



YOUR INSPECTION REPORT

Inspection, Education, Knowledge. Since 2006.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
581 Beresford Avenue
Toronto, ON M6S 3C2

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Wednesday, February 25, 2026

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**

March 3, 2026

Dear Gillian Ritchie,

RE: Report No. 9055, v.2
581 Beresford Avenue
Toronto, ON
M6S 3C2

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 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 important component of the home inspection process. To more thoroughly familiarize yourself with the property and our findings, we recommend booking an Onsite Review by calling (416) 725-5568. Once the Onsite Review has been completed, the inspection report will be transferred to the buyer.

The fee for this service is \$295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

581 Beresford Avenue, Toronto, ON February 25, 2026

Report No. 9055, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

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HIGHLIGHTS:

This well-built home, with a mix of solid masonry and wood-frame construction, and featuring a newer rear addition (2022), is in very good condition overall compared to homes of similar age and style. No significant structural performance-related concerns were observed at the time of inspection. The visible exterior masonry is in good condition overall. The electrical service is 100 amps with substantially upgraded copper wiring throughout. An Tankless boiler (5 years old) provides domestic hot water and in-floor radiant heating. A backwater valve is present. An HRV system has been installed to provide improved air exchange. The newer rear addition was completed approximately four years ago. The basement is professionally finished. Numerous window upgrades were performed approximately four years ago and feature premium energy efficient units. The interior of the home appears well maintained overall. As is typical for homes of this age and with subsequent improvements, there is a mix of newer and older systems and components.

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.

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

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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>

Roofing

RECOMMENDATIONS \ Overview

Condition: • Snow on roof limited/restricted inspection. Inspect roof when accessible once snow and ice have cleared.

Location: Throughout Roof(s)

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 11 years old and could not be tested due to low outdoor temperature.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,000 - and up

This concludes the Summary section.

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

The suggested time frames for completing recommendations are based on the limited information available during a 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](#)

snow covered

Flat roofing material:

- Unknown

snow covered

Approximate age: • Flat roof over addition is reported by seller to be approximately 4 years old (age of addition).

Flat roof over original portion of home, age not determined.

Sloped shingled areas, age not determined.

Typical life expectancy: • 15-20 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

Condition: • Snow on roof limited/restricted inspection. Inspect roof when accessible once snow and ice have cleared.

Location: Throughout Roof(s)

FLAT ROOF FLASHINGS \ Skylight

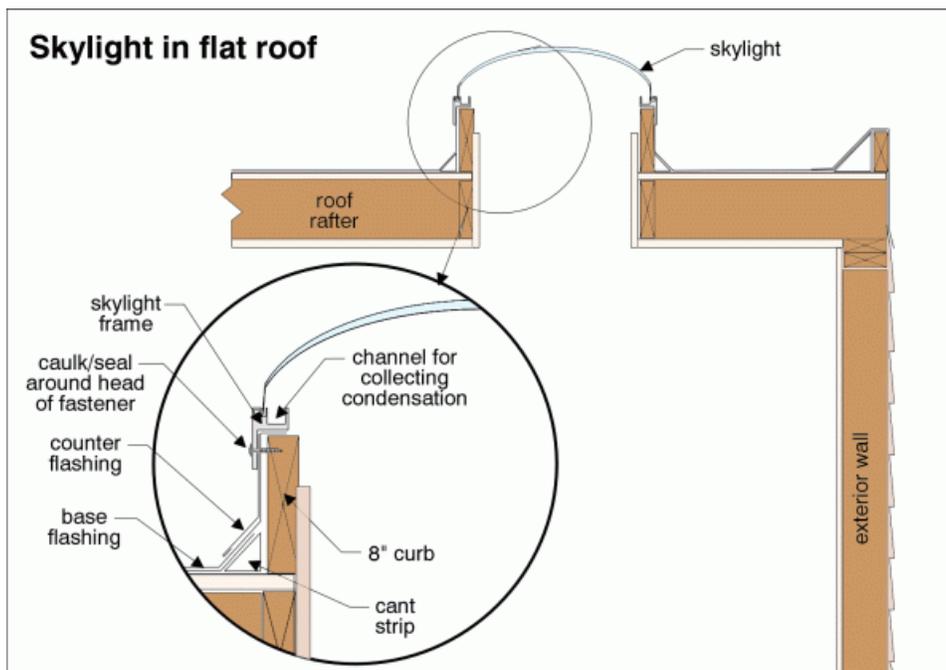
Condition: • Skylights are vulnerable areas

This applies to ALL homes that have one or more skylight.

Location: Exterior flat roof

Task: Monitor for leakage

Time: Ongoing - especially after heavy rain



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 limited/prevented by:

- Snow/ice/frost
- Due to significant snow accumulation at the time of inspection, roof-related components could not be evaluated.

Once snow conditions permit, these areas should be re-evaluated to confirm overall condition.

Inspection performed:

- Portions of the roof covering were snow/ice covered at the time of inspection, limiting full evaluation. Visible areas were inspected from the ground and or by drone where accessible.

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1. Roof views

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Descriptions

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

Gutter & downspout discharge: • Below and above grade

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

Wall surfaces and trim:

• [Metal siding](#)

At rear addition

• [Boards](#)

At rear addition

• [Asphalt shingles](#)

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

RECOMMENDATIONS \ General

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

ROOF DRAINAGE \ Downspouts

Condition: • Discharge below grade

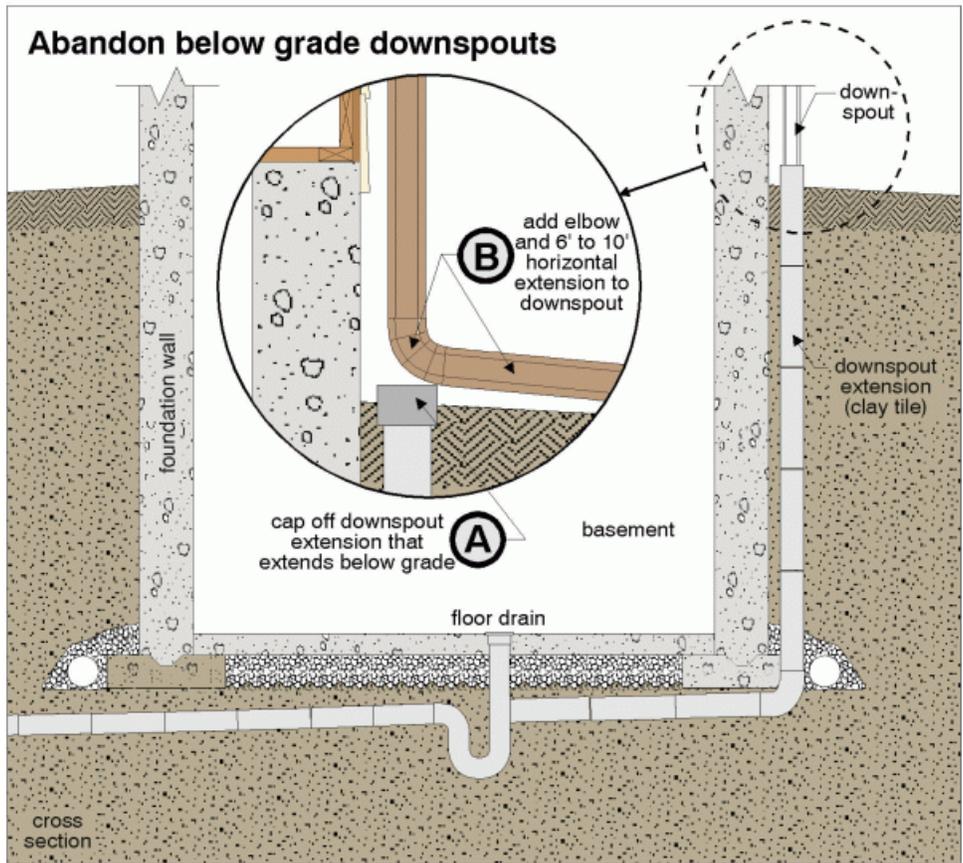
Downspouts that discharge below grade can be aesthetically pleasing, but they pose functional challenges. It is difficult to determine if these downspouts are clogged unless the discharge points are visible and can be regularly monitored. For this reason, above-grade downspouts are generally preferred, as they allow for easier inspection and maintenance.

Location: Exterior

Task: Monitor / Consider improving

Time: If necessary

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2. Discharge below grade

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

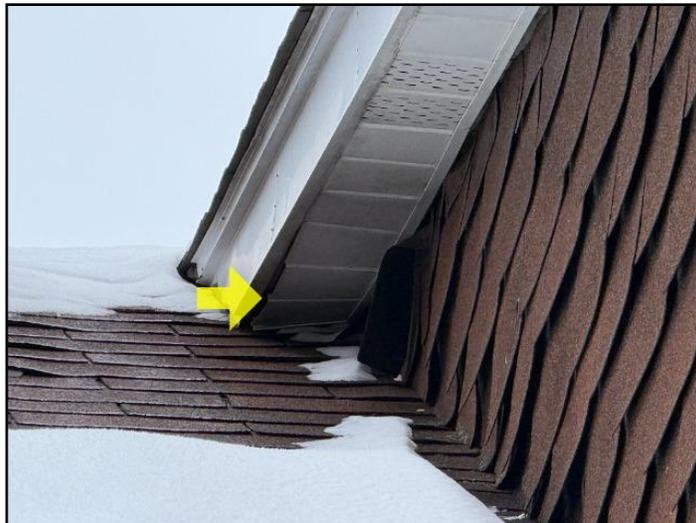
Condition: • [Loose or missing pieces](#)

Location: Front Left Exterior

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Task: Secure

Time: Less than 1 year / Regular maintenance



3. Loose

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.

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

Condition: • Masonry and/or mortar deterioration

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

photos show a sampling

Location: Various Exterior Walls and windows sills

Task: Repair

Time: Ongoing Regular maintenance

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4. Masonry and/or mortar deterioration



5. Masonry and/or mortar deterioration

WALLS \ Asphalt shingles

Condition: • [Loose, missing or torn tabs](#)

photos show a sampling

Location: Various Left Exterior

Task: Repair

Time: Less than 1 year / Regular maintenance

Cost: Minor



6. Loose, missing or torn tabs



7. Loose, missing or torn tabs

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8. Loose, missing or torn tabs

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

Condition: • [Spindles \(balusters\) missing](#)

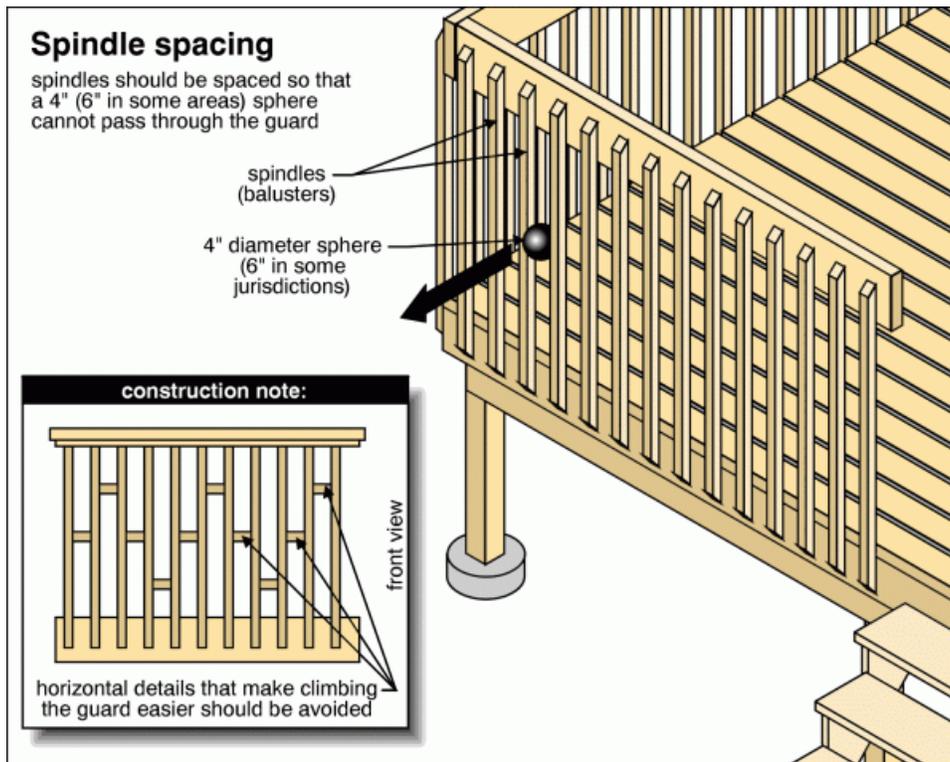
Implication(s): Fall hazard

Location: Left Porch

Task: Provide

Time: Less than 1 year

Cost: Minor



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9. Spindles (balusters) missing

LANDSCAPING \ Lot grading

Condition: • When the snow melts, ensure that the grading around the home is promoting drainage of water away from the home.

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:

- Gap around wall penetration - front below porch - Seal
- Step rise too low / not uniform - front steps - Improve as needed.
- Vent requires caulking - Left side - seal
- Efflorescence noted - Left side wall - Typical for the age - Monitor for worsening.

Location: Various Exterior

Task: Repair or Replace or Improve or Monitor

Time: Regular maintenance / Routine upkeep

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10. Gap requires seal



11. example of efflorescence



12. Seal vent

EXTERIOR

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Inspection Methods and Limitations

Inspection limited/prevented by:

- Inaccessible wall
- Rear right addition - right side wall not accessible for inspection due to its location along the neighbouring property.
- Snow / ice / frost

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

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

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#) • Not visible in all areas

Floor construction: • [Joists](#)

Exterior wall construction:

• [Wood frame](#)

At rear addition

• [Masonry](#)

At original areas

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, weakened structure, chance of structural movement, 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

WALLS \ Solid masonry walls

Condition: • [Prior repairs](#)

It is common to find a multitude of masonry/mortar wall repairs on homes of this age

Location: Various Exterior Wall

Task: For Your Information / Monitor

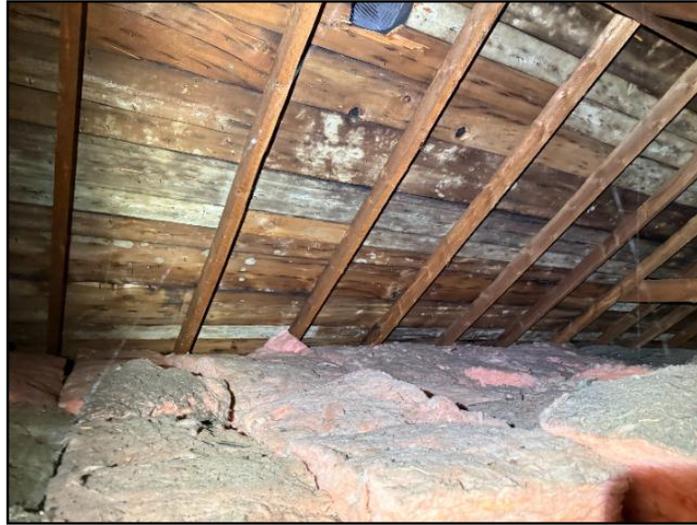
ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Water stains or discoloration - 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, condensation, or natural aging and weathering of the wood.

Location: Various Sloped Attic

Task: For Your Information



13. Water stains or discoloration - Attic plank...

Inspection Methods and Limitations

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

Attic/roof space:

- Inspected from access hatch
 - No access
- no access to flat roof areas

Percent of foundation not visible: • 95 %

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS • The Electrical system has been updated and is in good condition overall.

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

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

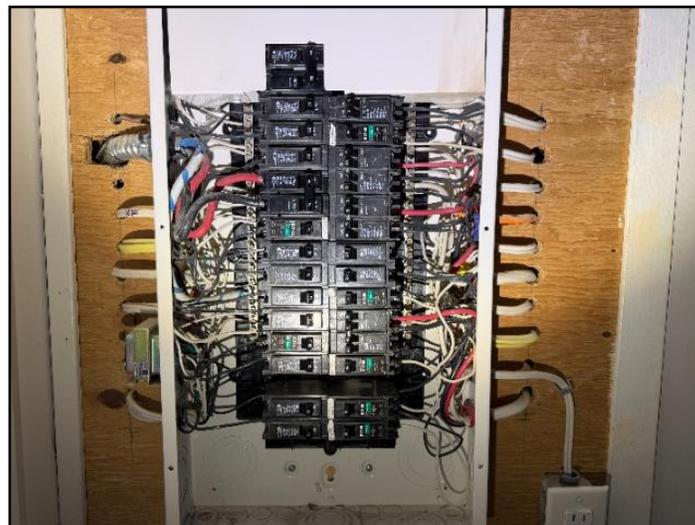
Main disconnect/service box type and location: • [Breakers - basement](#)

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

Distribution panel type and location:

• [Breakers - basement](#)

Good condition overall



14. Breakers - basement

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

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

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

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

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.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • General safety reminder for ALL homes -

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.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Electrical maintenance items noted below are generally straightforward to address but should still be treated as safety-related. These types of issues are common in many homes and may be corrected as part of routine electrical maintenance:

- Fasteners missing or improper type - Basement panel - Provide proper panel fasteners

Implication(s): Fire and/or shock hazards

Location: Various

Task: Correct

Time: As soon as possible

Cost: Regular maintenance

Inspection Methods and Limitations

System ground: • Quality of ground not determined

HEATING

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Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • 42,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age: • [10 years](#)

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

Main fuel shut off at: • Meter

Auxiliary heat: • Radiant floor heating (hot water)

Mechanical ventilation system for building: • Heat recovery ventilator (HRV)

Observations and Recommendations

RECOMMENDATIONS \ General

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

Location: Basement Furnace Room

Task: Service annually

Time: Ongoing

Cost: Regular maintenance item

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [No drip edge on cap \(crown\)](#)

see illustration

Location: Exterior chimney

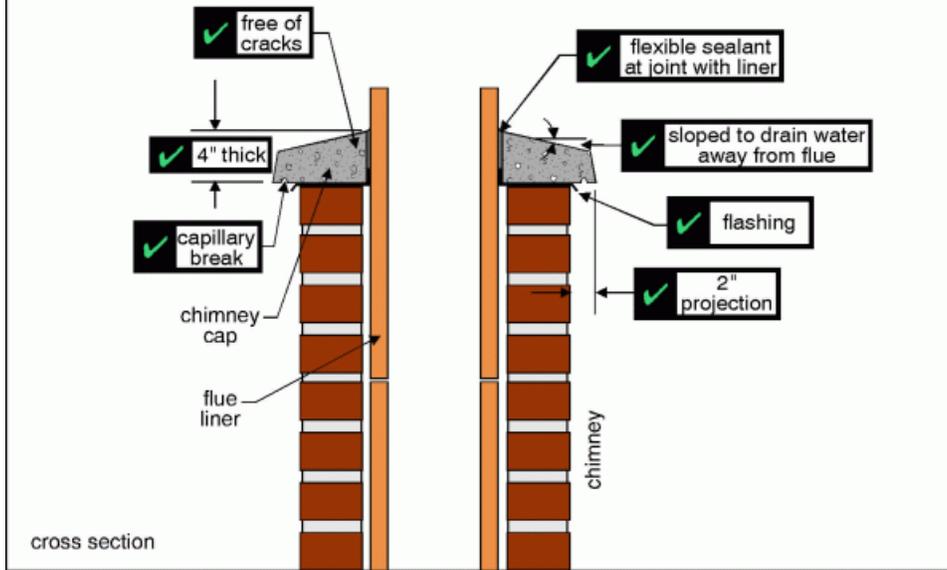
Task: Provide

Time: Less than 1 year

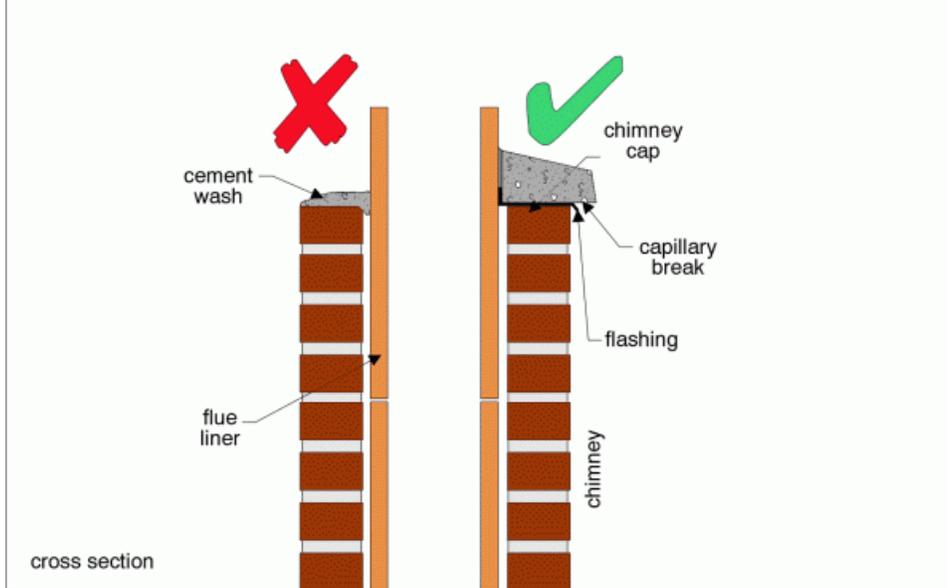
Cost: \$800 - and up

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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What makes a good chimney cap?



Drip edge on cap



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15. 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

HEAT RECOVERY VENTILATOR \ General notes

Condition: • Limited service clearance

HRV unit is installed directly behind adjacent ductwork. Front access panel could only be opened approximately four inches before contacting the duct. Interior heat recovery core appeared clean based on limited viewing; however, full access was restricted.

Location: Basement Furnace Area

Task: Improve service clearance if future maintenance becomes difficult

Time: As required



16.

HEATING

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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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Descriptions

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

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • 11 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

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 11 years old and could not be tested due to low outdoor temperature.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,000 - and up

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature • 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

INSULATION AND VENTILATION

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

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

Attic/roof air/vapor barrier: • [Plastic](#) • Spot Checked Only

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

Foundation wall insulation amount/value: • Not visible

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

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

Implication(s): Increased heating and cooling costs

Location: Throughout Sloped Attic

Task: Upgrade

Time: Discretionary

Cost: \$1500 and up

ATTIC/ROOF \ Hatch/Door

Condition: • [Not weatherstripped](#)

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

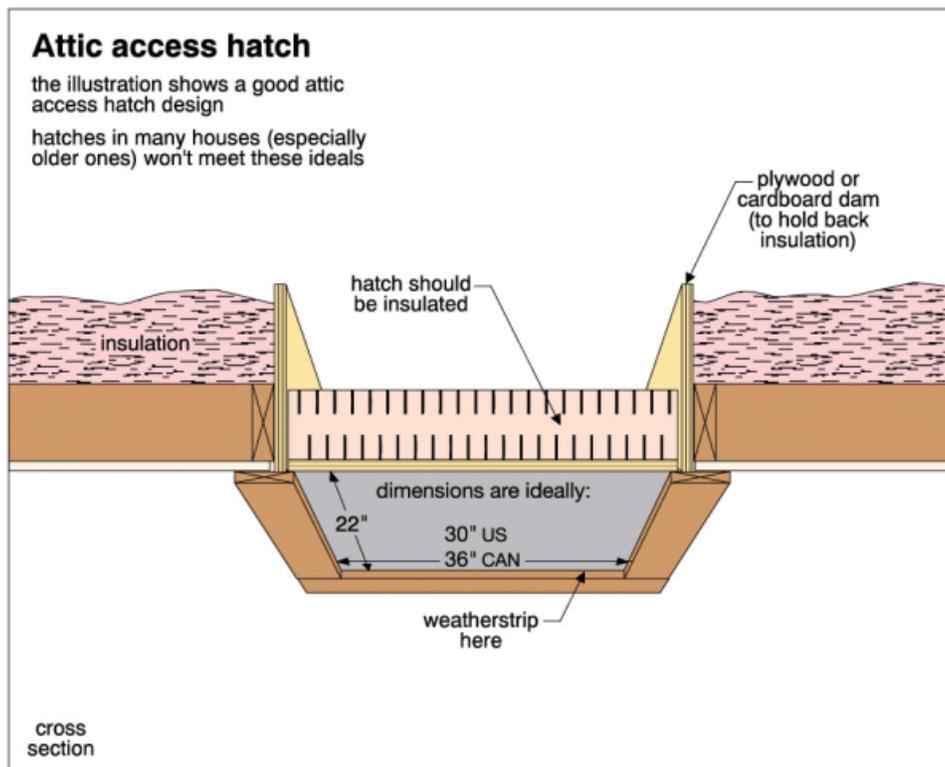
Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor

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Inspection Methods and Limitations

Inspection limited/prevented by lack of access to:

- Roof space
Flat roof therefore no attic at these areas.
- 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](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Main water shut off valve - Basement



17. Main water shut off valve - Basement

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

Water heater type:

- Tankless/On demand
- Operates for both domestic hot water and in-floor radiant heating.

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

Water heater tank capacity: • Tankless / Instantaneous

Water heater approximate age:

- 5 years
- Manufactured 2021. Installed July 2022

Water heater typical life expectancy: • 10 to 20 years

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

Pumps: • [Sump pump](#)

Floor drain location: • Near heating system • Rear Basement

Backwater valve: • Backwater valve is present.

These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.

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, difficult to service, sewage entering building, health hazards.

Condition: • Grout and Caulking should be checked regularly and maintained to ensure water tight seal in bathtub and shower areas.

Location: Throughout Bathrooms

Task: Improve

Time: Ongoing regular mainenance

WASTE PLUMBING \ Traps - installation

Condition: • Nonstandard shape or material

Implication(s): Reduced operability | Fixtures slow to drain | Sewer gases entering the building (due to siphoning)

Location: Basement Bathroom

Task: Monitor for siphoning or slow draining and Improve if needed

Cost: Minor



18. Nonstandard shape

WASTE PLUMBING \ Sump pump

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

Noted for all homes with an active sump pump.

Location: Basement

Task: Provide backup power source

Time: Less than 1 year

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

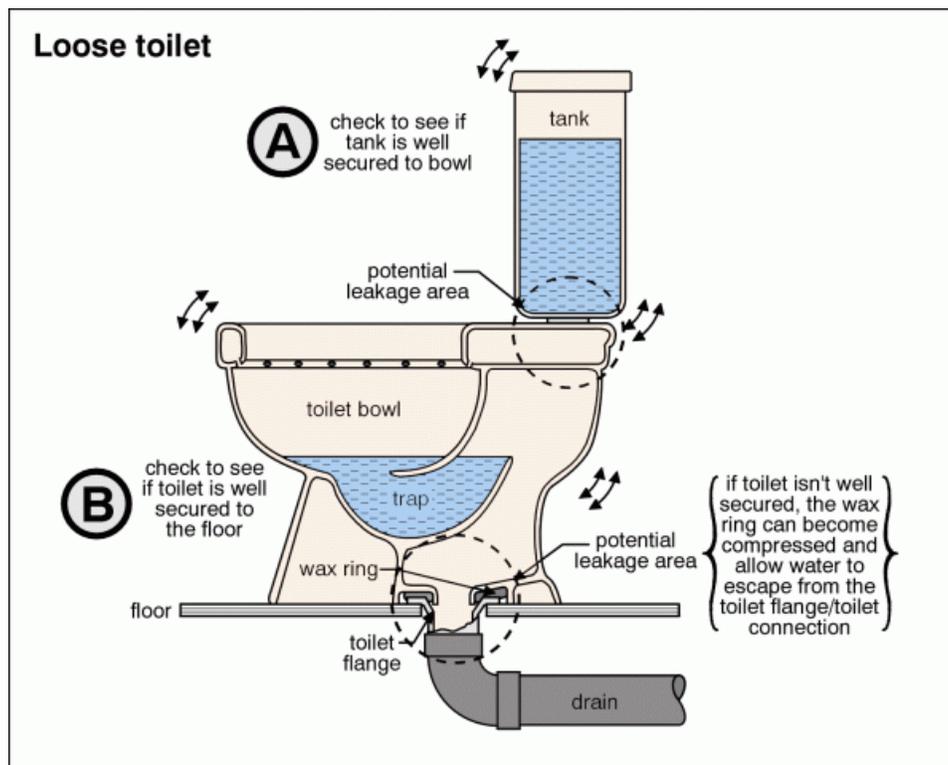
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Basement 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.

• Drain stop inoperative - Basement bathroom bathtub - Improve if desired

Location: Various

Task: Improve or Correct or Repair

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

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. • Many interior components have been updated

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

Windows:

- [Fixed](#)
- [Single/double hung](#)
- [Casement](#)

• Good conditional overall. All windows tested were functional.

Majority of windows appear to have been replaced approximately 4 years ago. A small number of older windows remain, including two casement windows at the front of the home dated 1999 and two single-hung windows in the dining area dated approximately 2000.

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

RECOMMENDATIONS \ General

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

Condition: • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear. This can include worn or cracked flooring and blemishes on wall/ceilings

RECOMMENDATIONS \ Overview

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

WINDOWS \ General notes

Condition: • Aging - Serviceable

Select windows at the front of the home and in the dining area are approximately 25 years old and were observed to be in good condition overall at the time of inspection. While no functional concerns were noted, windows of this age are considered mid-to-late life.

Location: First floor various

Task: Upgrade

Time: When necessary / Unpredictable

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

STAIRS \ Guardrails

Condition: • [Too low](#)

Below modern standards

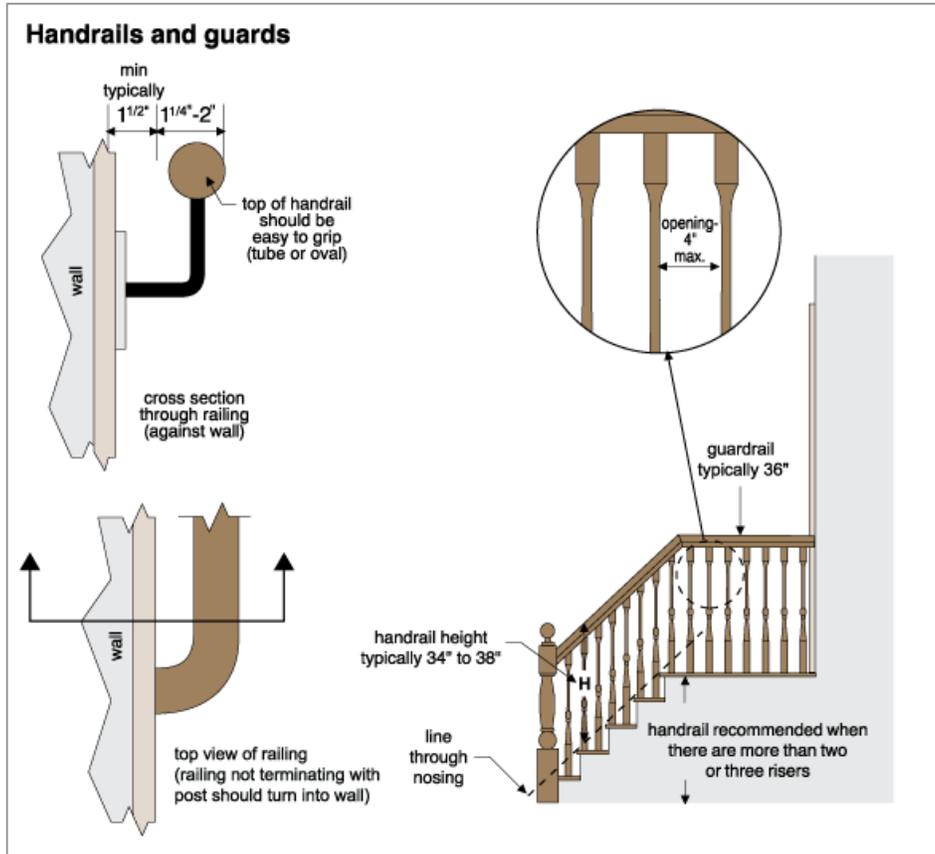
Implication(s): Fall hazard

Location: Second Floor Hall

Task: Upgrade

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

Time: As soon as practical



19. Too low

EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Vibration

Fan assembly contacts filter during operation.

Implication(s): Equipment failure

Location: Basement Kitchen

Task: Adjust

Time: Less than 1 year

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.

Inspection Methods and Limitations

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

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

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

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 95 %

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

- 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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