YOUR INSPECTION REPORT

Inspection, Education, Knowledge. Since 2006.

PREPARED BY:
ADAM HANNAN

FOR THE PROPERTY AT:
387 Kennedy Avenue
Toronto, ON M6P 3C5

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Thursday, February 26, 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

March 6, 2026

Dear Gillian Ritchie,

RE: Report No. 9098, v.4
387 Kennedy Avenue
Toronto, ON
M6P 3C5

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

387 Kennedy Avenue, Toronto, ON February 26, 2026

HIGHLIGHTS:

This well-built solid masonry home on stone foundations, originally constructed in the early 1900s with a third-floor addition completed in approximately 2016, 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 exterior masonry is in good condition overall. The roof coverings are reported to be approximately 10 years old.
The electrical service is 100 amps with substantially upgraded copper wiring throughout.
The interior of the home appears well maintained overall.
As is typical for homes of this age and with subsequent additions, 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
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)

Heating

GAS FURNACE \ Life expectancy
Condition: • Near end of life expectancy
The Typical life expectancy is 15-20 years. The current unit is 15 years old. Have an HVAC licensed technician service the unit and check the condition of the heat exchanger for cracks, holes, or rust. If the heat exchanger is in good condition, continue using until replacement is needed.
Implication(s): Equipment failure | No heat for building
Location: Basement Furnace
Task: Replace
Time: When necessary / Unpredictable
Cost: $4,500 - and up

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 15 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

Plumbing

WATER HEATER \ Temperature/pressure relief (TPR) valve
Condition: • Leaking
Implication(s): Chance of damage to finishes
Location: Basement Indirect water heater
Task: Service
Time: As Soon As Possible

WATER HEATER \ Combination heating system

Condition: • Tankless boiler and indirect water heater are approximately 13 years old. Combination boiler and indirect water heater systems typically have a service life of approximately 10-20 years depending on maintenance and operating conditions. The indirect water heater discharge piping was observed leaking as noted elsewhere in the report. Depending on source of leakage, repair may involve component replacement or full tank replacement.

Location: Basement

Task: Service indirect water heater. Replace systems when required

Time: Unpredictable

Cost: Consult specialist when required.

This concludes the Summary section.

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

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

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

Descriptions

Sloped roofing material: • Asphalt shingles

Flat roofing material: • Modified bitumen membrane

Approximate age: • 10 years

Typical life expectancy: • 15-25 years

Observations and Recommendations

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)

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.

1. *Roof view*

2. *Roof view*

Age determined by: • Reported by seller

Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Below and above grade

Lot slope: • Not determined due to snow

Wall surfaces and trim: • Vinyl siding

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

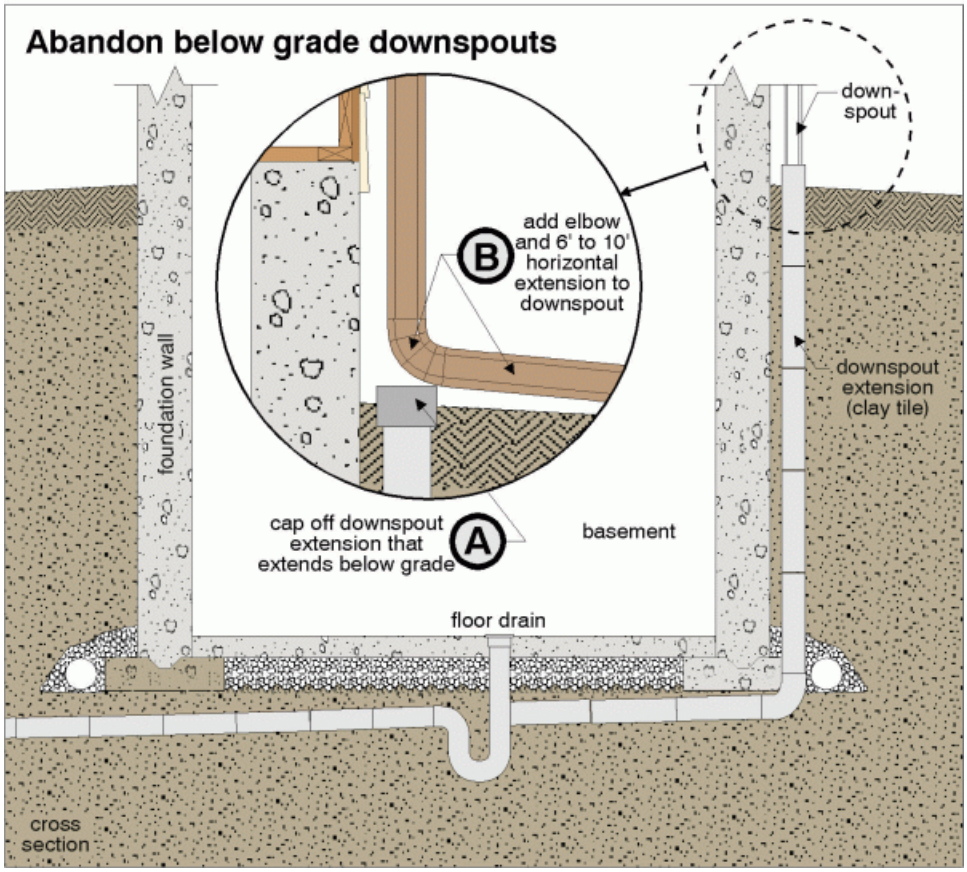
Downspouts that discharge below grade can be aesthetically pleasing, but they pose functional challenges. It is difficult to determine if these downspouts are clogged unless the discharge points are visible and can be regularly monitored. For this reason, above-grade downspouts are generally preferred,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

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

Location: Right Side Exterior

Task: Monitor / Consider improving

Time: If necessary



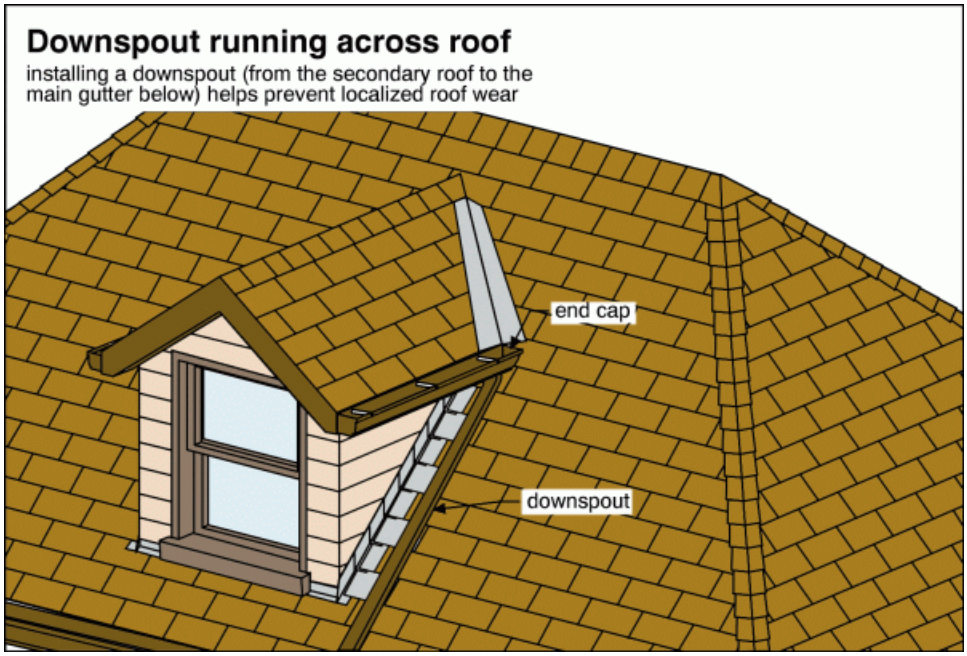
3. *Discharge below grade*

Condition: • Discharge onto roofs

Improvement recommendation - Extend Downspout to lower gutter to protect roof covering from premature wear.

Location: Exterior front right roof

Task: Improve
Time: Less than 1 year
Cost: Minor Regular maintenance item



4. *Discharge onto roofs*

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

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • Sill - Near or at Grade Level

Basement window at or near grade level. Modern standards recommend that the bottom of the window be at least 6 inches above grade or have a window well installed. Consider adding window well if regrading or when necessary. In the meantime, ensure windows remain well-sealed to prevent water intrusion.

Location: Exterior Left

Task: Monitor for moisture intrusion / Improve

Time: As necessary

Cost: If/when upgrading to window wells in the future, $2000 and up each

5. *Sill - Near or at Grade Level*

EXTERIOR GLASS/WINDOWS \ Window well drains

Condition: • Missing

Window well was filled with debris and organic material at the time of inspection. Less than approximately 6 inches of clearance was observed below the window frame. No gravel base or drain was visible after limited clearing of debris; presence of a drain could not be confirmed.

Location: Rear exterior

Task: Remove debris, lower grade to provide minimum 6 inches clearance below window, and improve drainage as required

Time: As soon as practical

Cost: Variable

6. *Rear window well*

DOORS \ Exterior trim
Condition: • Inadequate sill projection
Location: Rear Exterior
Task: Provide sill projection
Time: As soon as practical
Cost: Minor

7. *Missing*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards
Condition: • Missing
Implication(s): Fall hazard
Location: Front Exterior right landing
Task: Provide guardrail

Time: Less than 1 year
Cost: Minor

8. *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.

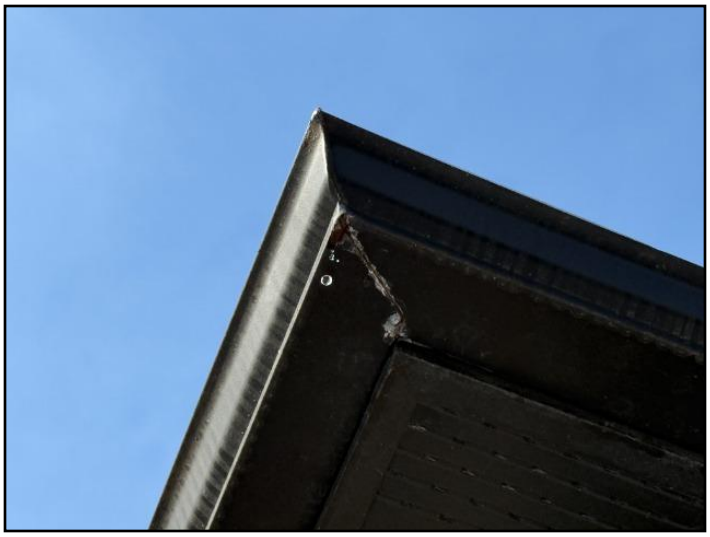
LANDSCAPING \ Retaining wall

Condition: • Inaccessible or limited access
Location: Right Side Exterior Yard Retaining Wall
Task: Obtain proper access and inspect
Time: When accessible

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:
• Tree branch maintenance - Various front - keep tree branches trimmed back 3 feet from roof line
• Leak at gutter joint - Front exterior - Seal
• Step pavers unlevel - Front steps - Adjust as needed to prevent trip hazards
• Gutter fastener loose - Front right gutters - Secure
• Single-hung enclosure windows aging - Porch enclosure - Upgrade when needed
Location: Various Exterior
Task: Repair or Replace or Improve or Monitor
Time: Regular maintenance / Routine upkeep

9. *Loose fastener*



10. *Gutter joint*

Inspection Methods and Limitations

Inspection limited/prevented by: • Snow / ice / frost

No or limited access to: • Right side retaining wall.
The right-side retaining wall could not be fully evaluated due to restricted access from the upper yard. Proper sight-line alignment along the wall face was not possible without entering adjacent property. A complete assessment of the lower wall condition was therefore limited.

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.

Configuration: • Basement

Foundation material: • Stone

Floor construction: • Joists

Exterior wall construction:

• Wood frame

At upper addition

• Masonry

Roof and ceiling framing: • Not visible

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

Inspection Methods and Limitations

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

Attic/roof space: • The attic has been converted to a living space at some point in past.

The roof space (the small area between the ceiling and roof cannot be viewed during an inspection)

Percent of foundation not visible: • 95 %

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

Descriptions

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

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

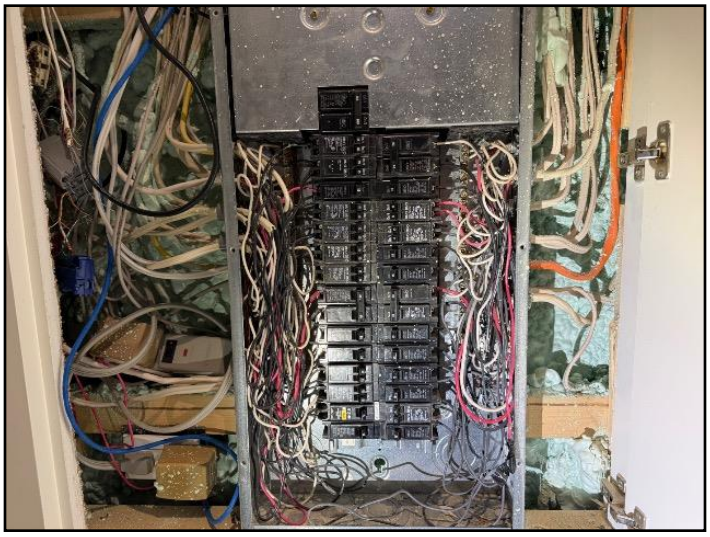
Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

• Breakers - basement



11. *Breakers - basement*

Distribution panel rating: • 125 Amps

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

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

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

Smoke alarms (detectors): • Present

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.

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:
• An Eaton breaker was observed in the electrical panel. According to the seller's electrician, the breaker is compatible with this panel type (Cutler-Hammer/Eaton). No further action required.
• Shared neutral wiring was observed at tandem breakers. The electrician reports this configuration cannot be altered due to wiring access and indicates the panel has been reviewed by ESA. No further action recommended at this time.
Location: Various
Task: For Your Information

Inspection Methods and Limitations

System ground: • Quality of ground not determined

Descriptions

Heating system type: • Furnace • Boiler • Integrated (Combination) System - See Plumbing Section

Heating system type: • The home is equipped with multiple heating systems. A high efficient forced-air furnace serves the majority of the house. In addition, a tankless boiler operates as an integrated hydronic combination system, providing domestic hot water via an indirect storage tank, radiant in-floor heating, and heated water to a third-floor air handler coil.

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity:
• 150,000 BTU/hr
Boiler
• 60,000 BTU/hr
Furnace

Efficiency: • High-efficiency

Approximate age:
• 15 years
Furnace

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years • Integrated (Combination) system using boiler - 10 to 20 years

Main fuel shut off at: • Meter

Auxiliary heat: • Radiant floor heating (hot water)

Fireplace/stove: • Gas fireplace

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

GAS FURNACE \ Life expectancy
Condition: • Near end of life expectancy
The Typical life expectancy is 15-20 years. The current unit is 15 years old. Have an HVAC licensed technician service the unit and check the condition of the heat exchanger for cracks, holes, or rust. If the heat exchanger is in good condition, continue using until replacement is needed.
Implication(s): Equipment failure | No heat for building
Location: Basement Furnace
Task: Replace
Time: When necessary / Unpredictable

Cost: $4,500 - and up

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • Condensate drain line problems

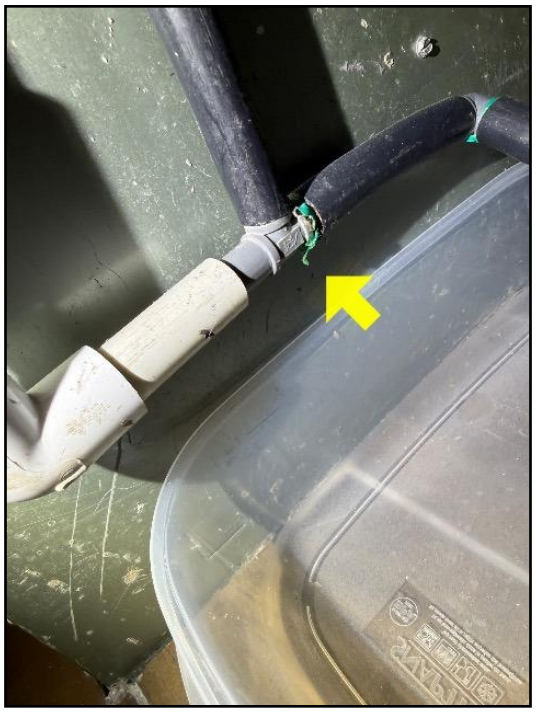
Minor leak at condensate drain tube at the time of the inspection.

Location: Basement furnace area

Task: Correct / Adjust / Provide clamp

Time: As Soon As Possible

Cost: Less than $100



12. *Condensate leak*

GAS HOT WATER BOILER \ Pressure relief valve

Condition: • No pipe extension

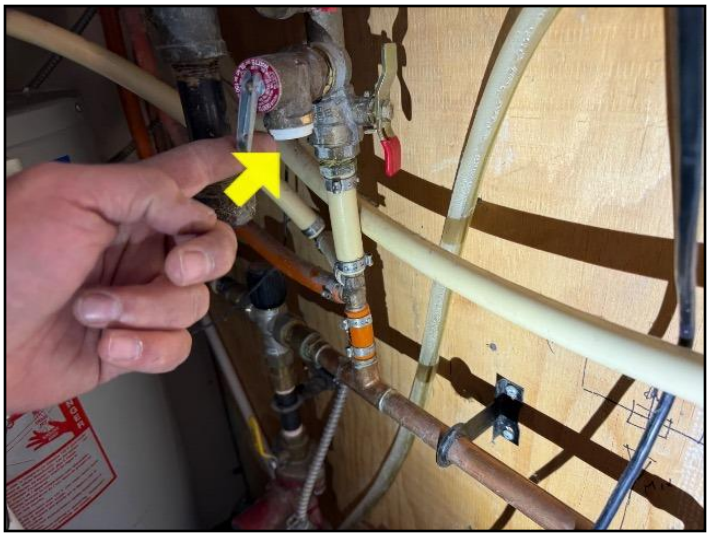
Implication(s): Scalding

Location: Basement Furnace Area

Task: Correct

Time: Less than 6 months

Cost: Minor



13. *No pipe extension*

FIREPLACE \ Gas fireplace or gas logs

Condition: • A specialist should inspect the gas fireplace prior to use. These units vary widely by manufacturer and model, each with specific installation and service requirements. We recommend the fireplace be covered under a maintenance contract that includes regular service
*Gas fireplace is reported by sellers as functional.

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

• Central

Serving basement, main floor, and second floor.

• Ductless (Mini split) system

Serving third floor, likely operating in conjunction with third floor air handler.

Cooling capacity:

• 12,000 BTU/hr

For mini split system

• 24,000 BTU/hr

For central system

Compressor approximate age: • 15 years

Compressor approximate age: • Age of mini split system not determined. Serial # not legible. Consult HVAC technician to identify age

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 15 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

Descriptions

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not visible

Attic/roof ventilation: • None found

Foundation wall insulation material: • Sprayed Foam

Foundation wall insulation amount/value: • Not determined

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

Service piping into building: • Not visible

Supply piping in building: • Copper • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Main water shut off valve - Front of the basement

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

Water flow and pressure: • Functional

Water heater type:

• Tank

Indirect tank. Hot water heated by boiler leading to holding tank (combination system)

• Tankless/Indirect

Water heater fuel/energy source: • Gas

Water heater tank capacity: • Tankless / Instantaneous

Water heater approximate age:

• 13 years

Tankless boiler and Indirect water heater

Water heater typical life expectancy: • 10 to 20 years

Waste and vent piping in building: • Plastic

Pumps:

• Sump pump

Located under laundry cabinet

Floor drain location: • Near laundry area

Observations and Recommendations

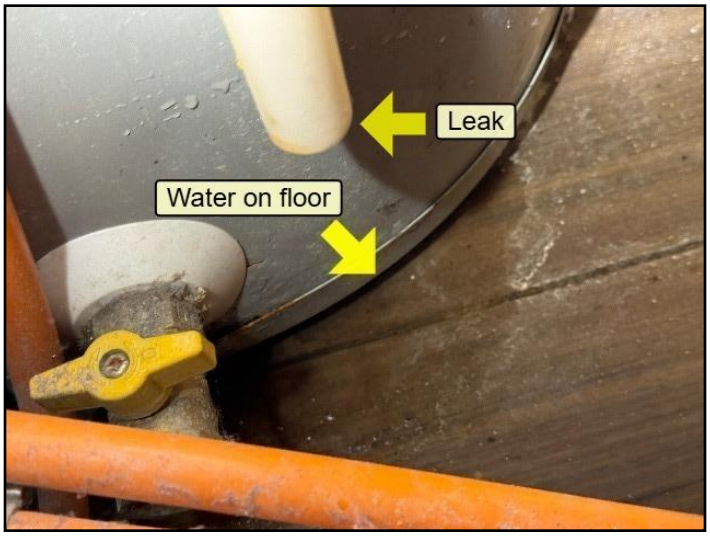
RECOMMENDATIONS \ General

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

WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • Leaking
Implication(s): Chance of damage to finishes
Location: Basement Indirect water heater
Task: Service
Time: As Soon As Possible



15. *Leaking*

16. *Leaking*

WATER HEATER \ Combination heating system

Condition: • Tankless boiler and indirect water heater are approximately 13 years old. Combination boiler and indirect water heater systems typically have a service life of approximately 10-20 years depending on maintenance and operating conditions. The indirect water heater discharge piping was observed leaking as noted elsewhere in the report. Depending on source of leakage, repair may involve component replacement or full tank replacement.
Location: Basement
Task: Service indirect water heater. Replace systems when required
Time: Unpredictable
Cost: Consult specialist when required.

WASTE PLUMBING \ Traps - installation

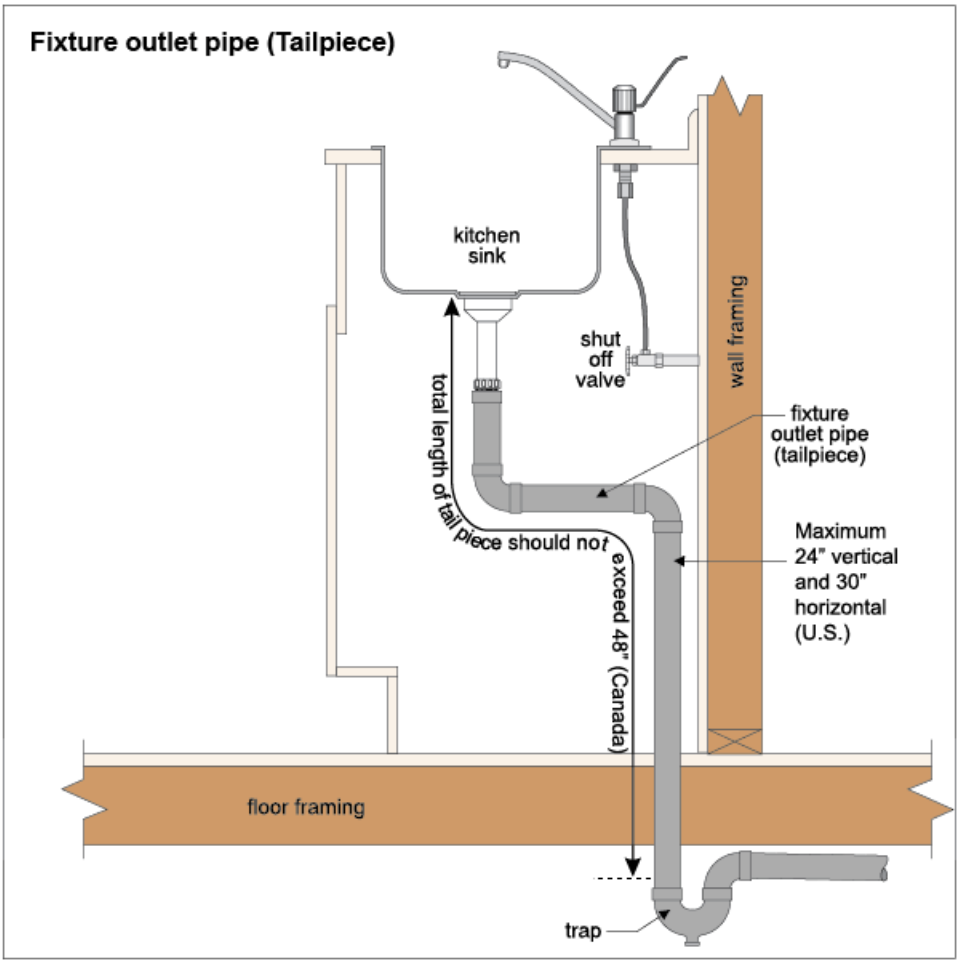
Condition: • Tailpiece (fixture outlet pipe) too long

Implication(s): Sewer gases entering the building

Location: Primary bathroom sinks third floor

Task: Monitor for siphoning / Improve

Time: If necessary / Unpredictable



17.

18.

WASTE PLUMBING \ Sump pump

Condition: • Sump pump located below laundry cabinet. The sump pump was not accessible for testing at time of inspection.

Location: Front Basement Laundry Area

Task: Inspect and test sump operation

Time: Routine maintenance

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.

• The basement shower glass door was previously noted to rub against the threshold during operation. The seller has reported that the door has since been adjusted.

• The primary bathroom shower glass door was previously noted to rub against the frame/threshold during operation. The seller has reported that the door has since been adjusted.

Location: Various

Task: For your information

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 • Stucco/texture/stipple

Windows: • Fixed • Sliders • Casement • Awning • All windows that were tested were functional

Glazing: • Single • Double • Primary plus storm

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

The windows vary in style and age. Most were observed to be functional at the time of inspection; however, several failed thermal seals were noted as outlined in the report. Planning for future upgrades can be done over time as needed.

Location: Various

Task: Upgrade

Time: When necessary / Unpredictable

Cost: $60-$100 per square foot

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing

Several windows were observed with condensation/fog between the panes, indicating a lost seal. Two approaches can be considered:

1) Replace the glass units individually when desired. The cost ranges from $300 to $500 each, depending on size.

2) Replace the entire window system when required. This option is more costly, ranging from $60 to $100 per square foot.

Implication(s): Shortened life expectancy of material

Location: Several locations

Task: Replace the glass unit only

Time: Discretionary

Cost: $300 - $500 each glass unit or $60-$100 per sq ft for full window system replacement

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

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

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 99 %

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

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.