



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

11 Palisades
Toronto, ON M6S 2W9

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Thursday, May 18, 2023

TIP

THE
INSPECTION
PROFESSIONALS

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

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca



TIP

THE
INSPECTION
PROFESSIONALS

May 20, 2023

Dear Gillian Ritchie,

RE: Report No. 7199, v.2
11 Palisades
Toronto, ON
M6S 2W9

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

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

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

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

-Adam

BUYERS -

An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

THE INSPECTION PROFESSIONALS,
INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2
416-725-5568
HST# 89249 4501 RT0001
www.inspectionpros.ca
adam@inspectionpros.ca

SUMMARY

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

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 above-average condition overall as compared to homes of similar age and style.

Both the exterior and interior appear well maintained. Several components have been updated to premium finishes and good quality workmanship was observed in many areas.

The electrical system features a 200-amp electrical service with copper wiring and upgraded components. The premium roof coverings are in good condition. The high-efficient boiler is 10 years old. There is a mix of old/new hydronic systems. There are 3 mini-split A/C systems installed. The basement has been professionally finished.

As is typical for homes of this age, there is a mix of newer and older systems and components.

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

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

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

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

[CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf](#)

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The inspection is not a technical audit on every minor flaw or deficiency. A technical audit can be performed at an additional cost. The focus of this inspection was to identify MAJOR issues with major systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows:

1)OBSERVABLE STRUCTURAL DEFECTS

2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.

3)OBSERVABLE ELECTRICAL DEFECTS

4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

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

SUMMARY

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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

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

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

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Poor location](#)

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

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

*Consult licensed electrician to verify if location is acceptable.

Location: Second Floor Bathroom

Task: Further evaluation

Time: As Soon As Possible

Cost: Outside our scope

Heating

RECOMMENDATIONS \ General

Condition: • Insulation wrap on hot water boiler piping (behind finishes) may contain asbestos. This was very common for the era. See detailed note in Heating section of report

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

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

Two of the mini-splits systems are 11 years old. Typical lifespan is 10-15 years but can often last much longer with regular servicing

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,500 - and up each

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

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

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

Typical life expectancy: • 20-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

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

SLOPED ROOF FLASHINGS \ Skylights

Condition: • Skylights are vulnerable areas

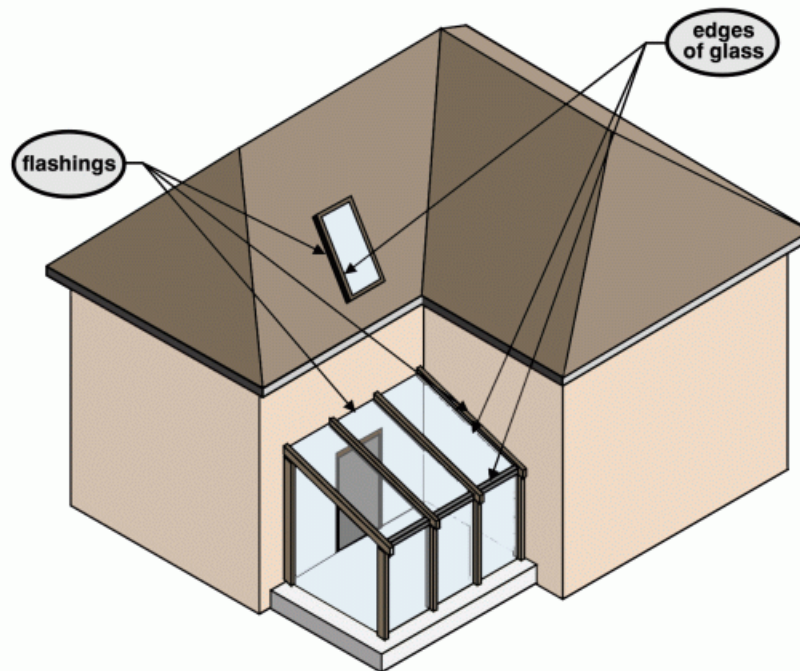
Location: Various Exterior Roof

Task: Monitor

Time: Ongoing - especially after heavy rain

Skylight and solarium leaks

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



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

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Descriptions

General: • The exterior has been well maintained overall • The exterior of the home is in good condition.

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

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

Wall surfaces and trim:

• [Vinyl siding](#)

At rear addition

Wall surfaces and trim: • -Stucco at main home

-Vinyl siding at rear addition

Wall surfaces - masonry: • [Brick](#)

Retaining wall:

• [Stone](#)

In average condition. As with all retaining walls, monitor ongoing for any significant movement.

Observations and Recommendations

RECOMMENDATIONS \ General

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

WALLS \ Flashings and caulking

Condition: • [Caulking missing or ineffective](#)

Location: Rear Exterior

Task: Improve

Time: Regular maintenance

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



3. Caulking missing or ineffective

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Spalling](#)

Location: Right Exterior Wall minor area

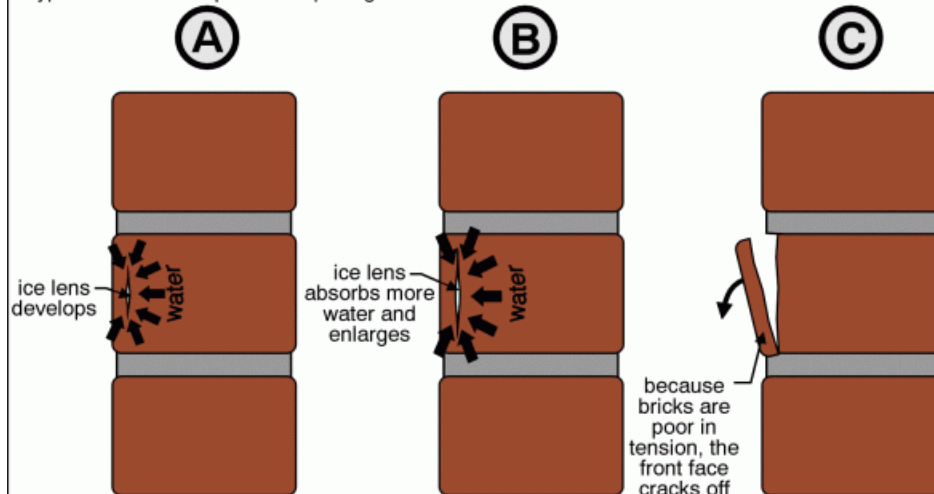
Task: Repair

Time: Ongoing Regular maintenance

Cost: Minor regular maintenance item

Freezing water spalls bricks

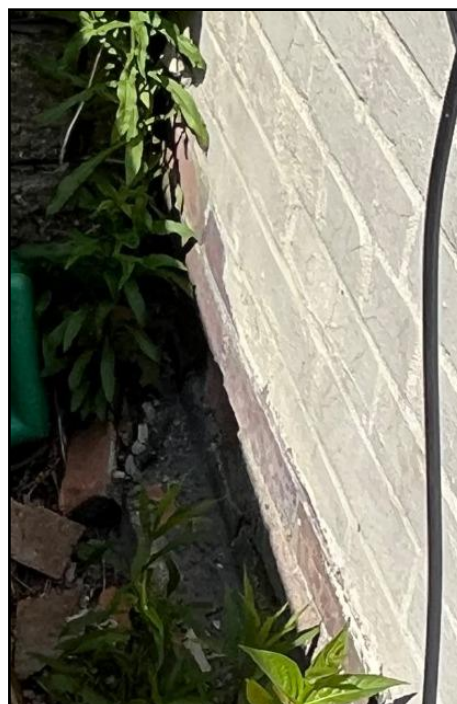
freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur



note:

cross section

brick spalling is often a problem with bricks that have a tough glazed finish and a soft permeable core



4. Spalling

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

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Cover missing

Abandoned opening no longer in use. Provide cover or seal

Location: Left Exterior Wall

Task: Provide cover or seal

Time: As Soon As Possible

Cost: Minor



5. Cover missing

EXTERIOR GLASS/WINDOWS \ Frames

Condition: • Rot

Spongy areas

Location: Rear Exterior Addition at bottom of window frame

Task: Repair or replace

Time: As Required

Cost: Regular maintenance item

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Window wells should maintain a clearance of 6 inches below windows and drain properly during rainfalls. Determining if drain system is present or efficiency of drainage is outside the scope of the inspection.

Location: Front Exterior

Task: Monitor / Improve

Time: Ongoing

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

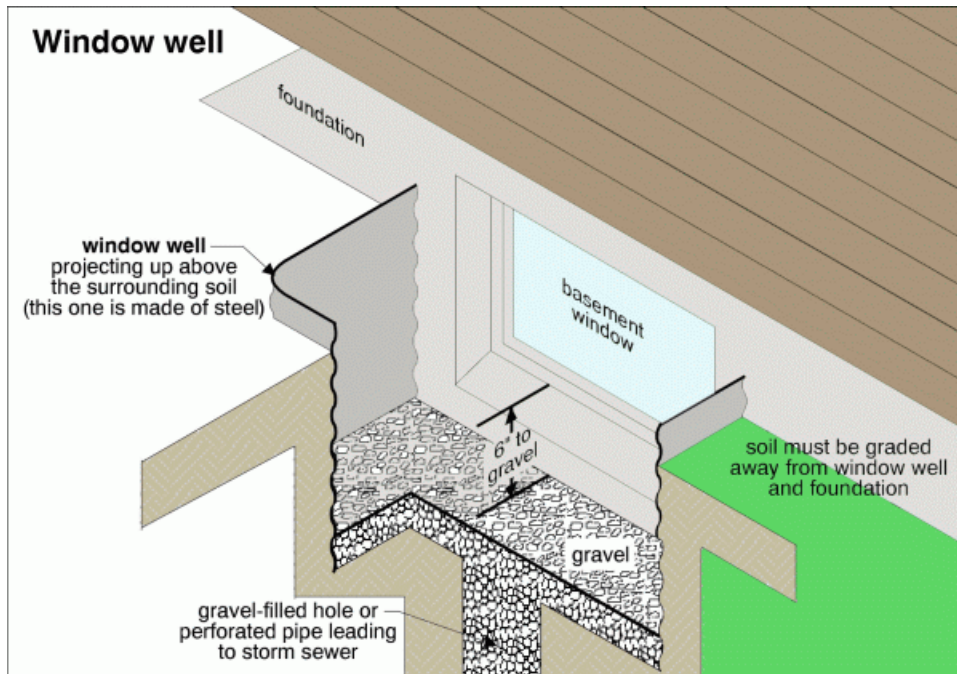
INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



6.



7.

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

Condition: • [Missing](#)

Location: Rear Exterior Deck Staircase

Task: Provide handrail

Time: Less than 1 year

Cost: Minor

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



8. Missing

Condition: • [Missing](#)

Location: Exterior at both sides of porch and front right retaining wall

Task: Provide Guards

Time: As Required

Cost: Depends on approach

Condition: • [Weak](#)

Location: Right Exterior Yard

Task: Improve stability

Time: Less than 1 year



9. Weak

BASEMENT WALKOUTS \ General notes

Condition: • [Guard and handrail problems](#)

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Ideally a guard should be provided at top inner side as to prevent walkable area over wall.

Location: Left Exterior Walkout

Task: Provide Guard at left side wall

Time: As Required



10. Guard

Condition: • [Door threshold missing, too low, not watertight](#)

Step up into house is less than 4- 6 inches.

Location: Rear Left Exterior

Task: Monitor / Improve

Time: As Needed

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

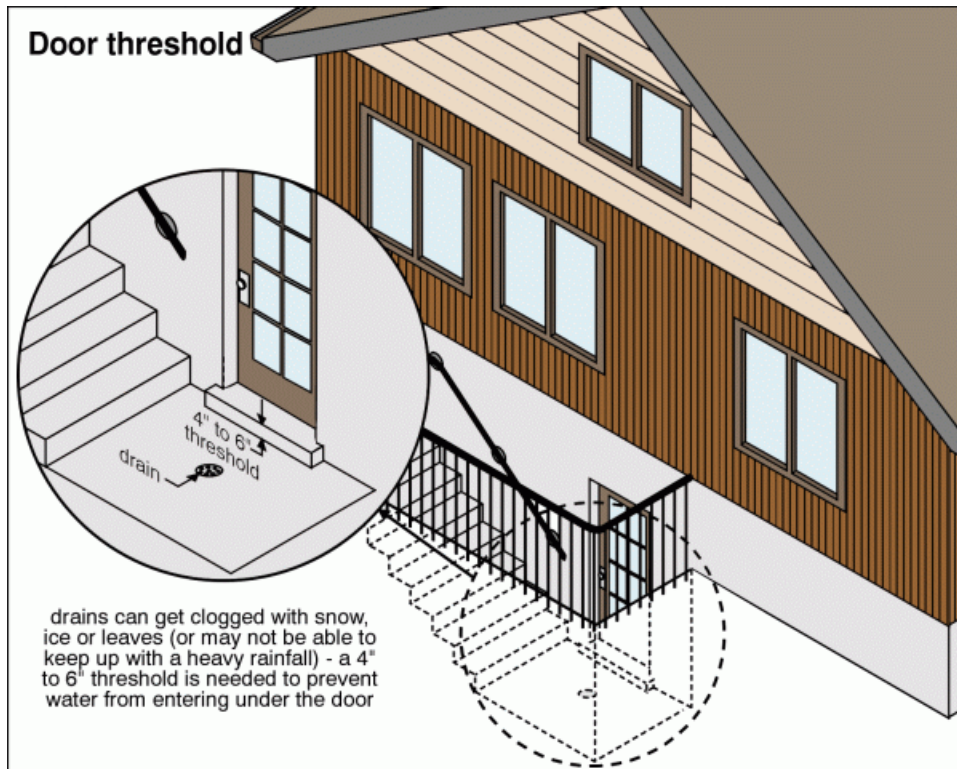
INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



11. Door threshold low

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

A very important factor in preventing basement leakage is to maintain the grading that is nearest the home to promote good drainage away from the home for at least 6 feet. "Water management" is an important role for homeowners.

Location: Front Left Exterior

Task: Correct

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Time: Less than 1 year / Regular maintenance

Cost: Regular maintenance item

Recommended grading slopes



12. Improper slope or drainage

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

LANDSCAPING \ Driveway

Condition: • [Improper slope or drainage](#)

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Crack / Settlement at one area of driveway. Keep wall /driveway intersection well sealed.

Location: Left Exterior

Task: Improve

Time: When necessary / When performing driveway improvements

Cost: Depends on approach / Regular maintenance

Recommended grading slopes



13. Improper slope or drainage

GARAGE \ General notes

Condition: • Typical mortar deterioration

EXTERIOR

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Location: Exterior Wall Garage

Task: Provide tuckpointing / mortar

Time: Regular maintenance

Inspection Methods and Limitations

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Geological and soil conditions • Erosion control, earth stabilization measures

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Descriptions

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

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#) • [Stone](#) • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

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 - Block, Brick, Stone

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

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

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

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

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

Distribution panel type and location:

• [Breakers - basement](#)



14. Breakers - basement

Distribution panel rating: • [200 Amps](#)

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

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

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

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: Basement Panel

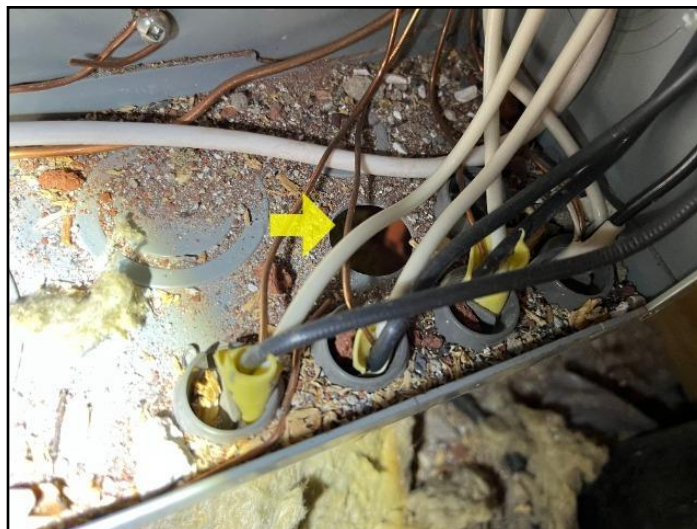
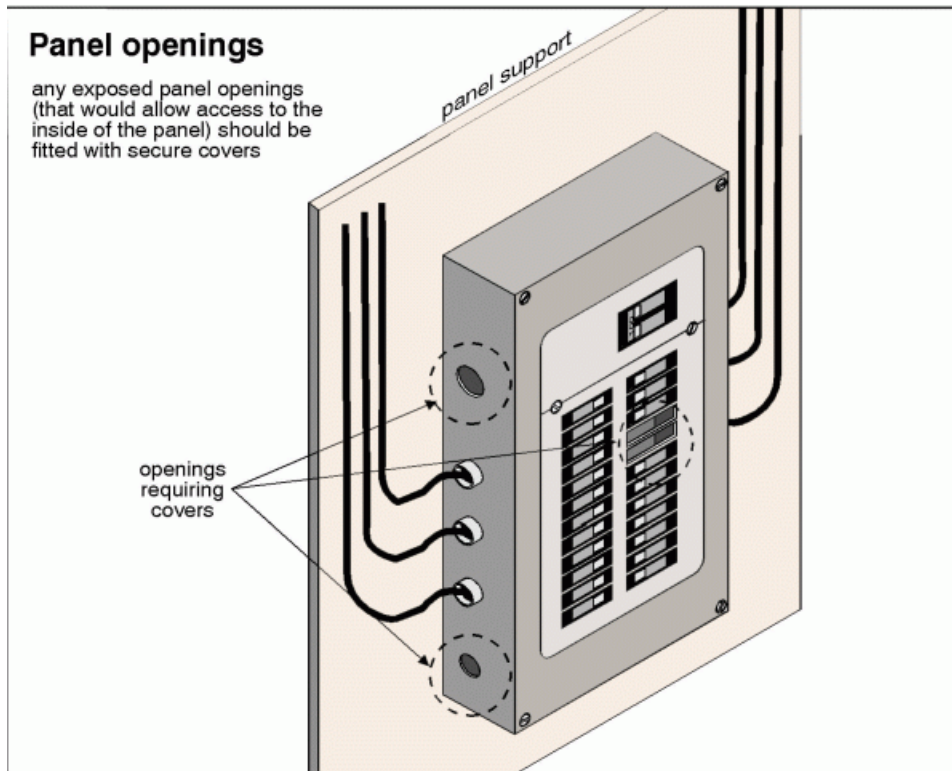
Task: Protect / Plug opening

Time: As Soon As Possible

Cost: Less than \$100

Panel openings

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



15. Openings in panel

Condition: • [Poor location](#)

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

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

*Consult licensed electrician to verify if location is acceptable.

Location: Second Floor Bathroom

Task: Further evaluation

Time: As Soon As Possible

Cost: Outside our scope



16. *Sub panel at bathroom*

Condition: • Plumbing supply lines above panel

Plumbing supply piping was noted over the panel. (Likely has been this way for many decades) Consult with electrician to view and advise if any action is needed.

Location: Basement above panel

Task: Evaluate

Time: Less than 1 year

Cost: Depends on approach

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

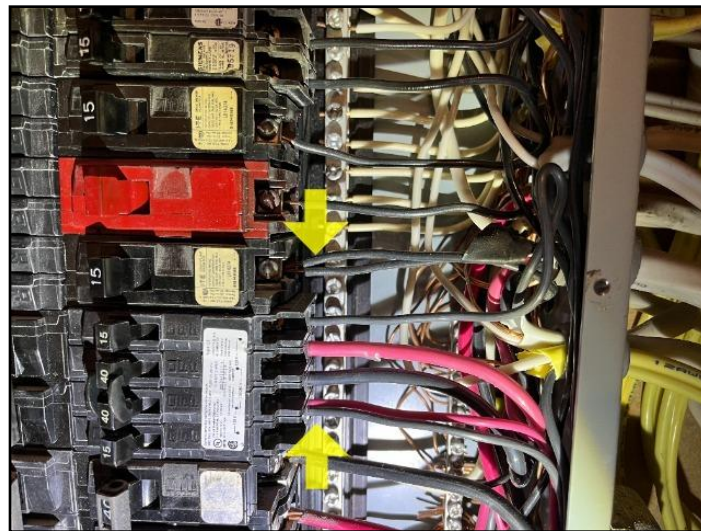
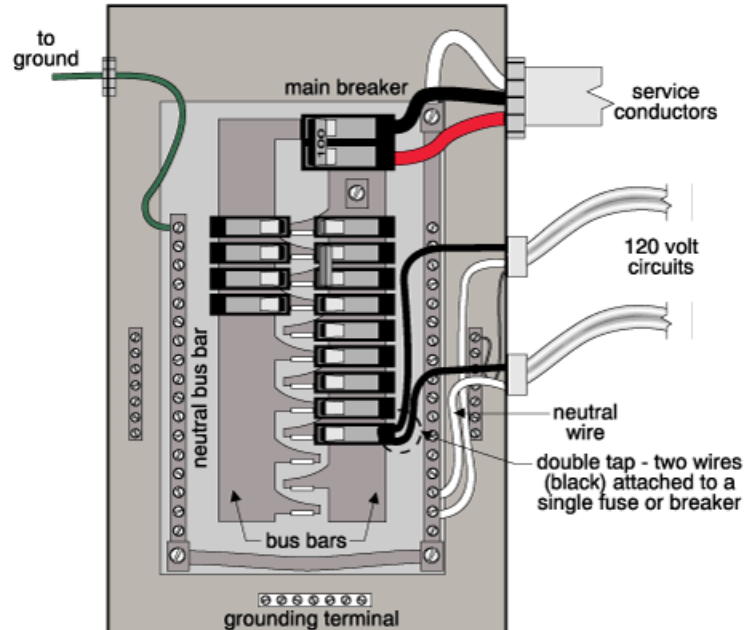
Location: Basement Panel

Task: Correct

Time: As Soon As Possible

Cost: Minor

Double tapping (double lugging)



17. Double taps

DISTRIBUTION SYSTEM \ Junction boxes

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

Location: Basement Boiler Room

Task: Provide Cover

Time: As Soon As Possible

Cost: Minor



18. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

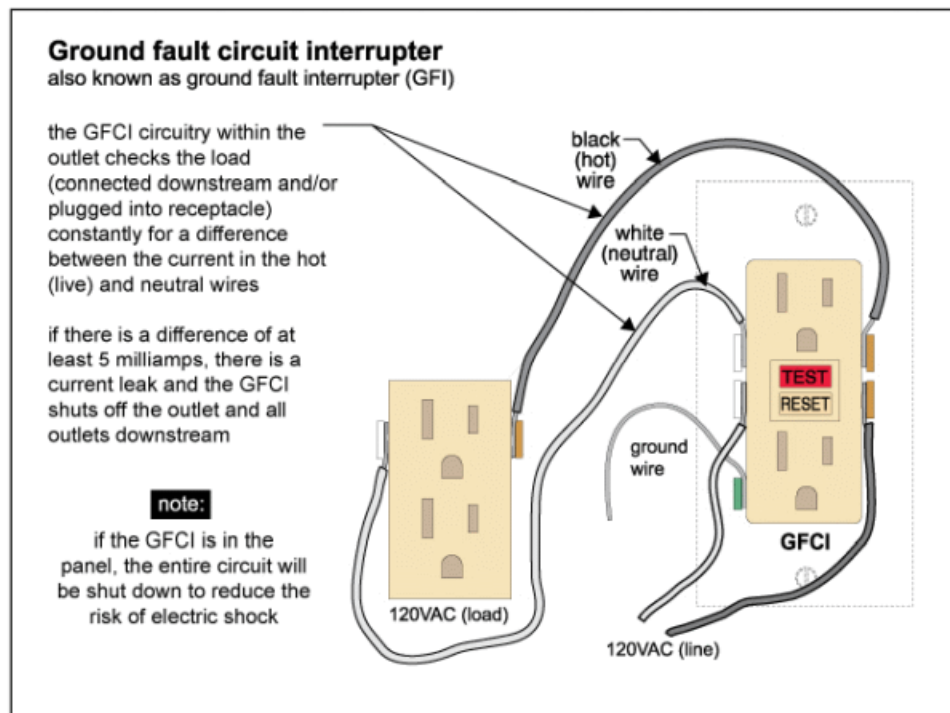
Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Location: Front Exterior Wall

Task: Replace

Time: Prior to first use

Cost: Minor



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Descriptions

Heating system type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#) • [Hot water radiant piping](#)

Approximate capacity: • 37,000-118,000 BTUs

Efficiency: • [High-efficiency](#)

Approximate age: • [10 years](#)

Typical life expectancy: • Boiler (high-efficiency condensing) 10 to 20 years

Main fuel shut off at: • Meter

Auxiliary heat:

• Radiant floor heating (hot water)
Main floor

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

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Complex customized heating systems. Boiler, rads and various in-floor heating. Have specialist service annually

Condition: • Insulation wrap on hot water boiler piping (behind finishes) may contain asbestos. This was very common for the era. See detailed note in Heating section of report

OIL FURNACE \ Fill and vent pipes

Condition: • [Abandoned](#)

When old abandoned oil fill and vent pipes are found routed below grade, we typically would recommend further evaluation for a possible buried oil tank. A prior assessment was performed in 2005 for a previous homeowner and no tank was found. As a courtesy, we provide the document supplied by the sellers agent in the APPENDIX tab of this report.

Consult sellers agent if more information is needed.

Location: Rear Exterior

Task: For Your Information / See Appendix tab / Consult sellers representative for more information



19. Abandoned

GAS HOT WATER BOILER \ Piping

Condition: • At boiler room, where the steel hydronic piping enters the wall, we noted remnants of insulation wrap that may contain asbestos. This is very common/typical for the era and there are likely remnants of its presence in areas not observable. Health Canada recommends the insulation be left in place undisturbed. If the insulation is to be disturbed (during renovations for example) have lab tested first. Please see the Asbestos article in the Supplementary section.

Location: Basement Boiler Room where steel piping enters wall and likely other areas behind finishes

FIREPLACE \ General notes

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

Task: Inspect / Clean

Time: Prior to first use

FIREPLACE \ Firebox

Condition: • [Cracked masonry or refractory](#)

minor cracks

Location: First Floor

Task: Patch

Time: Prior to first use

Inspection Methods and Limitations

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

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

Heat exchanger: • Not visible

COOLING & HEAT PUMP

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

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: • One unit @ 12,000 BTU

Two units @ 18,000 BTU

Compressor approximate age: • Carrier unit age not determined approximate 7-10 years old.

The Mitsubishi systems are 11 years old

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

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

Two of the mini-splits systems are 11 years old. Typical lifespan is 10-15 years but can often last much longer with regular servicing

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$2,500 - and up each

Inspection Methods and Limitations

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 60°F

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

Descriptions

Attic/roof insulation material: • [Glass fiber](#)

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

Attic/roof air/vapor barrier: • [None found](#) • Spot Checked Only

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

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

Location: Attic

Task: Upgrade

Time: Discretionary

ATTIC/ROOF \ Hatch/Door

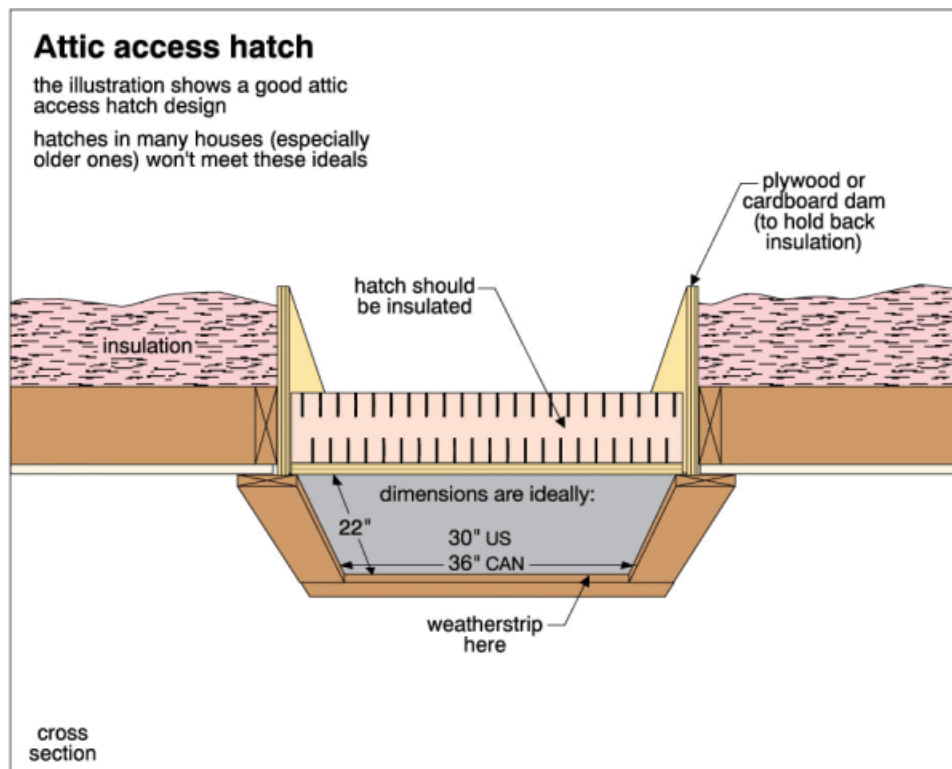
Condition: • [Not weatherstripped](#)

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Less than \$100



INSULATION AND VENTILATION

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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

General: • Several components have been updated

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



20. Main water shut off valve

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 227 liters

Water heater tank capacity: • 60 US Gallons

Water heater approximate age: • 4 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near laundry area • Boiler Room

Observations and Recommendations

RECOMMENDATIONS \ General

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

RECOMMENDATIONS \ Overview

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every ten years.

Inspection Methods and Limitations

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

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

Descriptions

General: • The interior of the home is in good condition overall. • Many interior components have been updated

Major floor finishes: • [Hardwood](#)

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

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

Glazing: • [Double](#)

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

CEILINGS \ General notes

Condition: • Stains

Tested with moisture meter. Dry at time of inspection.

Location: Third Floor

Task: For Your Information

FLOORS \ Subflooring

Condition: • [Sagging](#)

Many older homes tend to have some areas of floor sag or slope. No action required at this time.

Location: Third Floor (near rad)

Task: For Your Information

WINDOWS \ General notes

Condition: • Aging

We noted windows of varying ages and styles. (We noted windows from 1996, 1997, 2002, and older and newer)

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

Replacement of functioning windows are discretionary.

Overall the windows we tested were in good working order.

Location: Various

Task: Upgrade

Time: When necessary

STAIRS \ Handrails and guards

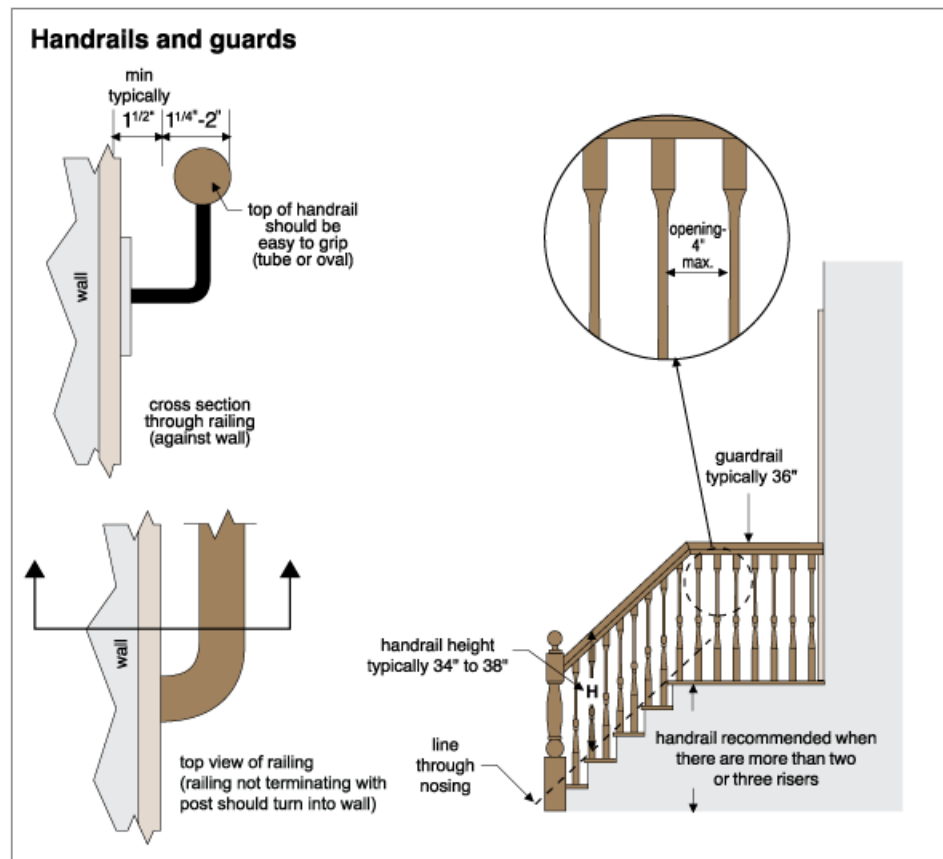
Condition: • [Missing](#)

Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor



BASEMENT \ Leakage

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

Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$500 to \$600 per crack or \$300 per hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

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

Inspection Methods and Limitations

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

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

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

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 95 %

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

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

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](#)

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: • Attic current standards as of 2016 is R-60

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

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

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [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

APPENDIX

11 Palisades, Toronto, ON May 18, 2023

Report No. 7199, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE



SMITS TANK MAINTENANCE INC.
2253 Royal Windsor Drive
Oakville, Ontario L6J 7X8
Bus. # (905) 845-6820
Fax. # (905) 845-9809
Email: stm@stm.ca

April 20, 2005

11 The Palisades
Toronto, Ontario

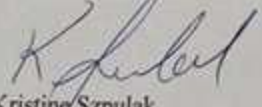
Dear I [redacted]

In regards to the possibility of an underground fuel oil tank on your property, we are pleased to provide the following for your information.

1. On April 19th, 2005 we visited the site and performed a thorough investigation.
2. We found old remote fill and vent pipes that were previously filled with concrete. These lines were exposed and followed to determine if they were connected to a tank. The pipes were found to dead end and not connected to a tank.
3. Throughout the excavating process of following the pipes, the soil surrounding the pipes was examined visually and olfactory for any evidence of fuel oil contamination. None was found.
4. The lines were found and examined from top to bottom and no tank was present.
5. Based on this finding, it is our professional opinion that no tank is present on this property.

Should you have any questions or further information is required, please feel free to contact the undersigned.

Sincerely,
SMITS TANK MAINTENANCE INC.


Kristine Szpulak
Technical Sales Representative

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.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

MORE INFO

APPENDIX

REFERENCE

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.

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

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

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