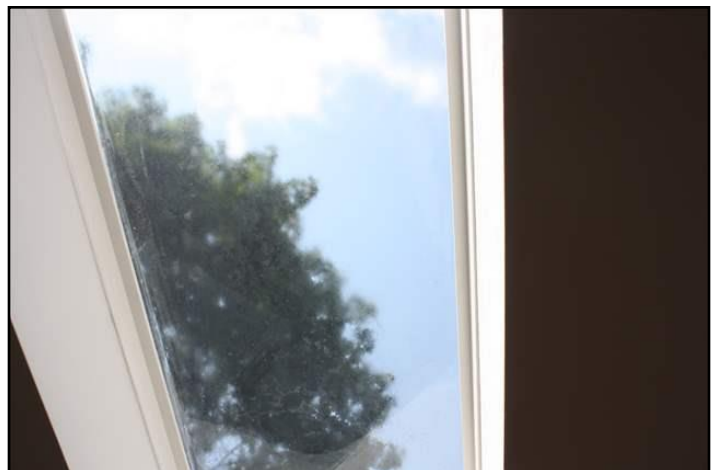
Task: Replace

Time: Discretionary

Cost: Consult with Contractor



16. Lost seal on double or triple glazing



17. Lost seal on double or triple glazing

WINDOWS \ Means of egress/escape

Condition: • [Burglar bars not operable without keys](#)

Burglar bars may prevent escape in case of fire. Provide other means of security.

Implication(s): Restricted emergency exits

Location: Basement

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

Task: Correct

Time: As Soon As Possible

DOORS \ Doors and frames

Condition: • [Swings open or closed by itself](#)

Typical with older homes that have sagging/sloped floors

Implication(s): Physical injury

Location: Various

Task: Improve

Time: Discretionary

DOORS \ Hardware

Condition: • [Inoperable](#)

Implication(s): System inoperative or difficult to operate

Location: Various Second Floor Bedroom Doors

Task: Upgrade Hardware

Time: Discretionary

Cost: Regular Maintenance

DOORS \ Storms and screens

Condition: • [Loose](#)

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

Location: Front Exterior

Task: Adjust

Time: Regular maintenance

EXHAUST FANS \ General

Condition: • [Noisy](#)

Implication(s): Reduced system life expectancy | Equipment failure

Location: Bathrooms

Task: Replace

Time: Discretionary

Cost: Minor / Regular maintenance item

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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cost

BASEMENT \ Wet basements - vulnerability

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

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 ceilings, glue, insulation around heating ducts and registers 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.

Inspection limited/prevented by: • New hardwood flooring

Inspection limited/prevented by: • New finishes/paint

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

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak

SITE INFO

6 Mountview Avenue, Toronto, ON September 5, 2017

Report No. 2159, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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INTERIOR

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LINKS

PHOTOS

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REFERENCE

Descriptions

Weather: • Heavy rain

Attendees: • None

Access to Home Provided by: • Lockbox

Approximate inspection start and end time: • The inspection started at 2:00 p.m. • The inspection ended at 4:30 p.m.

Building type: • Detached home

Number of bedrooms: • Three

Number of bathrooms: • Two

Number of kitchens: • One

Below grade area: • Basement

Garage, carport and outbuildings: • Detached one-car garage

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

General: • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#)

General: • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix.](#) Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.

General: • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#)

General: • [\(Life Cycles and Costs\)](#)

General: • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#)

General: • [Common Building Technical Terms Explained](#)

PHOTOS

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STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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PHOTOS

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Descriptions

General: • pictures taken during inspection

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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: • Attic and roof space: R-40 (R-50 if electric heat) • Basement/crawlspace walls: R-12 (R-19 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click](#) for more information.

MORE GOOD ADVICE FOR ALL HOMES: • Here is some more information that applies to all homes.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular](#) maintenance items.

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#) This document helps you look after your home.

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to](#) explain why things happen and why your home inspector may not have predicted it.

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the](#) activities of our inspectors.

END OF REPORT

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