# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
179 Pacific Avenue
Toronto, ON M6P 2P6

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Monday, September 8, 2025


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

September 9, 2025

Dear Gillian Ritchie,

RE: Report No. 8549, v.2
179 Pacific Avenue
Toronto, ON
M6P 2P6

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 Certified Master Inspector and 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

179 Pacific Avenue, Toronto, ON September 8, 2025



HIGHLIGHTS:

This 1929 solid masonry home on concrete block foundations is in good condition overall compared to homes of similar age and style. The exterior masonry is in good condition overall, and the interior appears well maintained.
According to the homeowner, the main drain lines were video scoped last year and found to be in good condition.
The home is equipped with a 100-amp electrical service, and upgraded copper wiring was observed throughout.
Plumbing fixtures appeared to be in good working order, with copper piping noted in visible areas. The roof covering over the home is approximately 11 years old and appears to be in good condition. As is typical for homes of this age, there is a mix of older and newer systems and components.

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IMPORTANT NOTES ABOUT THIS REPORT
This summary outlines some of the potentially significant issues that may require short-term attention due to cost, safety, or performance concerns. This section is provided as a courtesy only and is not a substitute for reading the entire report. Please review the full report in detail.

It is not possible for a home inspector to predict the future. We recommend budgeting between 0.5% to 1% of the home's value annually for unforeseen repairs and maintenance. This applies to any property you may consider.
Things will wear out, break down, and fail without warning. This is a normal part of home ownership.

This inspection was performed in accordance with the most recent CAHPI Standards of Practice.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS.
NOTE: THE TERM 'MINOR' GENERALLY REFERS TO COSTS UNDER $1000.
NOTE: FOR DIRECTIONAL PURPOSES, "FRONT" OF HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE OUTSIDE.

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During a home inspection, we evaluate all visible systems and components. Hundreds of potential minor issues exist in every home old or new. This inspection is not a technical audit. (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.
For clarity, major issues generally fall into four categories:

1) OBSERVABLE STRUCTURAL DEFECTS
2) OBSERVABLE WATER LEAKAGE OR DAMAGE -- Roofing, Plumbing, and Basement.
3) OBSERVABLE ELECTRICAL DEFECTS
4) LIFESPAN SYSTEMS -- Roof Covering, Heating, Cooling, Windows

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) named on this report. No liability is assumed for third parties reviewing this report. An onsite review must be arranged if you are a buyer, including signature on our inspection agreement. By relying on this report without our onsite review, you agree to waive all rights.

For approximate cost guidance on common home components, click here:
http://www.inspectionlibrary.com/costs.htm

## Cooling & Heat Pump

**AIR CONDITIONING \ Life expectancy**
**Condition:** • Near end of life expectancy
Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is estimated to by 11 years old.
**Implication(s)**: Equipment failure | Reduced comfort
**Location**: Exterior
**Task**: Replace
**Time**: When necessary / Unpredictable
**Cost**: $3,500 - and up

## Plumbing

**WATER HEATER \ Life expectancy**
**Condition:** • Past life expectancy
Typical lifespan is 10-15 years. The current unit is 20 years old
**Implication(s)**: Chance of water damage to structure, finishes and contents | No hot water
**Location**: Basement
**Task**: Replace
**Time**: Less than 1 year
**Cost**: Rental $35-$55 monthly. Purchase $2000 - and up

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a home inspection. These may have to be adjusted based on the findings of specialists.

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

## Descriptions

**Sloped roofing material:**

• Asphalt shingles -- Good condition

**1.** *Asphalt shingles -- Good condition*

**2.** *Asphalt shingles -- Good condition*

**3.** *Asphalt shingles -- Good condition*

**Flat roofing material:** • Roll roofing

**Approximate age:**

• 11 years

sloped roof area

**Approximate age:** • Flat roof age at garage roof unknown

**Typical life expectancy:** • 15-25 years

## Observations and Recommendations

**RECOMMENDATIONS \ General**

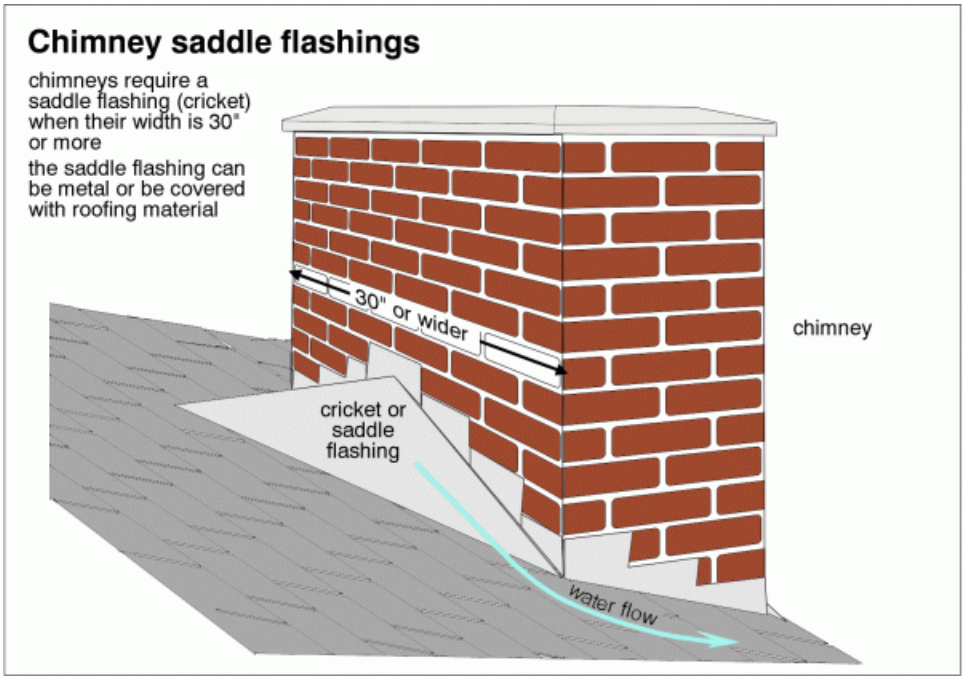
**Condition:** • All Roofing issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes.

**RECOMMENDATIONS \ Overview**

**Condition:** • Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof.
**Location**: Exterior Roof
**Task**: Inspect annually
**Time**: Ongoing

**SLOPED ROOF FLASHINGS \ Chimney flashings**

**Condition:** • Cricket (Saddle) missing, loose, damaged
**Location**: Left Exterior Roof
**Task**: Further evaluation / Correct
**Time**: Less than 1 year
**Cost**: Consult with Roofing Contractor



**4.** *Cricket (Saddle) missing*

**SLOPED ROOF FLASHINGS \ Roof/wall flashings**

**Condition:** • Damage, loose, open seams, patched
**Location**: Front Exterior Porch Roof
**Task**: Repair
**Time**: Less than 1 year
**Cost**: Regular maintenance item

**5.** *Damage, loose, open seams, patched*

**FLAT ROOFING \ Roll roofing**

**Condition:** • Roll roofing observed. Covering is aging. Additional material has been placed on top (purpose not confirmed). Interior staining noted at roof joists.
**Location**: Exterior Garage Roof
**Task**: Further evaluation at next annual servicing and repair/replace as required
**Cost**: Minor to moderate, depending on scope of repairs needed.

**6.**

## Inspection Methods and Limitations

**General and Best Practices:** • 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 • • Roof replacement best practices - Strip Roof Covering when replacing. When replacing a roof covering, it is best practice to remove the old layer before installing the new one. While adding a new layer over the existing roof is sometimes done to reduce costs, it can conceal damaged roof boards, flashings, or other components. Installing a third layer is not recommended. Hidden defects are often only discovered during the tear-off process.

**Inspection performed:** • With binoculars from the ground • With a drone • Through Window - Limited View

**Age determined by:** • Receipt from roofing contractor • Previous real estate listing

## Descriptions

**Gutter & downspout material:** • Aluminum

**Gutter & downspout discharge:** • Above grade

**Lot slope:** • Away from building • Flat

**Wall surfaces - masonry:** • Brick

**Garage:** • Detached

## Observations and Recommendations

**RECOMMENDATIONS \ General**

**Condition:** • All Exterior issues noted have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, personal safety, shortened life expectancy of materials, and material deterioration

**WALLS \ Flashings and caulking**

**Condition:** • FOR ALL HOMES - Caulking around windows, doors, and wall penetrations should be inspected regularly and improved as needed to prevent moisture entry and air leakage.
**Location**: Various
**Task**: Improve
**Time**: Regular maintenance

**7.** *one example at door*

**Condition:** • Inappropriate material -
Spray foam was observed used to seal gaps in one or more areas. Spray foam is not considered a durable, long-term weather sealant. Recommend replacing or supplementing with proper exterior-grade sealant or flashing.
**Implication(s)**: Potential for water entry | Energy loss
**Location**: Exterior Wall
**Task**: Improve / Seal

**8.** *example*

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

**Condition:** • FOR ALL HOMES - 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

**9.** *FOR ALL HOMES - one example of typical cracks*

**Condition:** • Masonry and/or mortar deterioration

Tuckpoint / Repoint mortar and patch/repair spalled masonry. This is typical maintenance for a home of this age.

Photos show a sampling

**Location**: Various Exterior Wall, Columns, and Window sills

**Task**: Repair

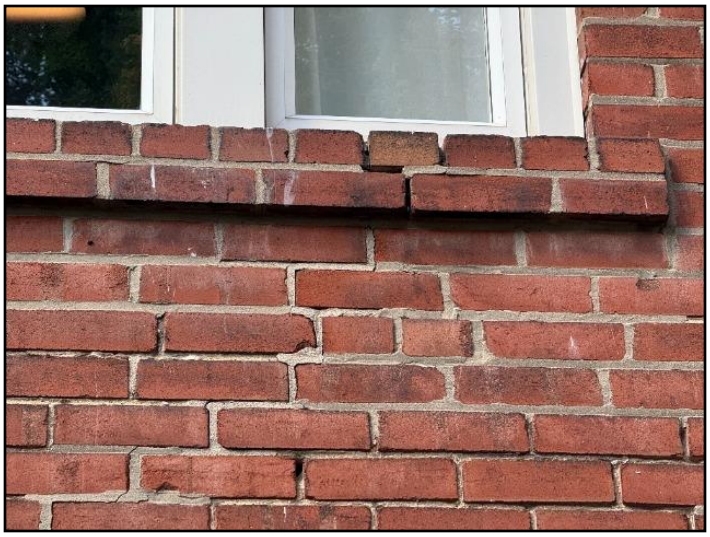
**Time**: Ongoing Regular maintenance

**10.** *example*

**11.** *example*

**12.** *example of spalling*

**13.** *example at window sill*



**14.** *example*

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors**

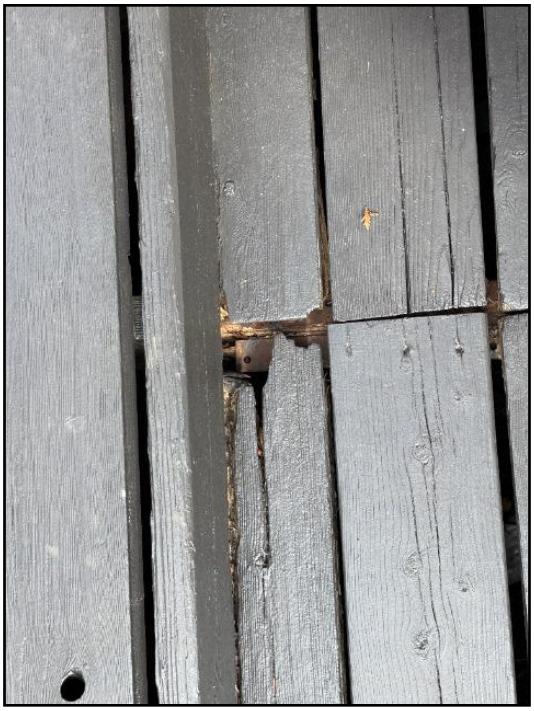
**Condition:** • Damage

Some deck boards are older and showing deterioration. The deck has been painted, but wear remains evident. One vertical board by the step is not well-secured.

**Location**: Various Rear Exterior Deck

**Task**: Repair or replace / Secure vertical board by the step

**Time**: Regular maintenance



**15.** *one example*

**16.** *vertical board not well secured*

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Roof structure**

**Condition:** • Settlement or other movement

The porch roof is supported on masonry columns and the house wall. At the house wall, cladding over the support beam has pulled away from the structure by several inches. The actual beam is only partially visible, so its condition could not be fully assessed. Current homeowner reported the separation has been present without change during their ownership.

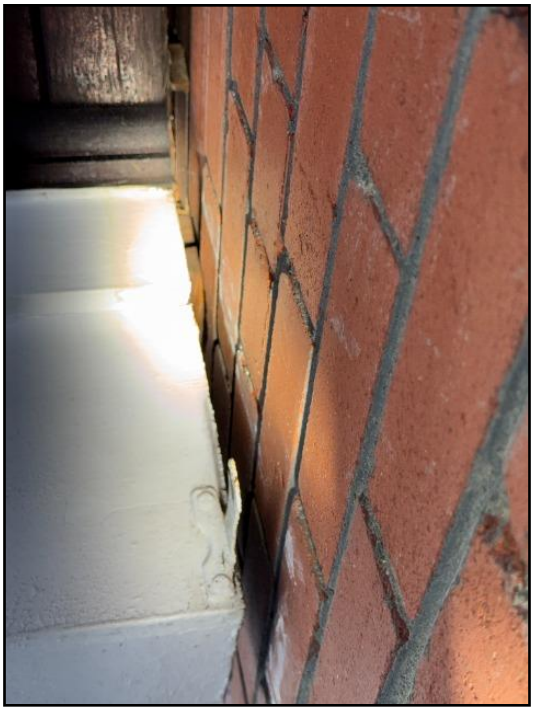
**Implication(s)**: Weakened structure | Chance of movement

**Location**: Left Exterior Porch, connection at wall

**Task**: Repair if movement progresses or consult contractor to evaluate if support is required

**Time**: Less than 1 year

**Cost**: Depends on work needed



**17.** *close up view*

**18.** *Settlement or other movement*

**LANDSCAPING \ General notes**

**Condition:** • Vines on building

Vines observed on the rear wall, likely concealing tar residue from a previously removed awning. While they provide aesthetic cover, vines can trap moisture, damage walls, and allow pests entry.

**Location**: Rear Exterior Wall

**Task**: Remove vines and repair/finish underlying surface as needed

**Time**: When practical

**19.** *Vines on building*

**LANDSCAPING \ Lot grading**

**Condition:** • FOR ALL HOMES - During rainfall, walk the perimeter of the home to observe whether any areas allow water to drain toward the foundation. Improve grading in those areas as needed to promote proper drainage away from the structure.

**REGULAR MAINTENANCE \ Comments \ Additional**

**Condition:** • The following are minor exterior deficiencies and upkeep items noted during the inspection. These are common for the age of the home and should be addressed through routine maintenance to reduce risk of deterioration or moisture intrusion:
• Parging at right door sill deteriorating - Patch to seal gaps as part of routine upkeep
• Front step rise too low or not uniform - Improve when practical
**Location**: Various Exterior
**Task**: Repair or Replace or Improve or Monitor
**Time**: Regular maintenance / Routine upkeep

## Inspection Methods and Limitations

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

**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)

## Descriptions

**Configuration:** • Basement

**Foundation material:** • Masonry block

**Floor construction:** • Joists • Subfloor - plank

**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

**Implication(s)**: Damage to contents, finishes and/or structure / Nuisance

**Location**: Various Exterior Wall

**Task**: Monitor / Repair

**Time**: Ongoing / If necessary

**ROOF FRAMING \ Sheathing (roof/attic)**

**Condition:** • Water stains - Attic plank boards

Discoloration or water staining was noted on the plank board sheathing in the attic. This is a common observation in older homes and is typically the result of historical moisture exposure from past minor leaks or condensation.

**Location**: Various Attic

**Task**: For Your Information

## Inspection Methods and Limitations

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

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 90 %

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

## Descriptions

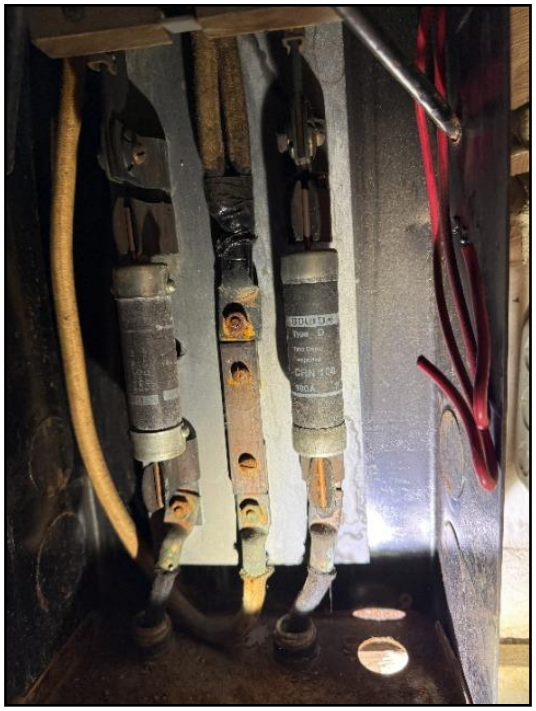
**General:** • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

**Service entrance cable and location:** • Overhead - cable type not determined

**Service size:** • 100 Amps (240 Volts)

**Main disconnect/service box type and location:**

• Fuses - basement

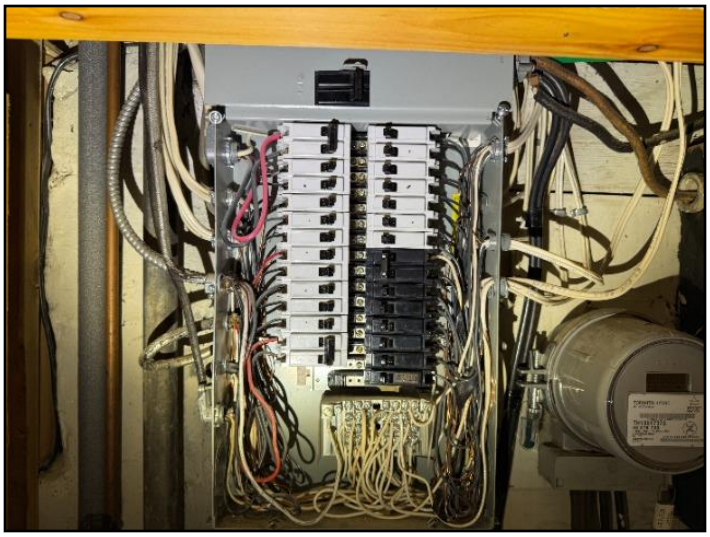


**20.** *Fuses - basement*

**System grounding material and type:** • Copper - water pipe

**Distribution panel type and location:**

• Breakers - basement



**21.** *Breakers - basement*

**Distribution panel rating:** • 125 Amps

**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed • Copper - metallic sheathed

**Type and number of outlets (receptacles):** • Grounded - upgraded

**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-related. POTENTIAL worst-case implications include fire and shock hazards. Treat them as high-priority items and assume the time frame is Immediate / As soon as possible unless otherwise noted.

**SERVICE BOX, GROUNDING AND PANEL \ Service box**

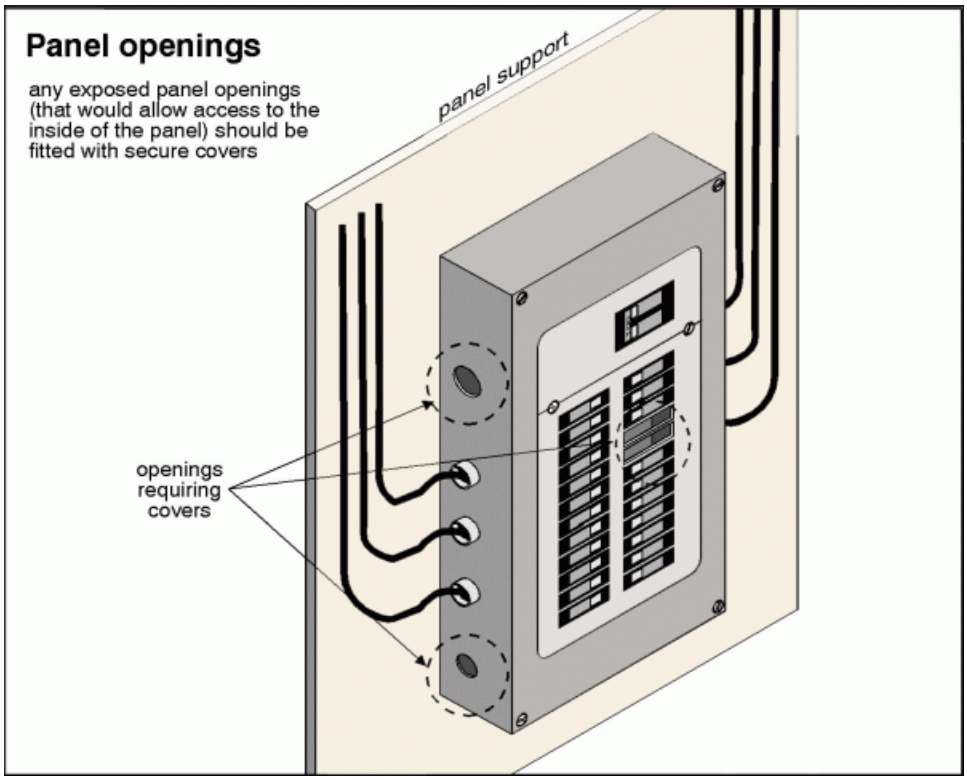
**Condition:** • Unprotected openings

**Location**: Basement Service Box

**Task**: Correct

**Time**: As Soon As Possible

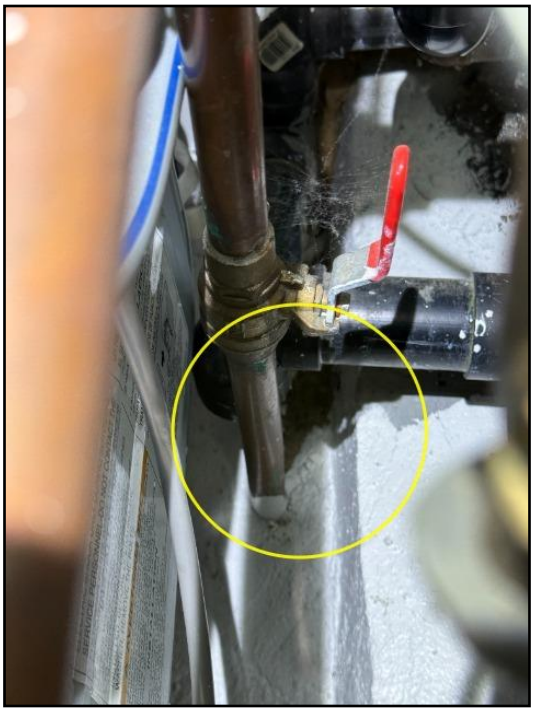
**Cost**: Less than $100




**22.** *Unprotected openings*

**SERVICE BOX, GROUNDING AND PANEL \ System grounding**

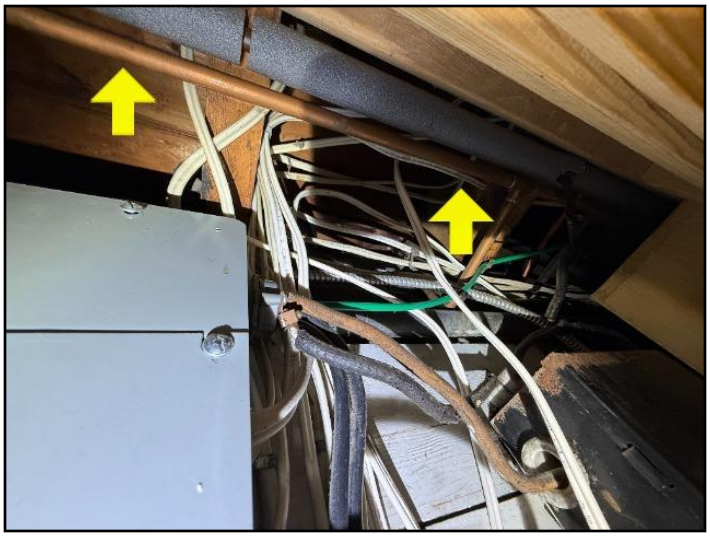
**Condition:** • Not visible
**Location**: Front Basement
**Task**: Further evaluation / Correct
**Time**: As Soon As Possible
**Cost**: Minor



**23.** *Not visible*

**Condition:** • Bonding (for Gas Piping) - missing
Not found. Provide bonding wire if none present
**Location**: Basement Furnace Room
**Task**: Further evaluation / Correct
**Time**: Less than 6 months
**Cost**: Less than $200 if not present

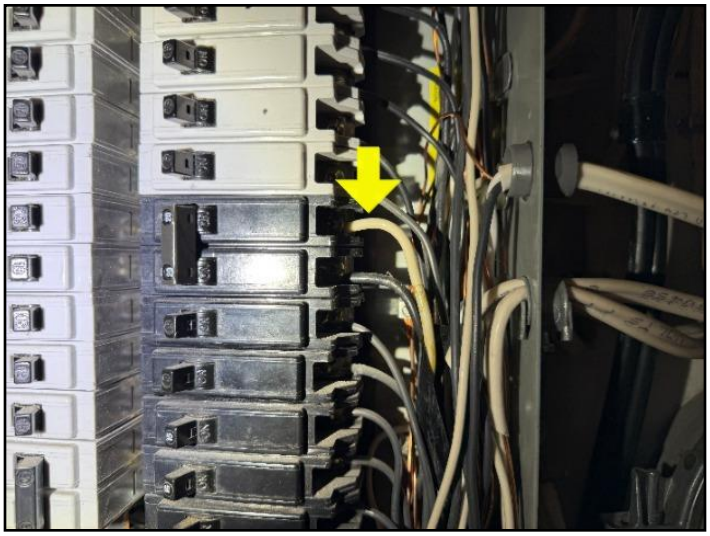
**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**
**Condition:** • Plumbing supply lines above panel
Plumbing supply piping was noted over the service box and panel. (Likely has been this way for many decades) This is not an ideal setup as there is a small risk of the plumbing leaking/dripping onto/into the panel. This could present an unsafe condition. Consult with plumber about rerouting the plumbing lines or providing an alternate solution
**Location**: Basement above panel
**Task**: Correct
**Time**: As soon as practical
**Cost**: Depends on approach



**24.** *Plumbing supply lines above panel*

**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



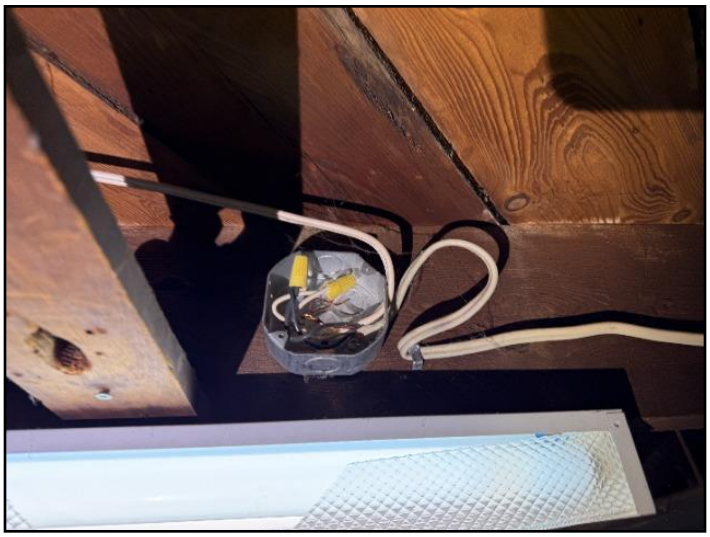
**25.** *White wires connected to breakers not...*

**DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)**

**Condition:** • Remnants observed, not in use for branch circuits.
Remnants of knob and tube wiring were observed in the attic and near the service box. These do not appear to be in use for branch circuit wiring. One conductor near the distribution panel appears to be repurposed as a ground connection. All outlets tested during the inspection appeared grounded.

**Location**: Observed near panel and in attic.
**Task**: For your information - remove inactive remnants during future renovations

**DISTRIBUTION SYSTEM \ Junction boxes**
**Condition:** • Cover missing
**Location**: Basement Furnace Room and beside panel
**Task**: Provide Cover
**Time**: As Soon As Possible
**Cost**: Minor



**26.** *Cover missing*

**27.** *Cover missing*

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**
**Condition:** • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)
**Implication(s)**: Electric shock
**Location**: Second Floor Bathroom and rear exterior wall
**Task**: Replace
**Time**: As Soon As Possible
**Cost**: Minor

**DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location**
**Condition:** • Unsafe location
**Location**: First Floor Kitchen
**Task**: Relocate outlet
**Time**: Before using

**28.** *Unsafe location*

**DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at**
**Condition:** • Within 6 ft. of the outer edge of a sink, shower or bathtub
**Location**: Basement laundry tub and first floor kitchen
**Task**: Upgrade to GFI outlets
**Time**: As Soon As Possible
**Cost**: Minor

**DISTRIBUTION SYSTEM \ Lights**
**Condition:** • Loose
**Location**: Second floor bedroom closet.
**Task**: Correct and provide protective cage
**Time**: As Soon As Possible
**Cost**: Minor

**29.** *Loose*

**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**Condition:** • General safety reminder for ALL homes -
This is a standard note included in every inspection report:
Smoke and carbon monoxide (CO) detectors should be installed on every floor level. Smoke detectors should be located near all sleeping areas, and CO detectors should be present near fuel-burning appliances, fireplaces, or attached garages.
These devices are not tested during the home inspection. Regardless of visible condition, detectors should be tested regularly and replaced every 10 years. If the age is unknown, replacement is recommended as a precaution. Batteries should be changed 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

## Descriptions

**Heating system type:** • Furnace

**Fuel/energy source:** • Gas

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 80,000 BTU/hr

**Efficiency:** • High-efficiency

**Approximate age:** • 11 years

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

**Main fuel shut off at:** • Meter

**Fireplace/stove:** • Wood-burning fireplace

## Observations and Recommendations

**RECOMMENDATIONS \ General**

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

**FURNACE \ Cabinet**

**Condition:** • Rust

Rust was observed inside the bottom compartment, likely due to past condensate leaks (from furnace or evaporator leaks) No active leaks were detected at the time of inspection. Regular annual service is recommended.

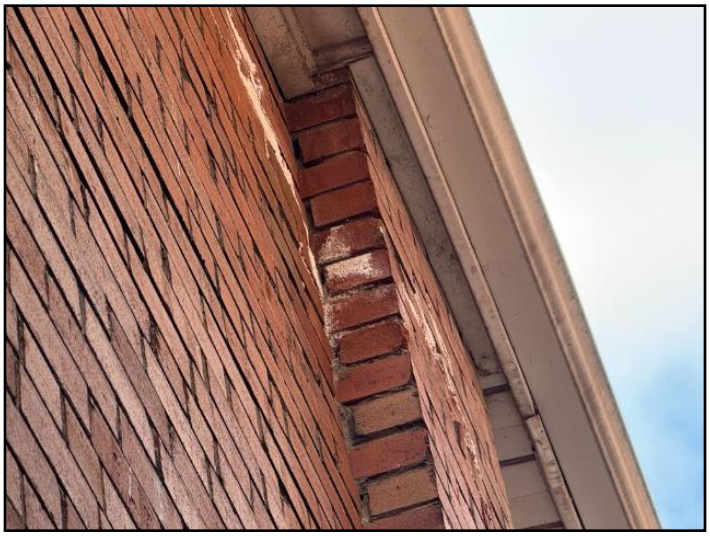
**Implication(s)**: Material deterioration | Reduced system life expectancy

**Location**: Basement Furnace

**Task**: Evaluate at next annual servicing


**30.** *Rust*

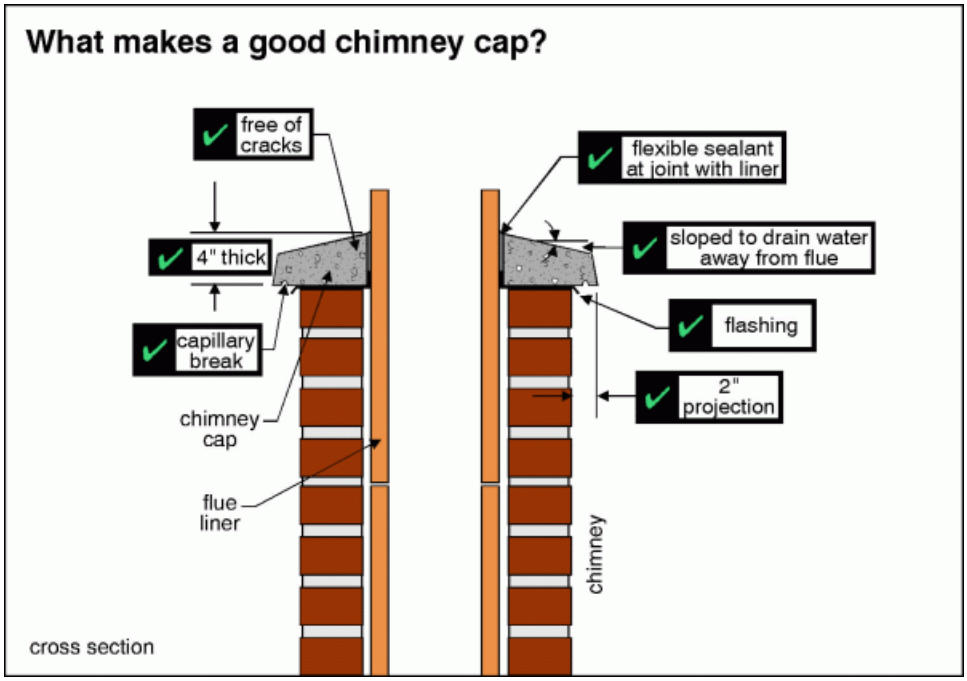
**CHIMNEY AND VENT \ Masonry chimney**
**Condition:** • Efflorescence
**Implication(s)**: Material deterioration
**Location**: Left Exterior Wall
**Task**: For your information / Click blue link to read more information

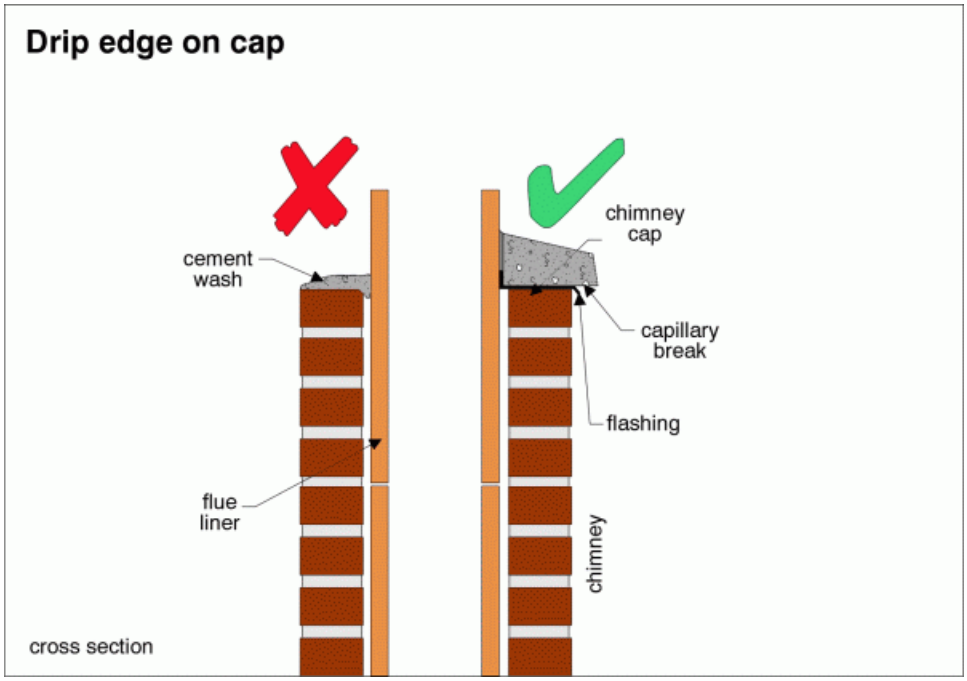


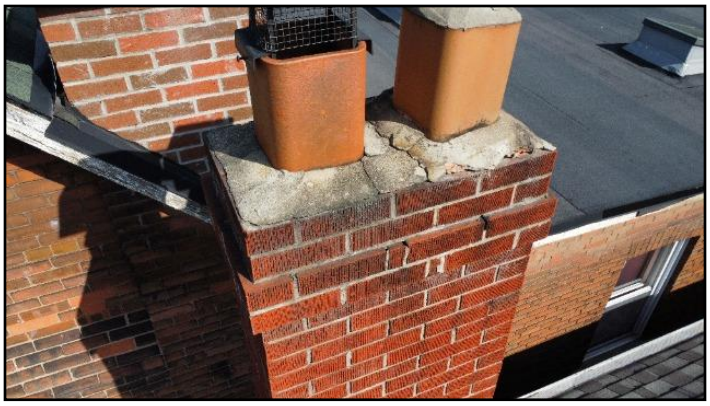
**31.** *Efflorescence*

**CHIMNEY AND VENT \ Masonry chimney cap (crown)**
**Condition:** • No drip edge on cap (crown)

see illustration
Additionally minor cracks were noted at top of chimney crown. Patch.
**Implication(s)**: Chance of water damage to structure, finishes and contents | Shortened life expectancy of material | Material deterioration
**Location**: Exterior chimney
**Task**: Provide
**Time**: Less than 1 year
**Cost**: $800 - and up





**32.** *No drip edge on cap (crown)*

**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

## 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

## Descriptions

**Air conditioning type:** • Air cooled

**Cooling capacity:** • 24,000 BTU/hr

**Compressor approximate age:**

• 11 years

This LG air conditioning unit is estimated to have been manufactured in March 2014, based on serial number decoding. No other age markings were found on the unit, but the design and model type are consistent with a mid-2010s installation.

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

## Observations and Recommendations

**RECOMMENDATIONS \ General**

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

**AIR CONDITIONING \ Life expectancy**

**Condition:** • Near end of life expectancy

Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is estimated to by 11 years old.

**Implication(s)**: Equipment failure | Reduced comfort

**Location**: Exterior

**Task**: Replace

**Time**: When necessary / Unpredictable

**Cost**: $3,500 - and up

## 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-40

**Attic/roof air/vapor barrier:** • None found • Spot Checked Only

**Attic/roof ventilation:** • Roof and soffit vents • Turbine vent

## Observations and Recommendations

**ATTIC/ROOF \ Hatch/Door**

**Condition:** • Not weatherstripped

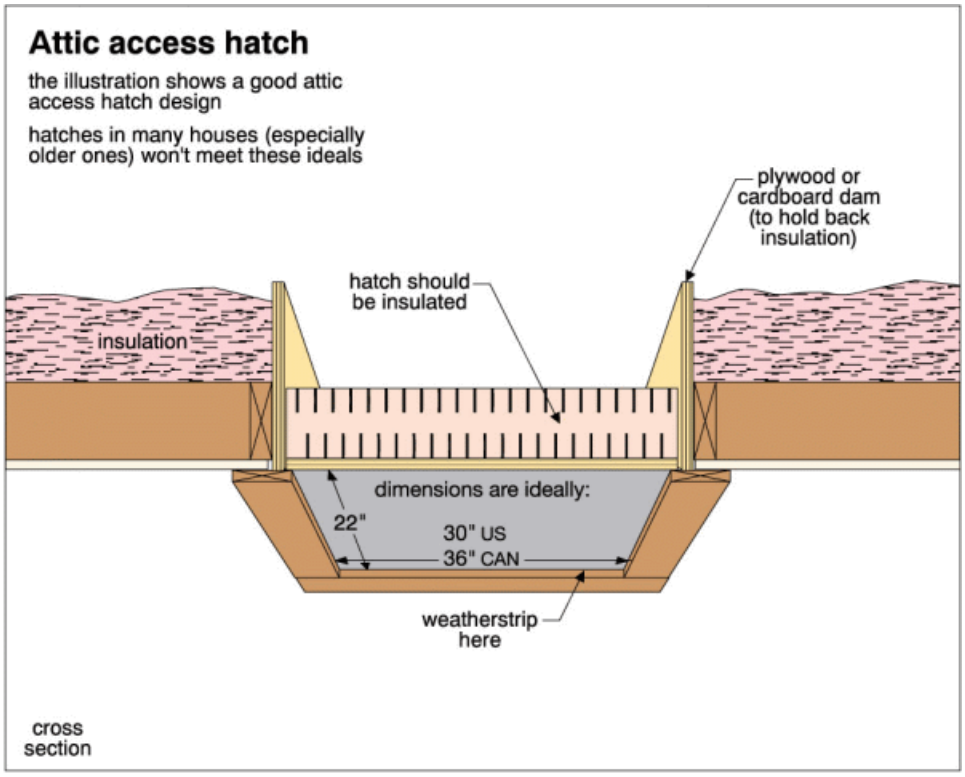
**Implication(s)**: Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

**Location**: Attic

**Task**: Improve

**Time**: Less than 1 year

**Cost**: Minor



## Inspection Methods and Limitations

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

**Attic inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Descriptions

**Service piping into building:** • Copper

**Supply piping in building:** • Copper

**Main water shut off valve at the:**
• Main water shut off valve - Front of the basement

**33.** *Main water shut off valve - Front of the...*

**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:** • 20 years

**Water heater typical life expectancy:** • 10 to 15 years

**Waste and vent piping in building:** • Plastic

**Floor drain location:**
• Front Basement
At bathroom

## Observations and Recommendations

**RECOMMENDATIONS \ General**

**Condition:** • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure, no hot or cold water, leakage, possible hidden damage, health hazards.

**WATER HEATER \ Life expectancy**

**Condition:** • Past life expectancy
Typical lifespan is 10-15 years. The current unit is 20 years old

**Implication(s)**: Chance of water damage to structure, finishes and contents | No hot water
**Location**: Basement
**Task**: Replace
**Time**: Less than 1 year
**Cost**: Rental $35-$55 monthly. Purchase $2000 - and up

**WATER HEATER - GAS BURNER AND VENTING \ Venting system**
**Condition:** • Spillage or backdraft at the draft hood
This condition reinforces that the unit has passed its typical service lifespan (already noted elsewhere in this report).
**Implication(s)**: Equipment not operating properly | Hazardous combustion products entering home
**Location**: Basement Water Heater
**Task**: Replacement has already been advised under lifespan note
**Time**: As Soon As Possible

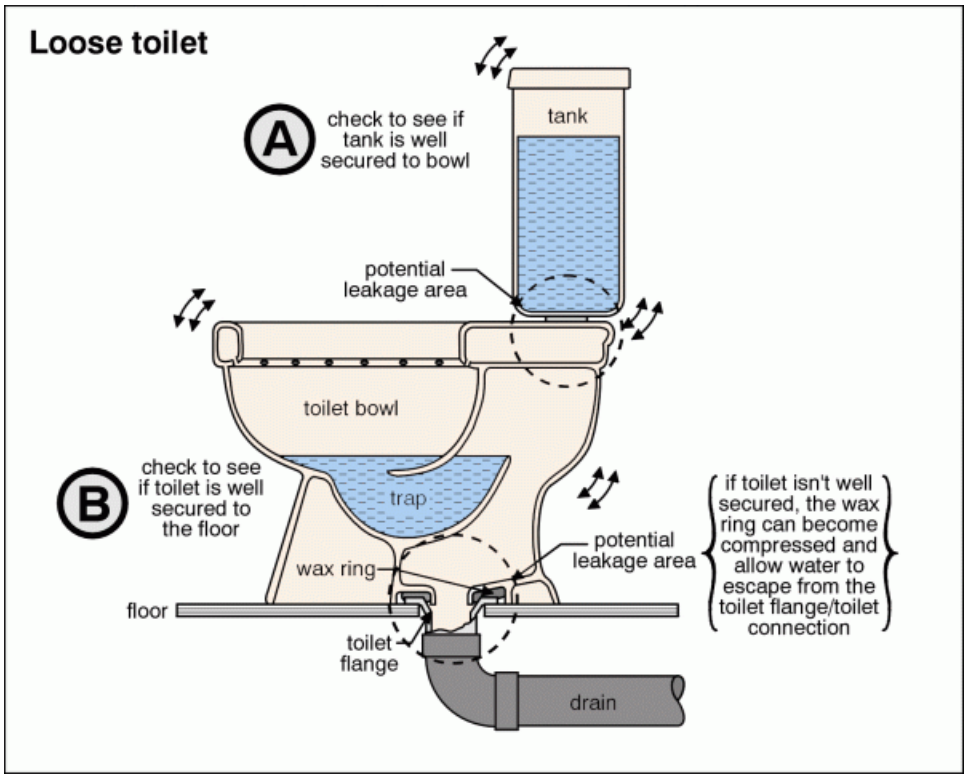
**34.** *Spillage or backdraft at the draft hood*

**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:** • Seller reported that drain lines were video scanned in 2024 and no issues were detected.
**Task**: For your information

**FIXTURES AND FAUCETS \ Toilet**
**Condition:** • Loose
**Implication(s)**: Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage
**Location**: Second Floor Bathroom
**Task**: Correct
**Time**: As Soon As Possible

**Cost**: Regular maintenance item




**REGULAR MAINTENANCE \ Comments \ Additional**

**Condition:** • The following are minor plumbing deficiencies and upkeep items noted during the inspection. These are common for the age of the home and should be addressed through routine maintenance to reduce risk of deterioration and/or leaks.

• Basement shower threshold cracked - repair/replace

**Location**: Various

**Task**: Improve or Correct or Repair

**Time**: Regular maintenance / Routine upkeep

## 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

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

**Major wall and ceiling finishes:** • Plaster/drywall

**Windows:**

• Fixed
• Sliders
• Casement
1999
• Awning

**Glazing:** • Single • Double

**Exterior doors - type/material:**

• Hinged
• Sliding glass
1999

## 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. This can include worn or cracked flooring and blemishes on wall/ceilings

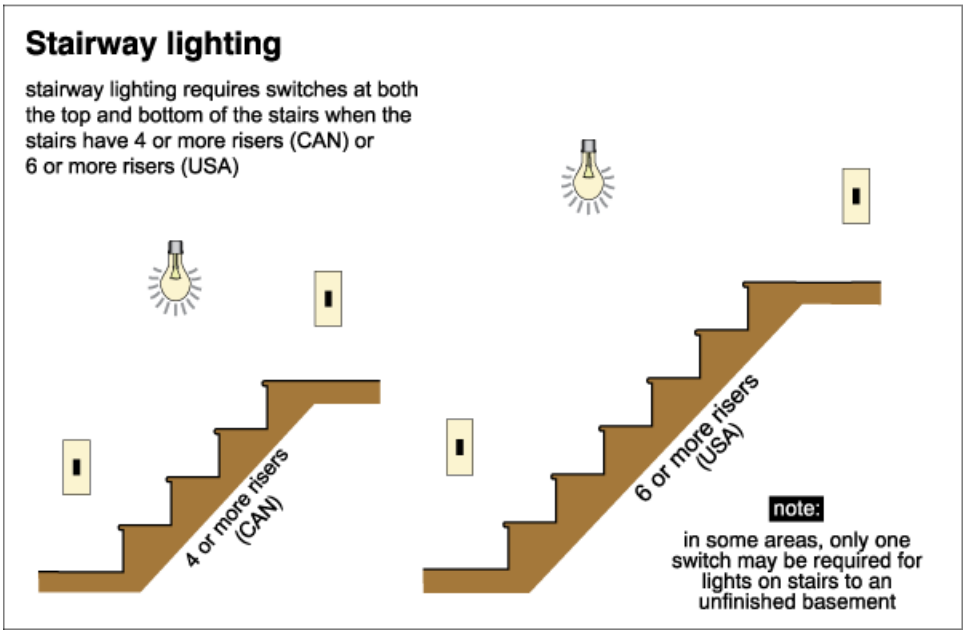
**WINDOWS \ General notes**

**Condition:** • Windows of varying ages.
Mixed ages and styles.
• Slider windows in the basement (some newer, some aging)
• Casement windows on the main and second floor, dated 1999
• Very old stained-glass style windows typical of a 1929 home
The windows we tested were functional.
We typically recommend immediate replacement of older windows when inoperative, leaky or significantly deteriorated windows are found. Replacement of old functioning windows are discretionary. At some point, you may wish to upgrade aging windows for ease-of-operation, cosmetics, and energy efficiency. Costs can vary widely and are approximately $60 - $100 per sq ft. installed.
**Location**: Various
**Task**: Upgrade
**Time**: As Needed / Discretionary
**Cost**: When time to replace: $60-$100 per square foot

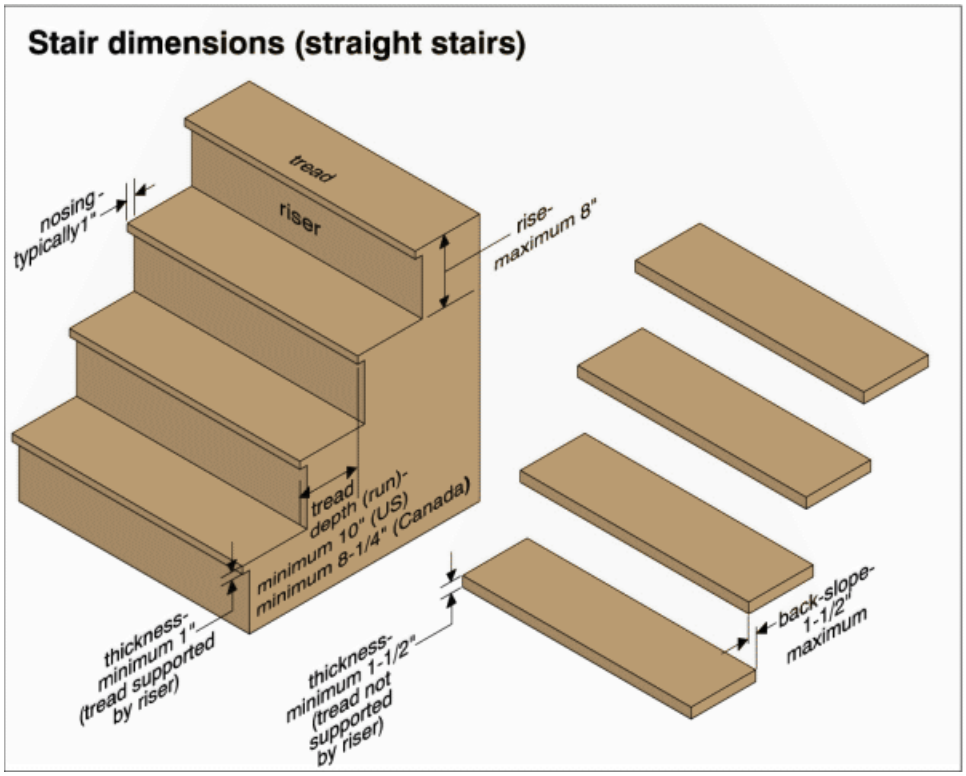
**STAIRS \ Lighting**

**Condition:** • Not controlled by three way switch
**Location**: Basement Staircase

**Task**: Correct
**Time**: Less than 1 year
**Cost**: Minor




**STAIRS \ Treads**
**Condition:** • Rise excessive
**Implication(s)**: Trip or fall hazard
**Location**: Basement Staircase
**Task**: Improve
**Time**: As soon as practical

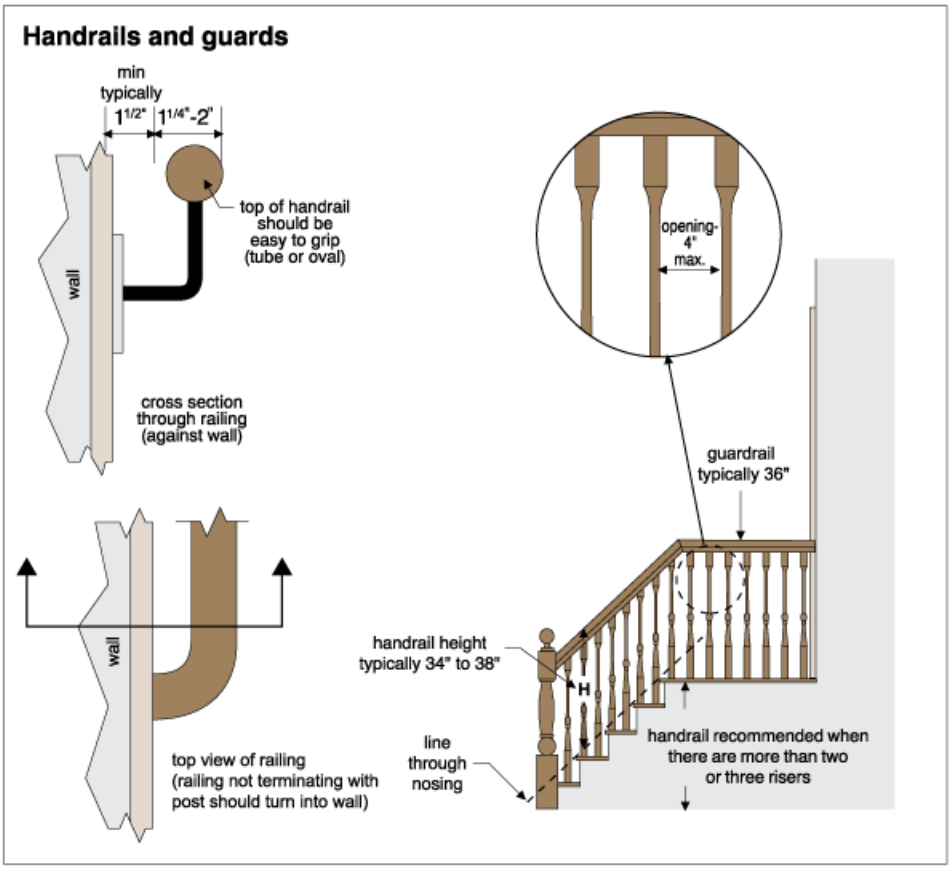



**35.** *Rise excessive*

**STAIRS \ Handrails and guards**

**Condition:** • Missing

**Implication(s)**: Fall hazard
**Location**: Basement Staircase (both runs) and first floor staircase top run
**Task**: Provide handrails (and at basement provide on open side)
**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)

**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.

**REGULAR MAINTENANCE \ Comments \ Additional**

**Condition:** • Ongoing care to maintain finishes, function, and overall interior condition:
• Basement floor prior water damage - old issue - dry at time of inspection - no action required.
• Basement ceiling patched - dry at time of inspection - no action required
**Location**: Various
**Task**: Repair/Replace/Improve
**Time**: Regular maintenance / Routine upkeep

## Inspection Methods and Limitations

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

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

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

**Cosmetics:** • No comment offered on cosmetic finishes

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

**Percent of foundation not visible:** • 90 %

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

**Environmental issues are outside the scope of a home inspection:** • The evaluation of Mold is outside the scope of a home inspection. If the appearance of mold is observed during the normal procedure of the home inspection, it will be noted for further evaluation. If mold is not observed, it does not mean it is not present. It may be in an area that was not observed during the inspection.

## 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. • 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.

**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.

**Standards of Practice:** • This document sets out what a professional home inspection should include, and guides the activities of our inspectors.
This inspection was performed in accordance with the most recent CAHPI Standards of Practice. Click the blue link above to view the full document.

**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.

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.