



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

30 Aileen Avenue
Toronto, ON M6M 1E6

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Thursday, August 31, 2023

TIP

THE
INSPECTION
PROFESSIONALS

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

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca



TIP

THE
INSPECTION
PROFESSIONALS

September 1, 2023

Dear Gillian Ritchie,

RE: Report No. 7264
30 Aileen Avenue
Toronto, ON
M6M 1E6

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

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

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

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

-Adam

BUYERS -

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

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

30 Aileen Avenue, Toronto, ON August 31, 2023

Report No. 7264

www.inspectionpros.ca

SUMMARY

ROOFING

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HIGHLIGHTS:

This vinyl clad home with areas of poured concrete or concrete foundations is in average condition overall as compared to homes of similar age and style.

The electrical system features a 100-amp electrical service with updated copper wiring throughout.

The roof covering features both shingles and modified bitumen which are reported to be approximately 6 years old.

The HVAC system features a premium high efficient 6 year old furnace and a 5 year old A/C unit.

Many areas of the first floor have been recently updated or remodeled.

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

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

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

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

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

[CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf](#)

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

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

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

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

1)OBSERVABLE STRUCTURAL DEFECTS

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

3)OBSERVABLE ELECTRICAL DEFECTS

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

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

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

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

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

Plumbing

WATER HEATER \ Life expectancy

Condition: • Aging

Typical lifespan for water heater is 10-15 years. The current unit is 14 years old and is functional.

Location: Basement

Task: Replace

Time: When necessary / Unpredictable

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

WASTE PLUMBING \ Floor drain

Condition: • Floor drain is not at lowest area of basement. We observed a floor drain near the furnace area.

We did not locate a floor drain at the rear drop down area of the basement and it is unknown if any is present below the flooring.

Ideally the lowest portion of the basement should have a floor drain or sump pump. Cost depends on which approach is used. \$2000 and up.

Location: Rear Basement

Task: Further evaluation / Improve

Time: As Required

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>

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General: • Overall the sloped and flat roof coverings are in good condition

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

- [Modified bitumen membrane](#)

At front right

Flat roofing material:

- [Modified bitumen membrane](#)



2. *Modified bitumen membrane*

Typical life expectancy: • 15-25 years

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Observations and Recommendations

RECOMMENDATIONS \ General

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

SLOPED ROOFING \ Asphalt shingles

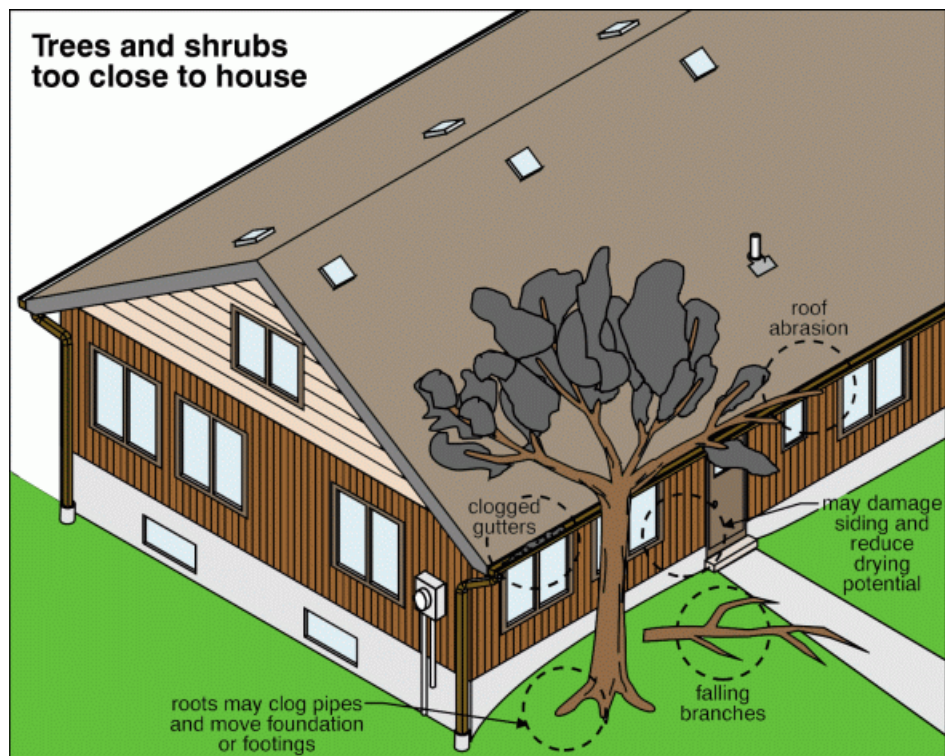
Condition: • Tree branches touching roof

Keep trees trimmed back at least 3 feet from roof line.

Location: Exterior Roof

Task: Improve

Time: Ongoing



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3. Tree branches touching roof

FLAT ROOFING \ Modified bitumen

Condition: • [Debris on roof](#)

Location: Exterior Roof

Task: Clean

Time: Regular maintenance

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:

• By walking on roof

Flat roof only. Sloped roof is too steep and was viewed from flat roof.

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Descriptions

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

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

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

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

Observations and Recommendations

RECOMMENDATIONS \ General

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

ROOF DRAINAGE \ Gutters

Condition: • Damage

The gutters are damaged in various areas at rear and side. Leaky joints noted. Overall, the gutters have reached the end of the typical and useful lifespan. Replace throughout using a 5-inch gutter system

Location: Various Exterior

Task: Repair / Replace

Time: Less than 1 year

Cost: \$7-\$15 per linear foot



4. Leaky joints



5. Damage

Condition: • Dirty/debris

Location: Various Exterior

Task: Clean

Time: Ongoing

Cost: Regular maintenance item

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6. example

ROOF DRAINAGE \ Downspouts

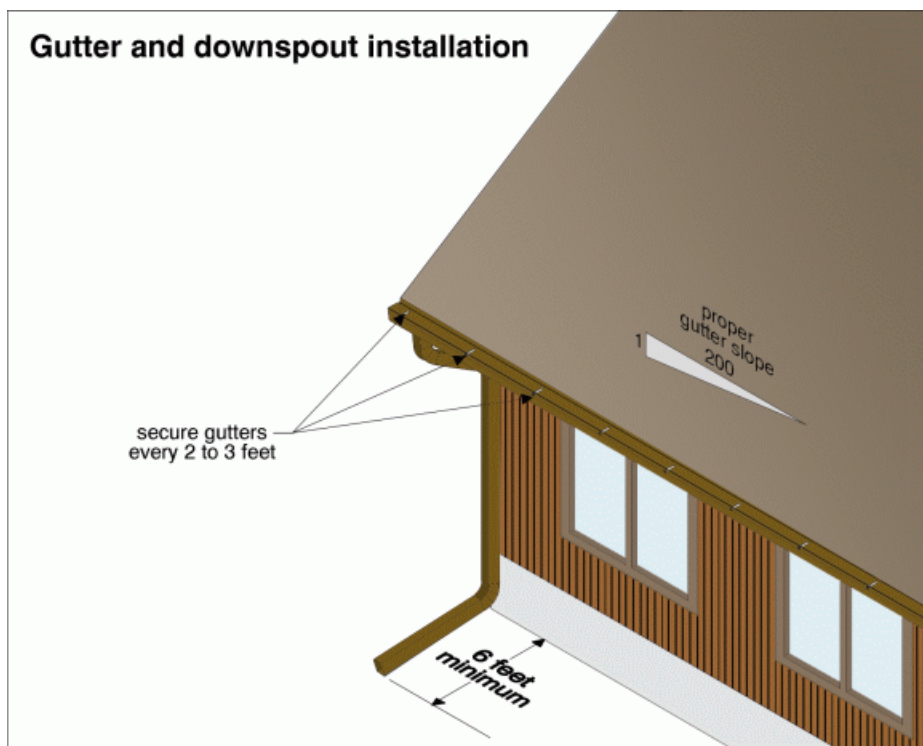
Condition: • [Discharge too close to building](#)

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor



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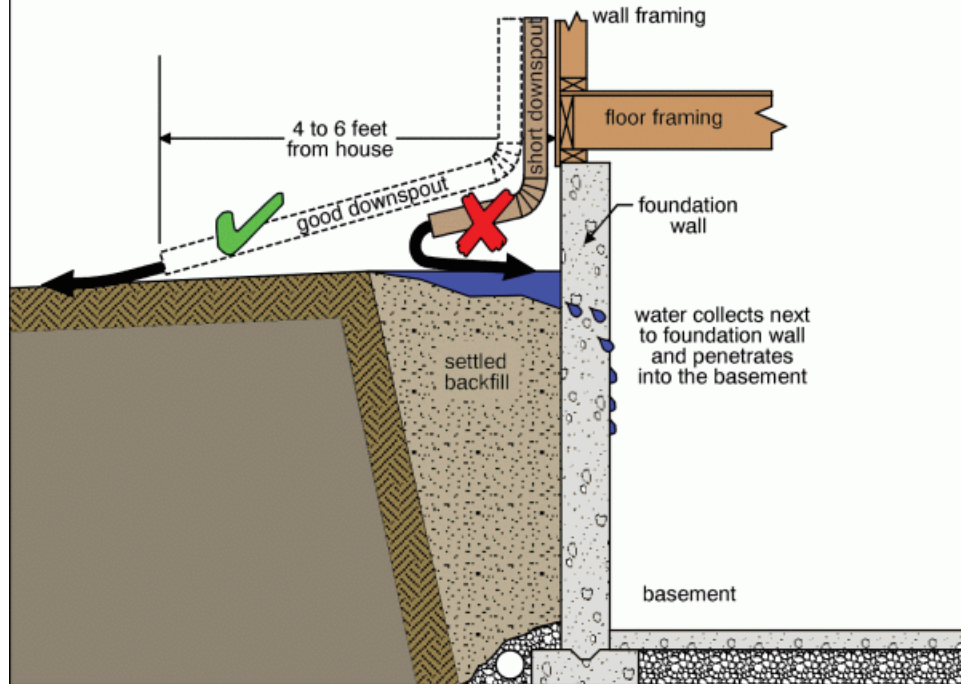
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Downspout extension too short



7. Discharge too close to building

WALLS \ General notes

Condition: • Siding - incomplete / missing

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Location: Right Exterior Side (at extension)

Task: Correct

Time: Less than 6 months



8. Siding - incomplete / missing

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • [Damage](#)

Fascia and gutter is loose/damaged

Location: Left Exterior

Task: Repair / Replace

Time: As Soon As Possible

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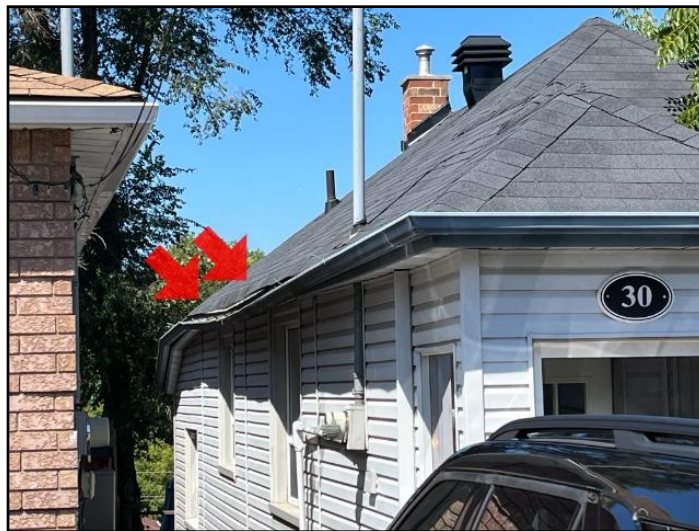
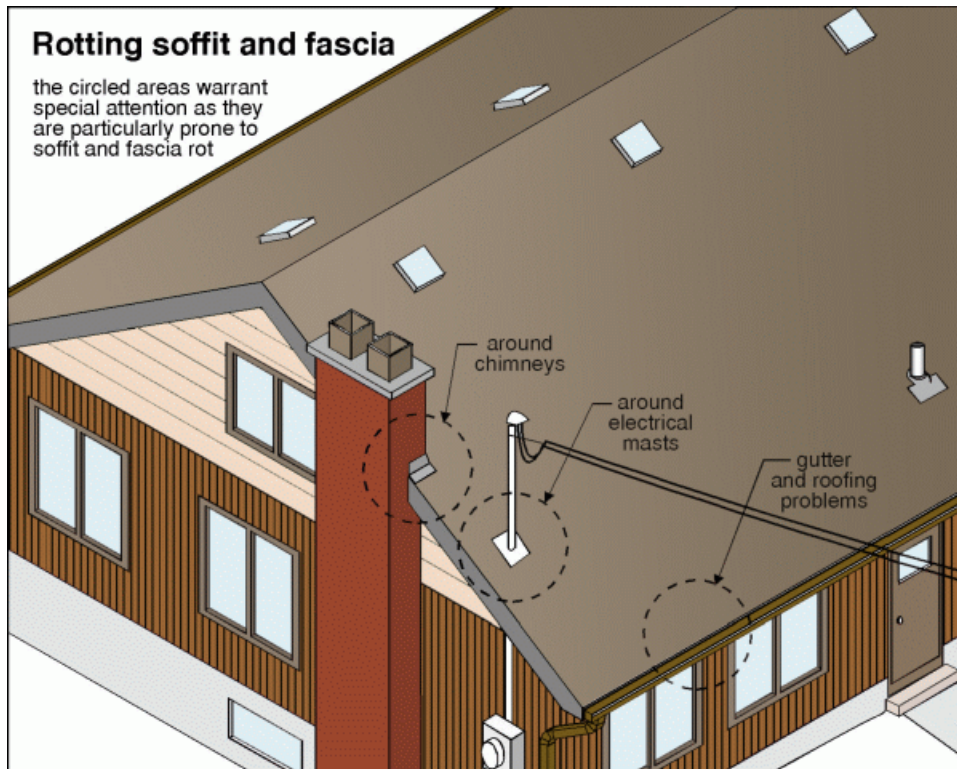
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9. Damage

WALLS \ Flashings and caulking

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

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • Sill - Near or at Grade Level

Window at left is below grade (ground). Window at right is at grade. Modern standards require that bottom of window be

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above grade by 6-inches or a window well be provided. Provide window wells as soon as practical. In the meantime ensure windows are kept well sealed.

Location: Left and Right side exterior basement

Task: Provide window wells as soon as practical

Cost: Window well \$1000-\$2000 each



10. Sill - Near or at Grade Level



11. Sill - Near or at Grade Level

EXTERIOR GLASS/WINDOWS \ Exterior trim

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

Location: Left Exterior

Task: Improve

Time: Less than 1 year

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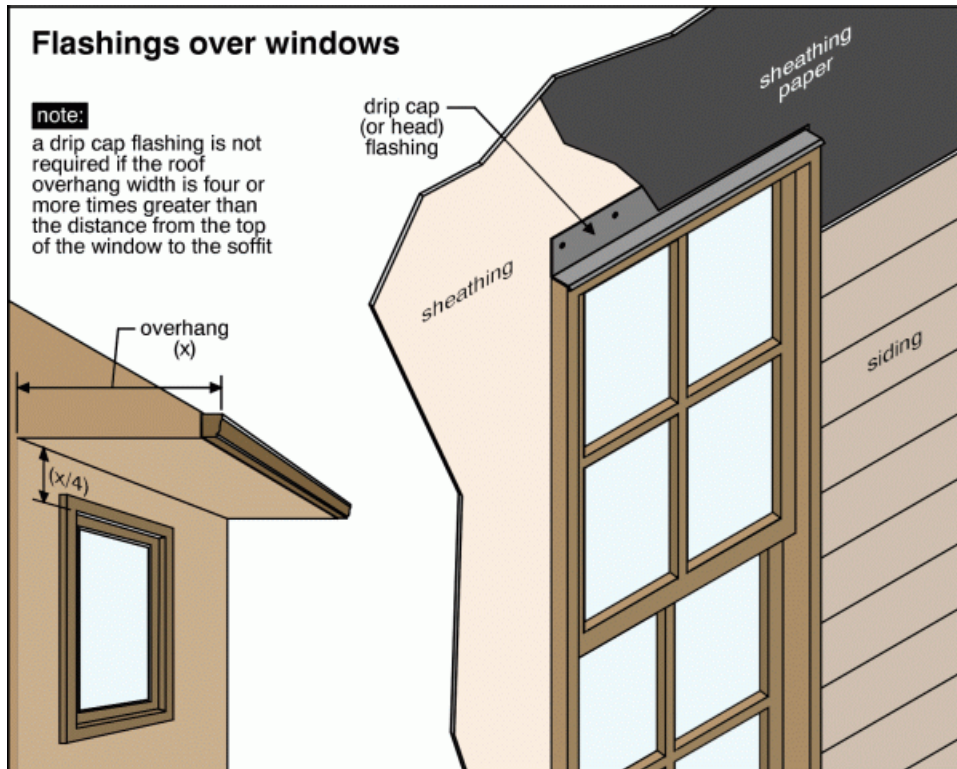
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Flashings over windows

note:

a drip cap flashing is not required if the roof overhang width is four or more times greater than the distance from the top of the window to the soffit



12. Flashing loose, missing or deteriorated

DOORS \ General notes

Condition: • Threshold too low

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

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

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

Location: Rear Exterior Deck

Task: Monitor / Improve

Time: If/as necessary



13. Threshold too low

DOORS \ Exterior trim

Condition: • [Sill deteriorated](#)

Location: Rear Exterior

Task: Repair or replace

Time: Less than 1 year



14. Sill deteriorated

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • The property's rear yard features an intricate and complex arrangement of four multi-level decks connected by four staircases, situated on a hilltop. While prior repairs and updates are evident, the decks and staircases exhibit signs of ongoing wear, including rot, loose guards, lack of spindles on staircases, insufficient tread widths in some areas, and deck components that require improved or additional support. The complexity of the design, combined with historical and modern components, necessitates regular maintenance. A deck specialist's evaluation is recommended to address current issues, ensure safety, and formulate a sustainable maintenance plan.

Location: Rear Exterior Decks and Staircases

Task: Further evaluation / Repair

Time: ongoing

Cost: Depends on approach and work needed. consult specialist.

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

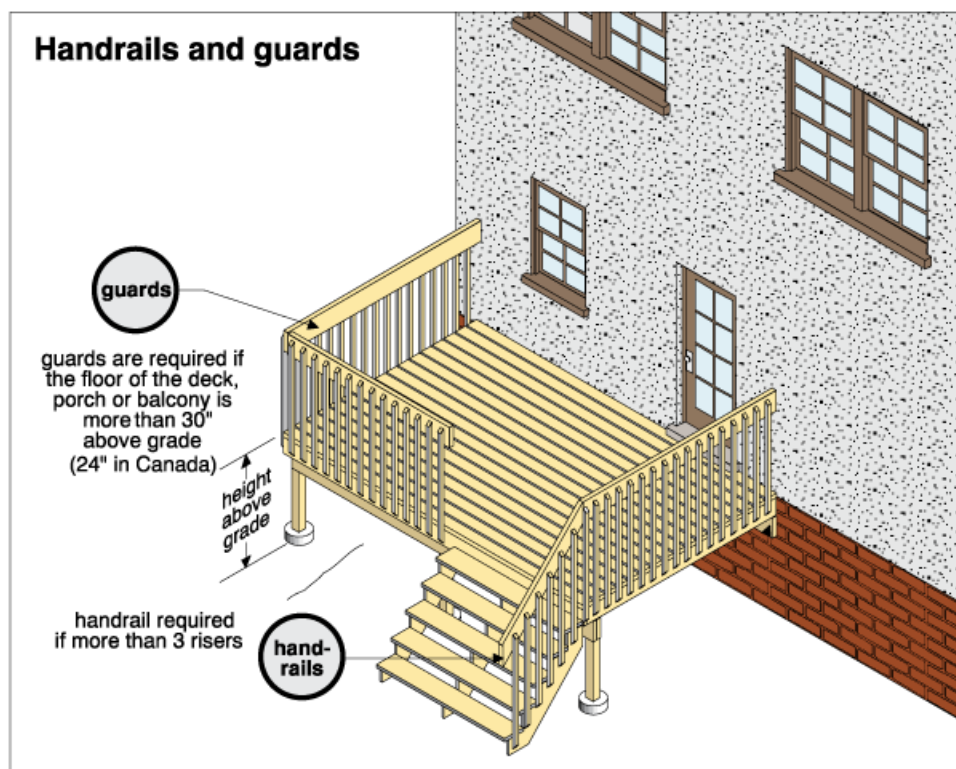
Condition: • [Missing](#)

Also noted: At deck landing, spindles are too far apart and lattice was used at guard which is not suitable for use.

Location: Rear Exterior Staircase

Task: Provide Handrail on open side and provide spindles at deck

Time: As Soon As Possible



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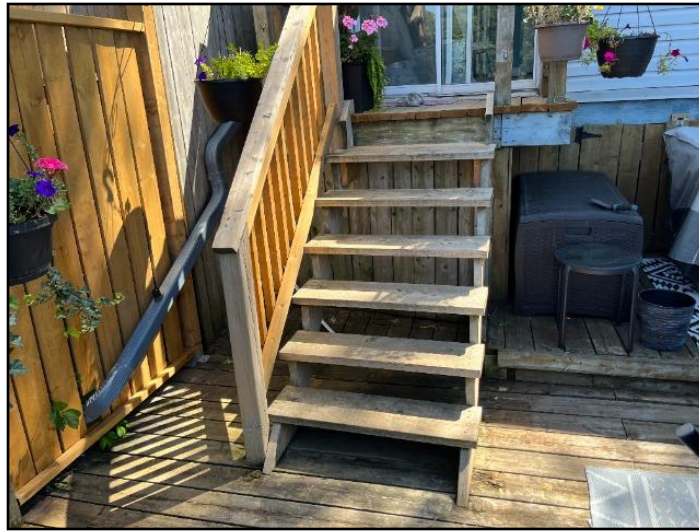
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15. Missing on open side

BASEMENT WALKOUTS \ General notes

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

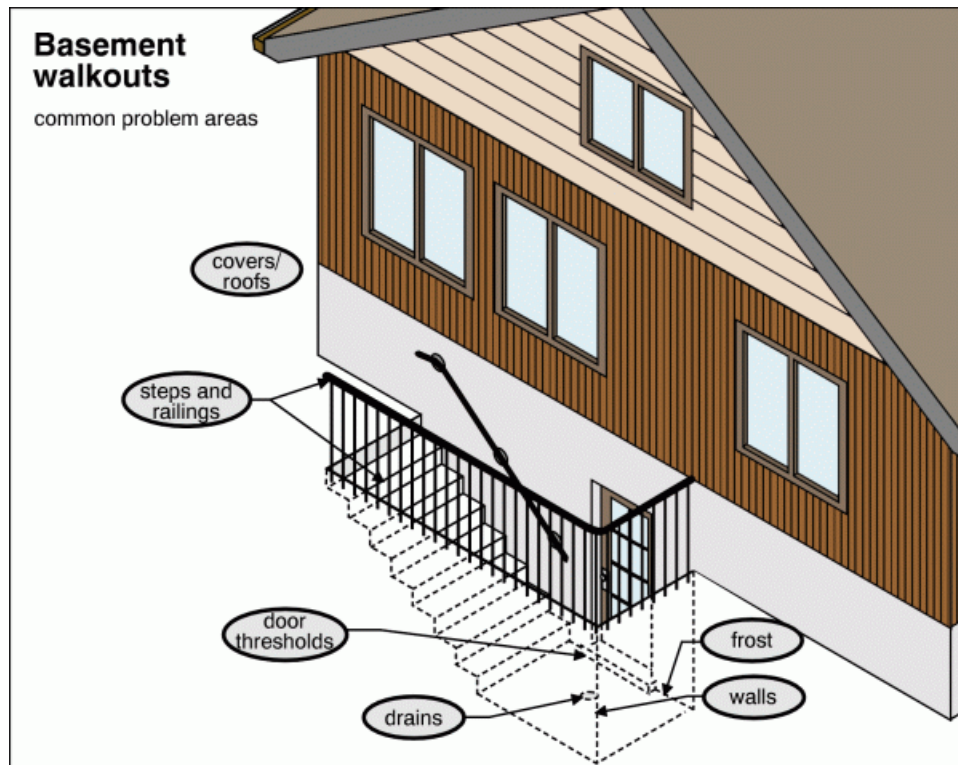
Guardrail is loose and space between spindles is too large.

Handrail needed at staircase.

Location: Rear Exterior

Task: Correct

Time: As Soon As Possible



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16. Guard



17. Walkout

Condition: • Drain grate cover is missing

Location: At bottom of basement walkout

Task: Provide grated drain cover

Time: As soon as possible

Cost: Less than \$100

LANDSCAPING \ Lot grading

Condition: • Low Areas.

Location: Left and right exterior towards rear

Task: Monitor/Improve

Time: As Required

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

No or limited access to: • Space between buildings

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Geological and soil conditions • Erosion control, earth stabilization measures

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Descriptions

Configuration: • [Basement](#)**Foundation material:** • [Poured concrete](#) • [Masonry block](#) • [Stone](#)**Floor construction:** • [Joists](#)**Exterior wall construction:** • [Wood frame](#)**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

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

Location: Various

Task: Monitor / Repair

Condition: • [Parging damaged or missing](#)

Location: Right Side Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Consult with Specialist



18. Parging damaged or missing

Inspection Methods and Limitations

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

Attic/roof space:

- Inspected from access hatch
- Hatch too small. Limited Inspection using camera only.

Crawlspace: • No access

Percent of foundation not visible: • 95 %

Not included as part of a building inspection: • An opinion about the adequacy of structural components

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

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

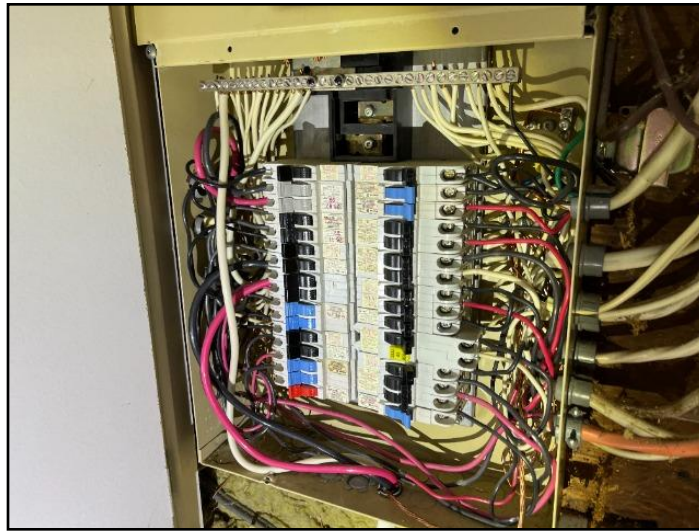
Service size: • [100 Amps \(240 Volts\)](#)

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

System grounding material and type: • [Not visible](#)

Distribution panel type and location:

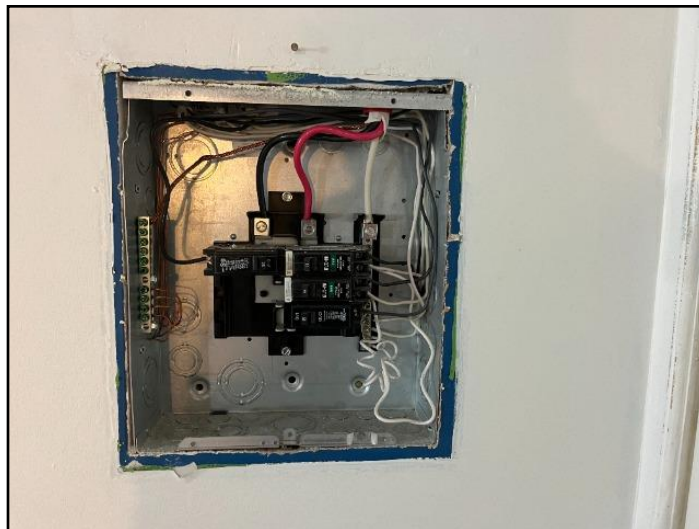
• [Breakers - basement](#)



19. Breakers - basement

Auxiliary panel (subpanel) type and location:

• [Breakers - basement](#)



20. Breakers - basement

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

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

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

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

Observations and Recommendations

RECOMMENDATIONS \ General

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Missing or Improper Panel Cover Fasteners

Location: Basement Panel Cover

Task: Provide fasteners

Time: Less than 1 year

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

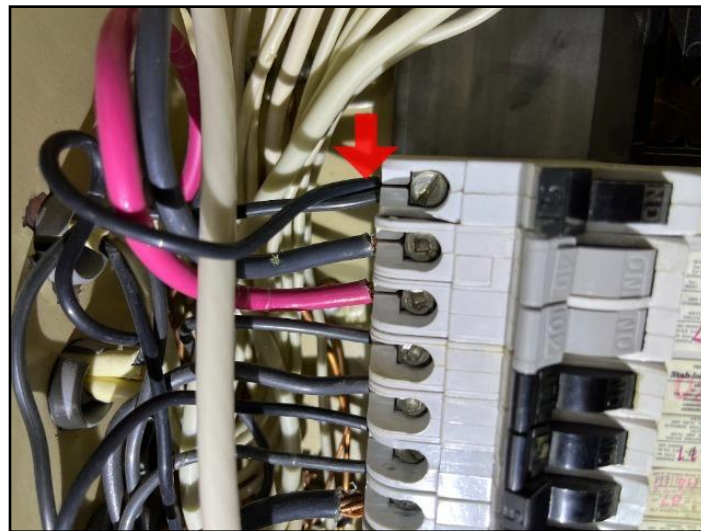
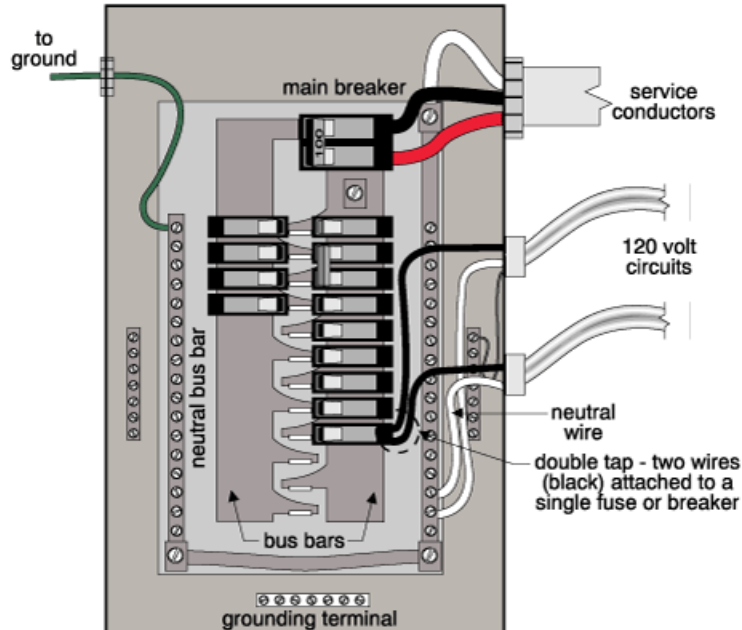
Location: Basement Panel

Task: Correct

Time: As Soon As Possible

Cost: Minor

Double tapping (double lugging)



21. Double taps

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

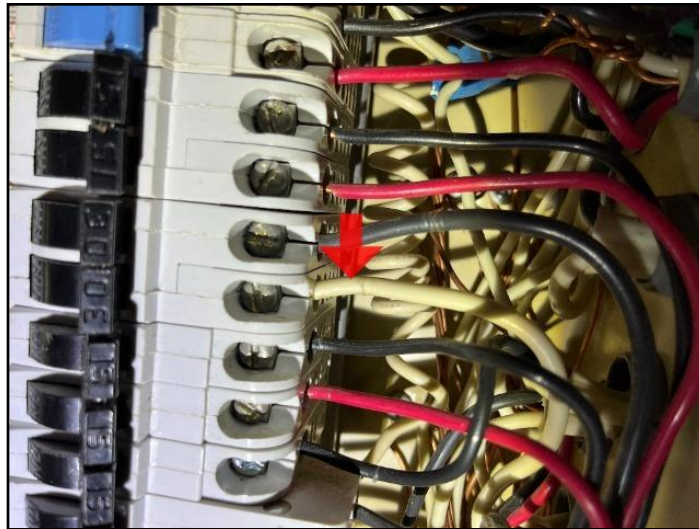
Condition: • White wires connected to breakers not identified as hot/live/ungrounded
White wire used as hot wire not marked

Location: Basement Panel

Task: Correct

Time: Less than 1 year

Cost: Minor



22. White wires connected to breakers not...

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • [Abandoned wire](#)

These wires appear to be no longer in use and were not live at time of inspection

Location: Basement below panel

Task: Remove or Provide junction box



23. Abandoned wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Location: First Floor Hall

Task: Correct

Time: Prior to first use

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

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

Inspection Methods and Limitations

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

System ground: • Quality of ground not determined

HEATING

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Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [6 years](#)

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

Main fuel shut off at: • Meter

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Set up annual service plan which includes coverage for parts and labour.

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

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

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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

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

Compressor approximate age: • 5 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

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

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

Descriptions

Attic/roof insulation material:

- [Glass fiber](#)
- [Cellulose](#)

Cellulose fiber blown in over top original Glass fiber

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof air/vapor barrier: • Not determined

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

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

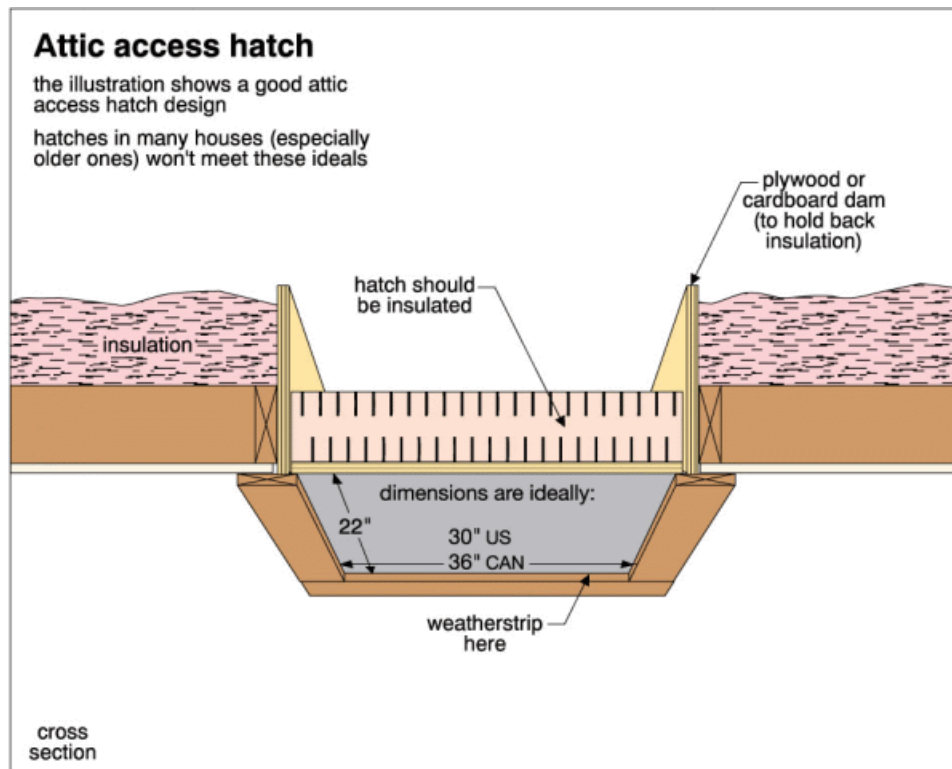
Condition: • Attic Hatch Too Small

Attic hatch smaller than modern requirements. Inspection was limited to using camera. At some point in the future, increase attic hatch for ease of viewing and servicing.

Location: Attic

Task: Improve

Time: Less than 2 years



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Inspection Methods and Limitations

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

Attic inspection performed:

- From access hatch

Limited view using camera only due to small size of hatch.

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

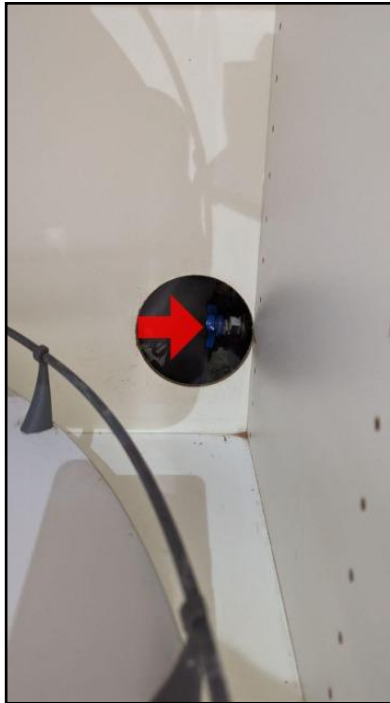
Service piping into building: • [Not visible](#)

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

Supply piping in building: • Not visible in some areas due to finishes

Main water shut off valve at the:

- Front of the basement



24. main water shut off valve

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 14 years

Water heater typical life expectancy: • 10 to 15 years

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

Waste and vent piping in building: • Not visible in many areas due to finishes

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.

WATER HEATER \ Life expectancy

Condition: • Aging

Typical lifespan for water heater is 10-15 years. The current unit is 14 years old and is functional.

Location: Basement

Task: Replace

Time: When necessary / Unpredictable

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

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes

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

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

WASTE PLUMBING \ Floor drain

Condition: • Floor drain is not at lowest area of basement. We observed a floor drain near the furnace area.

We did not locate a floor drain at the rear drop down area of the basement and it is unknown if any is present below the flooring.

Ideally the lowest portion of the basement should have a floor drain or sump pump. Cost depends on which approach is used. \$2000 and up.

Location: Rear Basement

Task: Further evaluation / Improve

Time: As Required

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

Descriptions

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Laminate](#)

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

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

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

Exterior doors - type/material: • Hinged • [Sliding glass](#)

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

WINDOWS \ General notes

Condition: • Difficult to operate

Does not fully close. Likely due to window being partially below grade.

Location: Left Basement

Task: Adjust

Time: As Soon As Possible

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

We noted window dates ranging from 1988 to 1999. Not all window ages were not determined.

Location: Throughout

Task: Upgrade

Time: Discretionary / As needed

Cost: \$60 - \$100 per square foot

WINDOWS \ Hardware

Condition: • Window hardware inoperative or broken.

Rear Awning window does not fully close.

Rear addition side casement window hardware is broken

Location: Various

Task: Repair / Replace

Time: Less than 6 months

DOORS \ Doors and frames

Condition: • [Racked/out-of-square](#)

Door misaligned. The sliding door latches however a gap is present at upper portion

INTERIOR

30 Aileen Avenue, Toronto, ON August 31, 2023

Report No. 7264

www.inspectionpros.ca

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Location: Rear First Floor

Task: Adjust or replace

Time: As soon as practical

Cost: Depends on approach



25. Racked/out-of-square

STAIRS \ Handrails and guards

Condition: • [Missing](#)

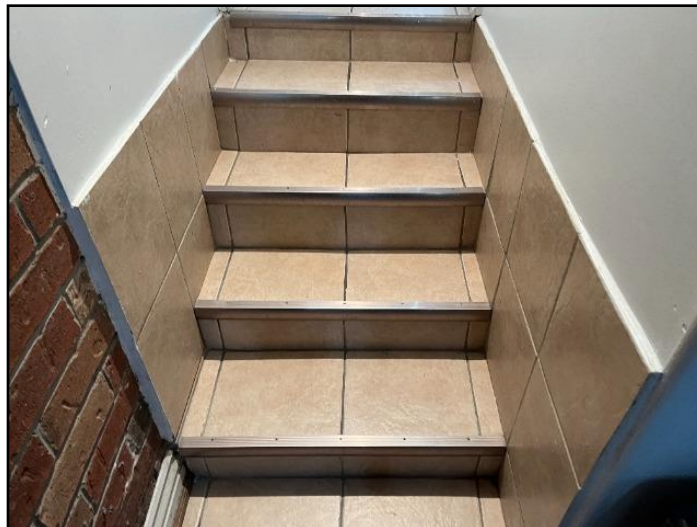
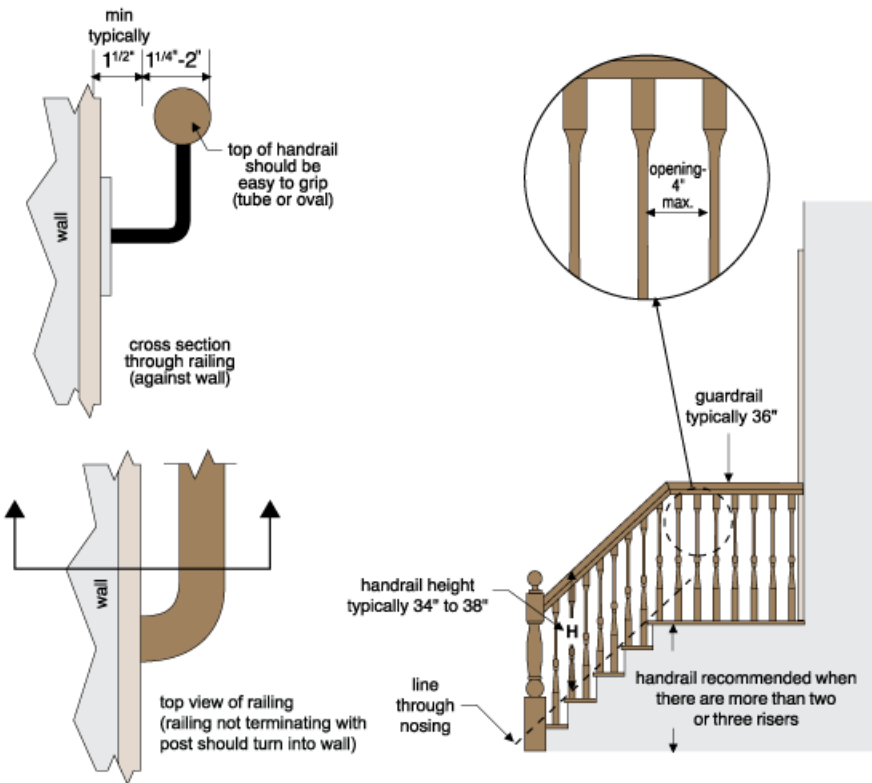
Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor

Handrails and guards



26. Missing

BASEMENT \ Leakage

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

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

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

Dampness noted using moisture meter at small localized area of wall. No standing water present. It is very common to find moisture and/or condensation in basements walls and/or floors of homes of this age and can be anticipated from time to time. Always ensure all gaps at adjacent exterior areas are well sealed.

Location: Left Basement

Task: Monitor / Repair

Time: As required / Ongoing regular maintenance

Cost: Dependent on cause



27. *Dampness on floor or walls*

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 / stipple ceilings, glue, insulation around heating ducts and registers, plaster and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing. If you plan to remove/disturb any building material, testing for asbestos is recommended beforehand.

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

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

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 99 %

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

MORE INFO

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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.

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

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter.

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.

END OF REPORT

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

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

PLEASE READ CAREFULLY BEFORE SIGNING.

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

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

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

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

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS