

INSPECTION REPORT



For the Property at:
1 ANY STREET
TORONTO, ON L8T 1A1

Prepared for: JANE DOE
Inspection Date: Friday, November 22, 2024
Prepared by: Sid Ford



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SUMMARY

1 Any street, Toronto, ON November 22, 2024

Report No. 1081, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

INTRODUCTION

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the completed report and the appropriate text included in the hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand that a home inspection is not a Technical Audit.

When you move into the home you may find some issues not identified in the report. This is to be expected and we suggest that you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

CONCLUSION

Most houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor quality house.

Many elements, like kitchens, bathrooms, flooring, siding and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Unplanned repairs and replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

A WORD ABOUT WATER

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors and ceilings. Water also promotes mold growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping your gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly away from the home to direct surface water away from the home.

Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

ASBESTOS, MOLD AND OTHER ENVIROMENTAL ISSUES

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Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mold and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mold. An Environmental Consultant can assist with these types of issues.

NOTE: BALLPARK COSTS & TIMEFRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting and decision-making. Quotes from specialists should be obtained.

END OF OVERVIEW

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Patched](#)

Patched areas indicate areas of previous roofing/shingle issues. It is not always possible to determine the performance of the repair.

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

Location: Left Slope Roof

Task: Monitor for leaks

Time: Ongoing

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Crowded](#)

The electrical distribution panel was extremely overcrowded and represented a severe safety hazard. The services of a licensed electrician is recommended to assess the panel, trace, clean up and properly route the circuits, or consider sub-panel or upgrade.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Switches

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: First Floor Living Room

Task: Replace

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Time: Immediate

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 pre-purchase/pre-listing home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

General: • Our inspection of the roof system included a visual examination to determine installation issues, damage or deterioration. We look for evidence of leaks on the roof surface and from the attic below. We walk on the roof when it is safe to do so and is not likely to damage the roof materials. No one can accurately predict when a roof will leak. Future conditions, seasonal variations and weather may reveal conditions or leaks that were not present during the inspection. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Limitations

General: • Nearly all shingles have to be installed according to the manufacturer's recommendations in order to perform as they were designed and for the manufacturer's warranty to remain in place. During a home inspection it would not be possible to determine what those recommendations were, or whether compliance can be confirmed.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish • Unless exposed, correct shingle fastener installation are not part of a home inspection. Confirming proper shingle fastening would require breaking the bonds of all shingle adhesive strips to examine all the fasteners. For asphalt shingles, the adhesive strip is the most important component in resisting wind damage.

Recommendations

RECOMMENDATIONS \ Overview

Condition: • Asphalt shingle roof coverings wear out and are replaced every 15 years or more, depending on a number of variables. An annual roof tune-up by a qualified roofer is strongly recommended

Location: Roof

Task: Annual Inspection

Time: Ongoing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Patched](#)

Patched areas indicate areas of previous roofing/shingle issues. It is not always possible to determine the performance of the repair.

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

Location: Left Slope Roof

Task: Monitor for leaks

Time: Ongoing

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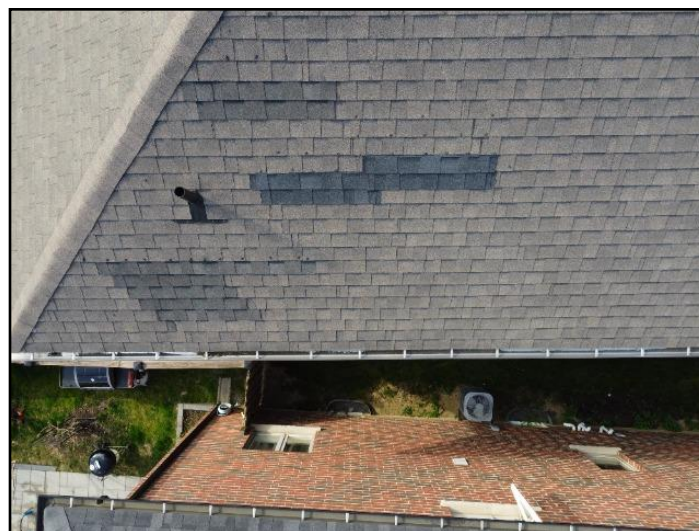
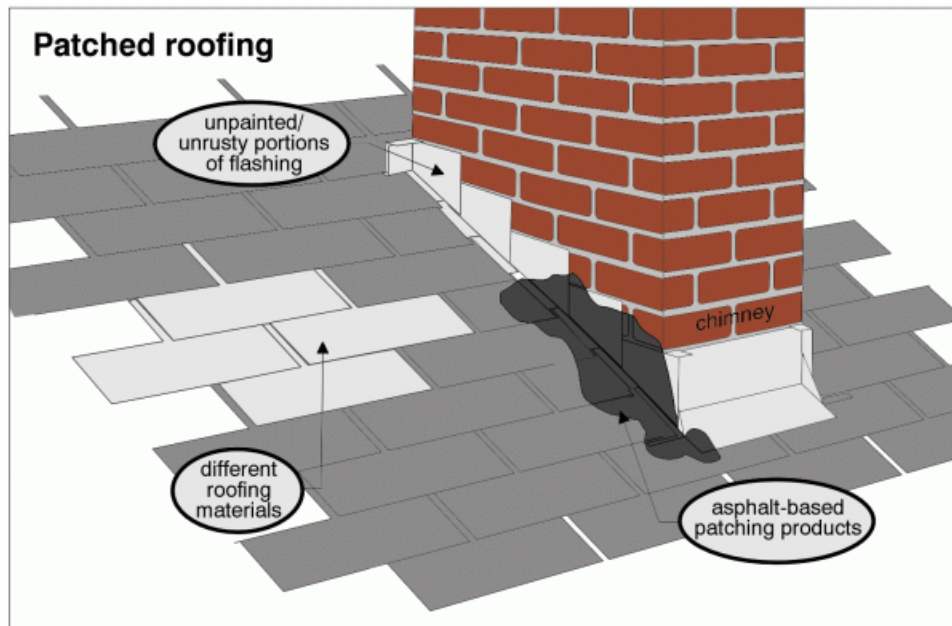
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1. Patched shingle area

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Description

General: • The inspection of the exterior of the home is conducted from grade level, evaluating weathertightness, condition, installation, and safety. A representative sampling approach is applied to the inspection.

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures • Exterior natural gas BBQ connections

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

Clean and ensure that any joints susceptible to leaking are properly sealed.

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

Location: Various Roof

Task: Clean

Time: As soon as practical

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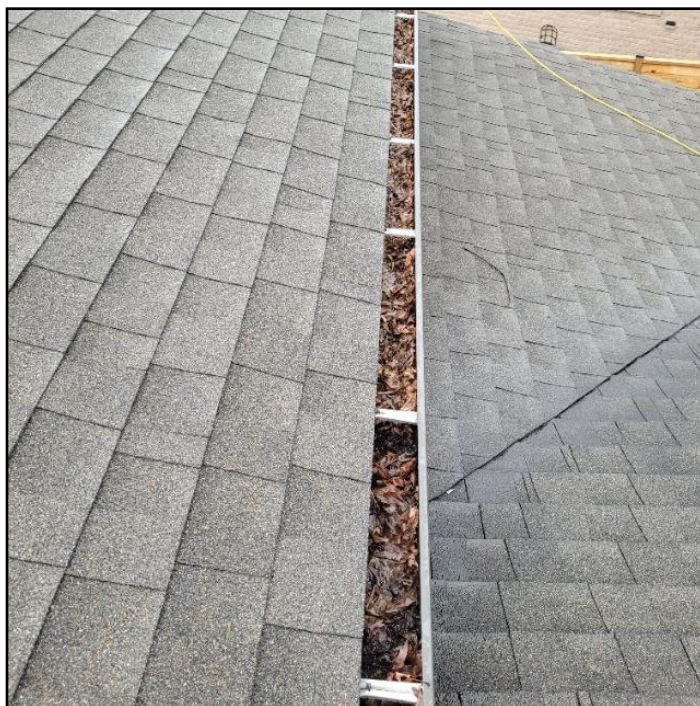
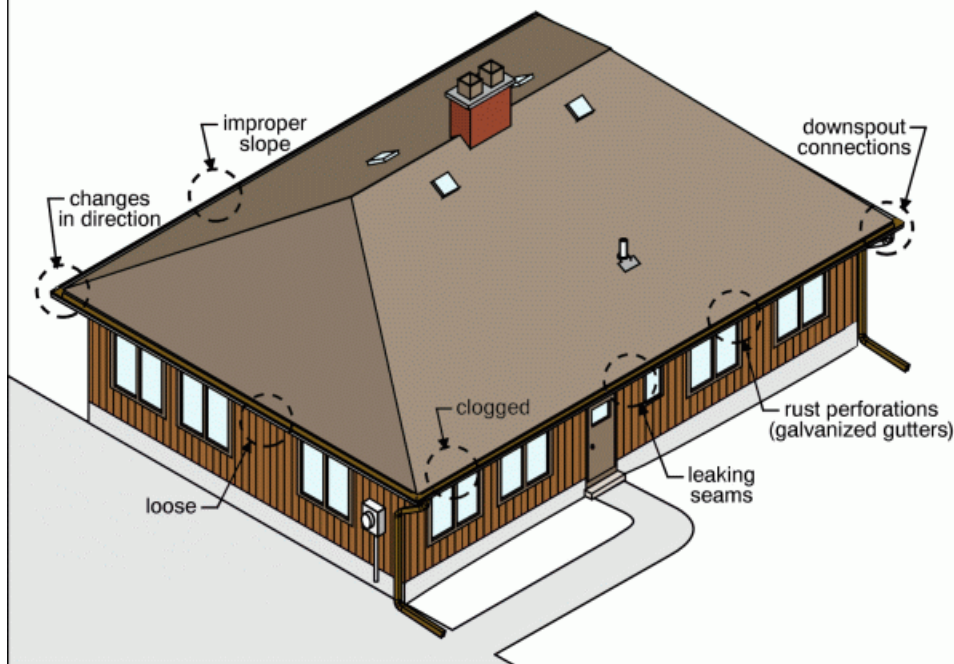
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Gutters - common reasons for leakage



2. Clogged Gutters

ROOF DRAINAGE \ Downspouts

Condition: • Discharge below grade

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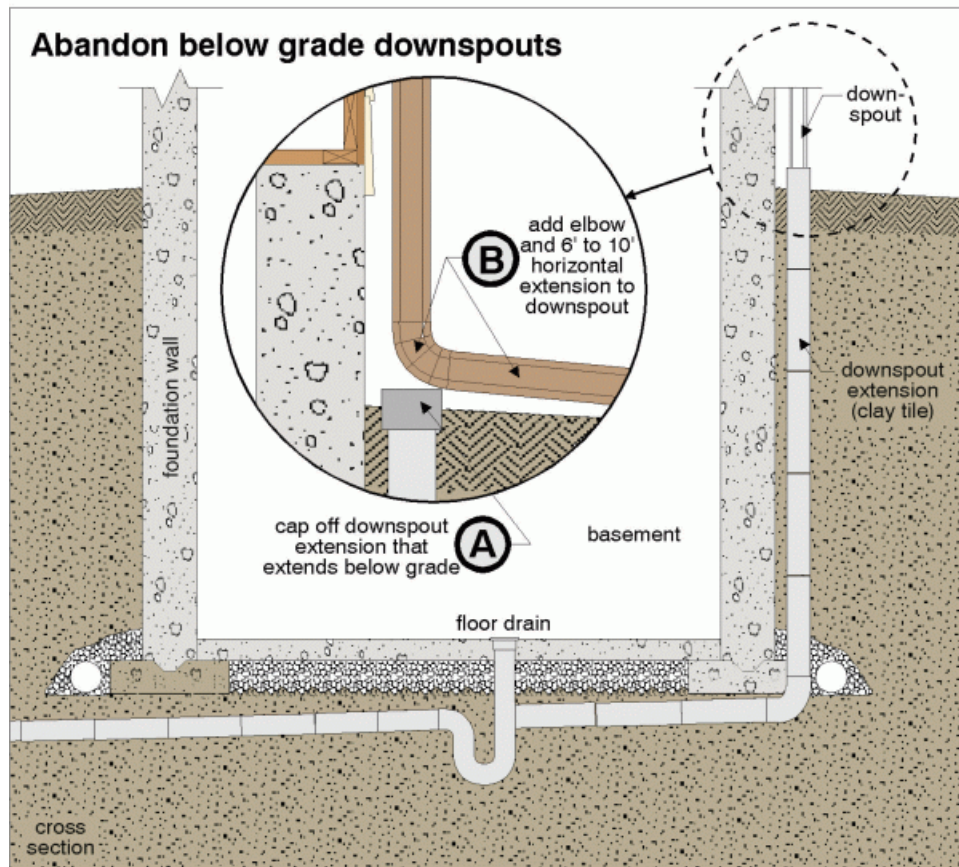
Recommend cap off below grade downspout, add elbow to existing downspout and 6' to 10' of horizontal extension to downspout. This recommendation is not an installation defect, but is noted as an improvement to reduce the likelihood of blockages in the buried drainage system. Refer to your local city or municipal building department for any specific requirements or guidelines.

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

Location: FRont Right Side Exterior Wall

Task: Improve

Time: As soon as practical



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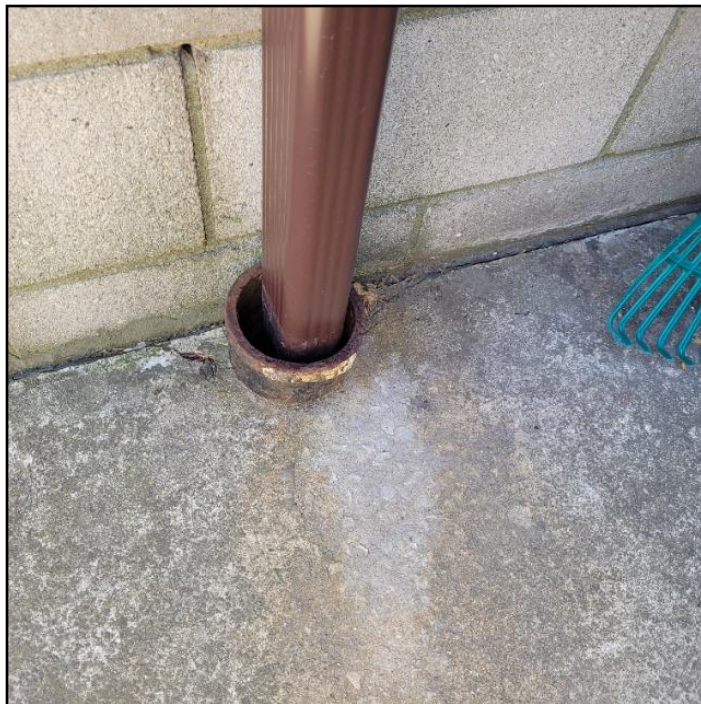
COOLING

INSULATION

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3. Discharge below grade

Condition: • Discharge too close to building

Recommend adding a horizontal downspout extension with a good slope. Discharge should be at least 4' to 6' away from the foundation wall.

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

Location: Rear Left Side Exterior Wall

Task: Improve

Time: As soon as practical

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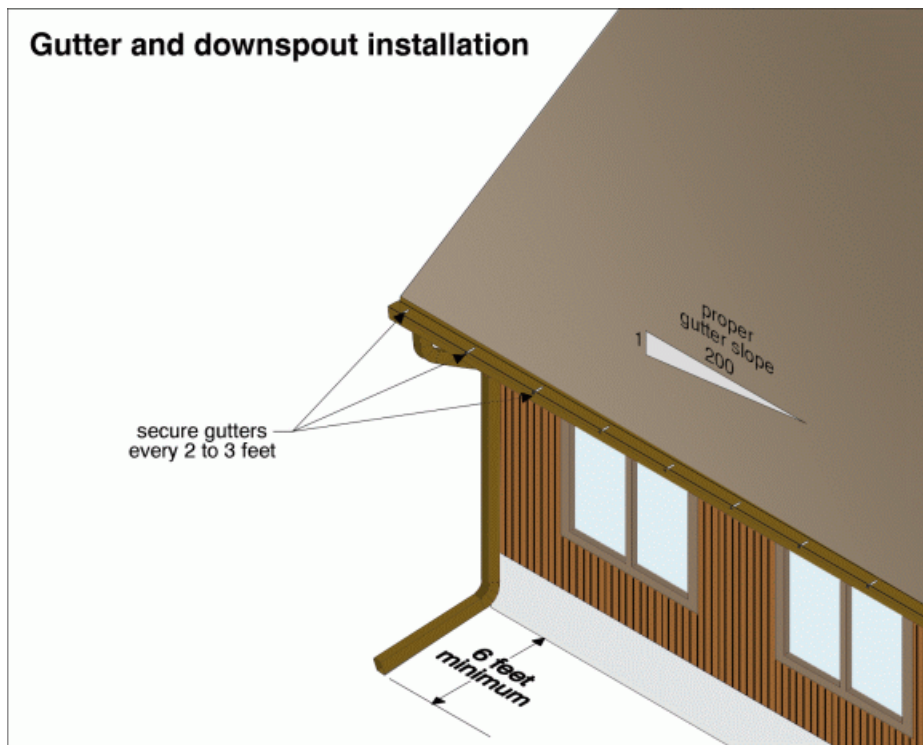
INSULATION

PLUMBING

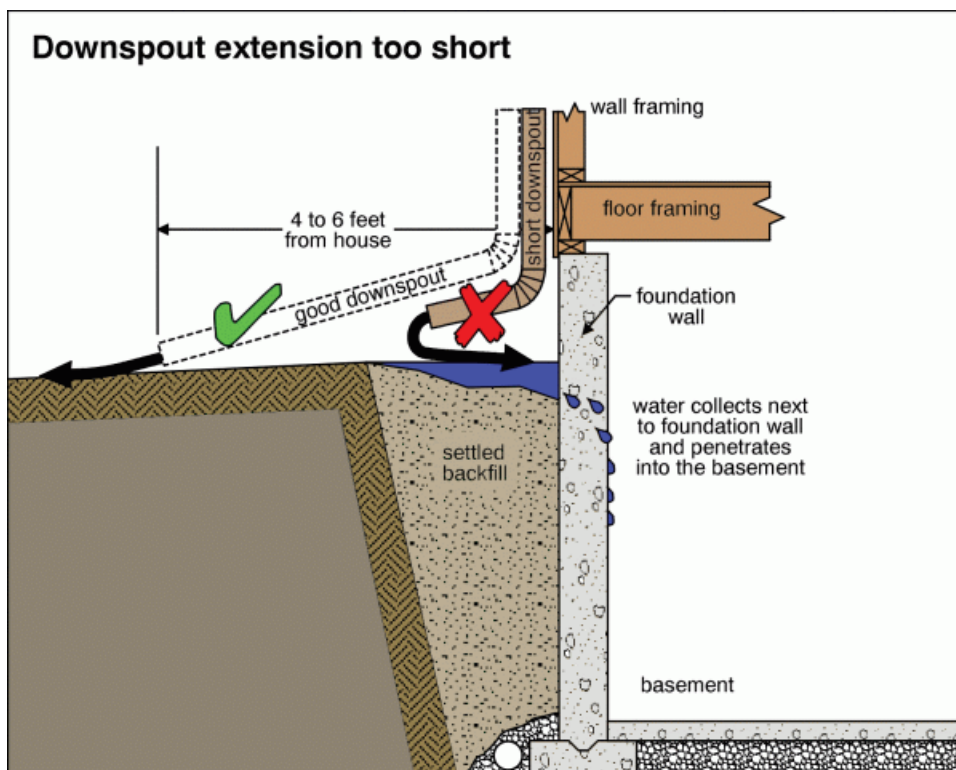
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Gutter and downspout installation



Downspout extension too short



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4. Discharge too close to building

Description

General: • Our visual examination of random sampling of the readily accessible electrical components with a focus on safety problems, either electrical shock hazard or fire hazard. This includes an inspection for installation quality and condition of a representative sample of the system and devices.

It is important to familiarize the location of the service panel and main disconnect used to shut off power to the whole property in case of an emergency, or to reset a tripped breaker.

Due to the hazardous nature of the electrical system, any and all observed, recommended conditions will be reported as 'immediate' in the timeframe and included in the Summary section of the report.

Limitations

General: • Our inspection of the electrical system included a visual examination of the service drop; service entrance conductors, cables and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub-panels; distribution conductors; overcurrent protection devices; a representative number of installed fixtures, switches and outlets; ground fault service interrupters (GFCI) and arc fault interrupters (AFCI).

Concealed electrical components are not part of a home inspection.

Panel covers: • Not safe to remove • Disconnect covers are not removed by the building inspector. Distribution panel covers are removed to inspect internal components unless otherwise noted in this report. Covers are not removed from main disconnects for safety reasons.

Panel or disconnect cover: • Not safe to remove

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Crowded](#)

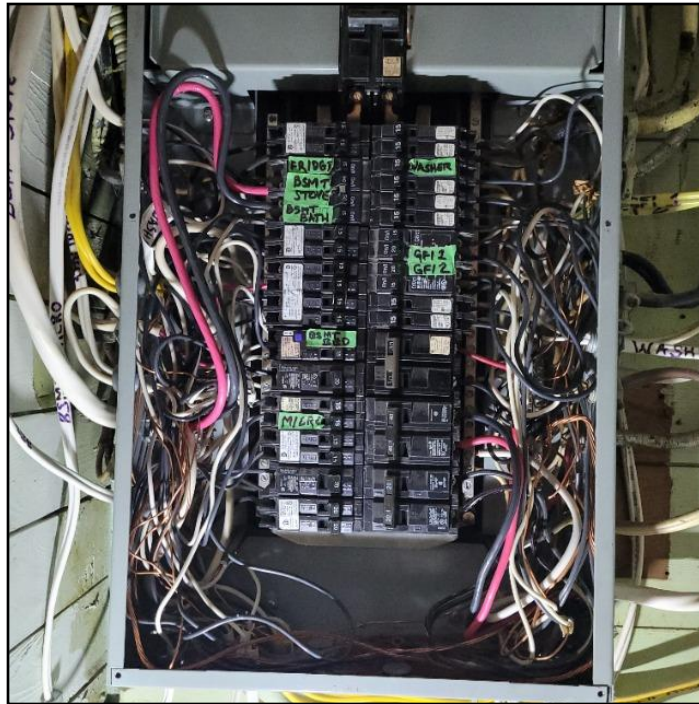
The electrical distribution panel was extremely overcrowded and represented a severe safety hazard. The services of a licensed electrician is recommended to assess the panel, trace, clean up and properly route the circuits, or consider sub-panel or upgrade.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Further evaluation

Time: Immediate



5. Overcrowded

DISTRIBUTION SYSTEM \ Junction boxes

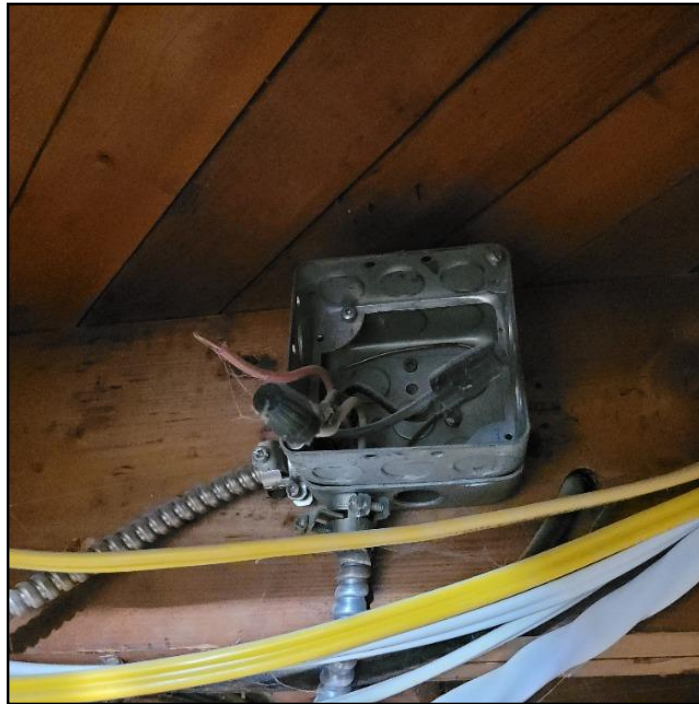
Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Provide junction box cover

Time: Immediate



6. Cover missing

DISTRIBUTION SYSTEM \ Switches

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: First Floor Living Room

Task: Replace

Time: Immediate

ELECTRICAL

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7. Damaged switch

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Description

General: • Our inspection of the heating system included a visual examination of the main components to determine age, condition and performance. Weather permitting, we operate the system using the thermostat and checking system performance.

Limitations

General: • NOTE: Combustion vent termination heights are installed subject to manufacturers' recommendations. It is outside the scope of a home inspection to determine the manufacturers' installation recommendations.

Heat exchanger: • The heat exchanger, which is the heart of the system, is not visible for the most part. This is typical of modern systems. It is normally checked during annual heating tune-ups.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds

Recommendations

FURNACE \ Air filter

Condition: • [Dirty](#)

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement Furnace

Task: Replace

Time: As soon as possible



8. Dirty air filter

FURNACE \ Cabinet

Condition: • [Rust](#)

Note: Exterior rust may not always be a major concern, if the integrity of the cabinet is functioning as intended. Internal rust may be caused by other factors that may require the services of a licensed HVAC technician to inspect and determine the cause and recommend the appropriate course of action.

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

Location: Basement Furnace

Task: Further evaluation

Time: As necessary

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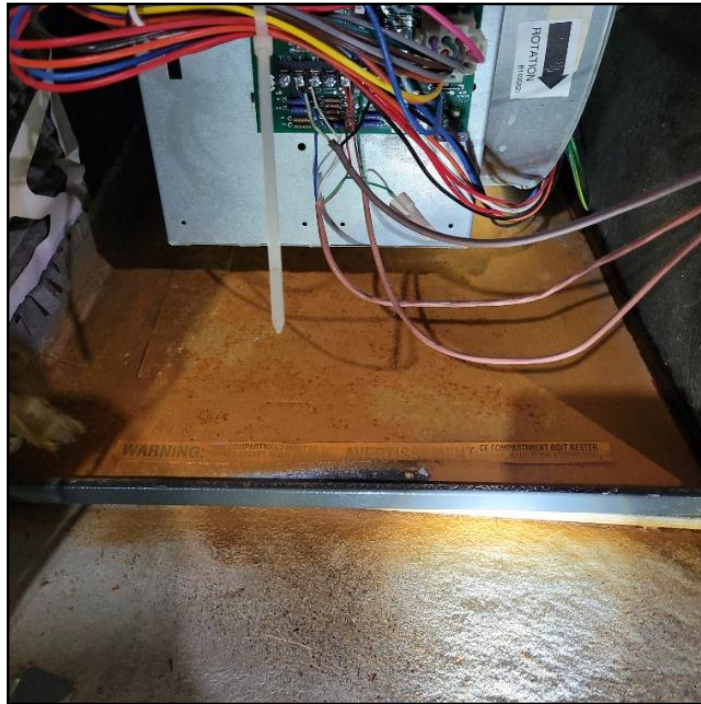
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9. Rust in cabinet

COOLING & HEAT PUMP

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Description

General: • Our inspection of the cooling system (if present) included a visual examination of the main components to determine age, condition and performance. Weather permitting, we operate the system using the thermostat and checking system performance. A home inspection does not include heat gain or loss calculations, flow measurements or verification of system adequacy.

Limitations

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

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

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Window unit: • Window A/C excluded from inspection

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations

Recommendations

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

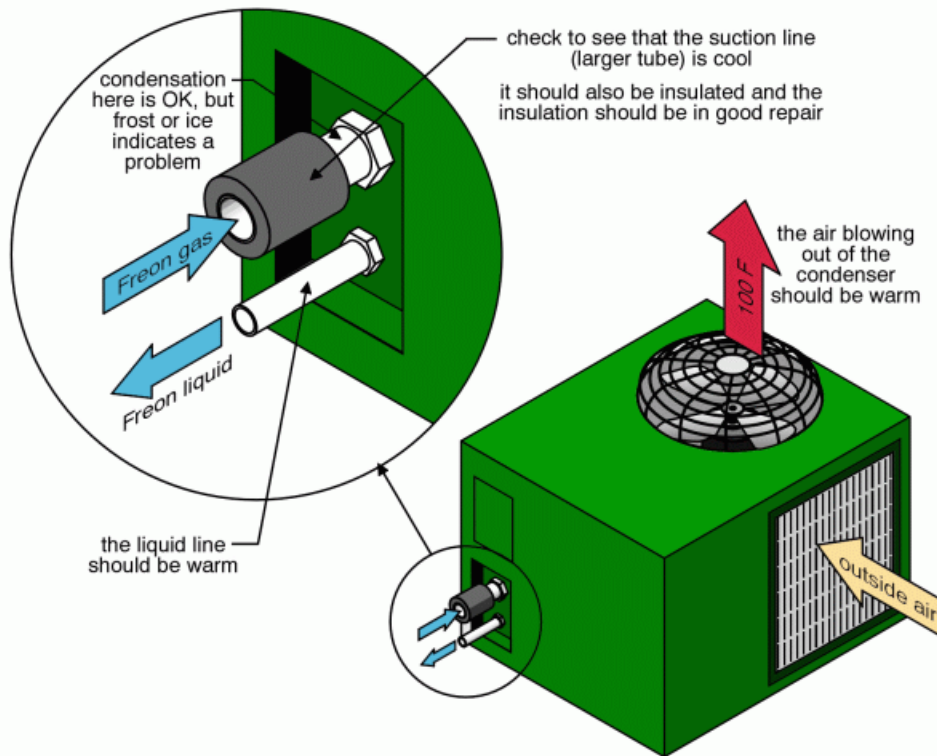
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear Exterior

Task: Repair

Time: As soon as possible

Inspecting the condenser unit



10. Insulation - missing

Description

General: • Our visual inspection was performed to identify installation defects, damage or deterioration, and leakage. All plumbing fixtures were operated unless otherwise noted. Intermittent plumbing leaks may not be evident during a home inspection. A videoscan to determine the condition of underground sewer lines is beyond the scope of a home inspection, and can be performed by a specialist.

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve are not tested as part of a home inspection. • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Tub/sink overflows are not tested as part of a home inspection. Leakage at the overflows are a common problem. • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems

Recommendations

WASTE PLUMBING \ Traps - installation

Condition: • [Nonstandard shape or material](#)

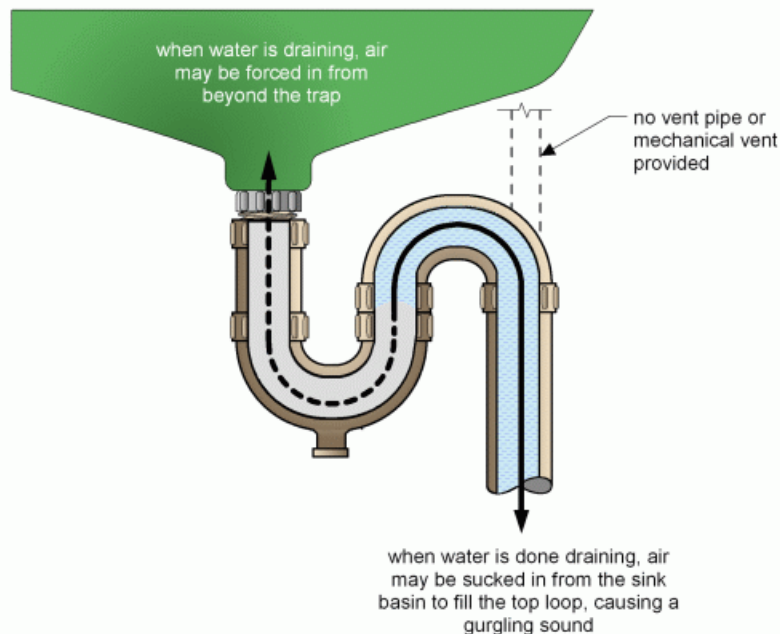
Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Laundry Area

Task: Correct

Time: Immediate

S-traps can lead to siphoning



11. Nonstandard trap installation

FIXTURES AND FAUCETS \ Toilet

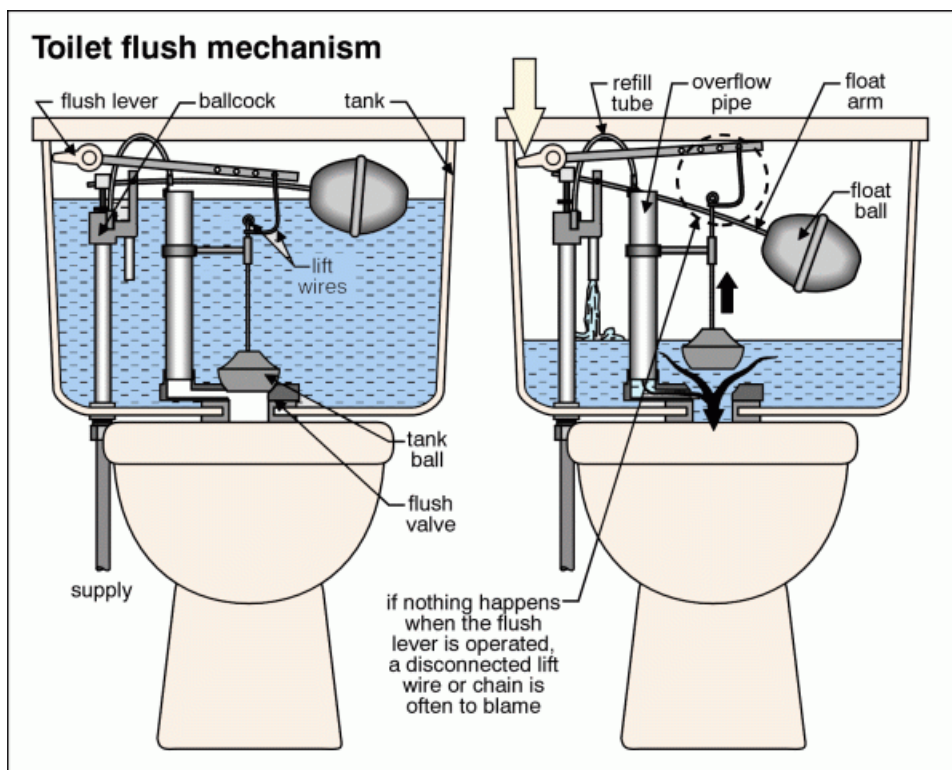
Condition: • [Flush mechanism inoperative](#)

Implication(s): Equipment failure | Sewage entering the building

Location: Second Floor Bathroom

Task: Replace

Time: As soon as possible



12. Flush mechanism inoperative

Limitations

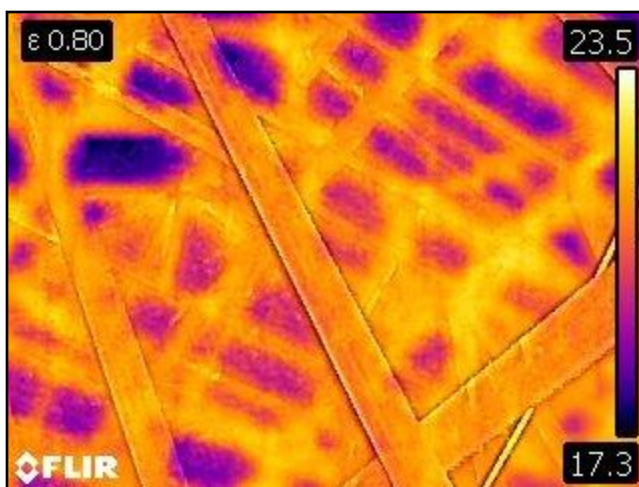
Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Decorative items • Aesthetics or quality of finishes • Environmental issues including asbestos

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

RECOMMENDATIONS \ General

Condition: • NOTE: The interior was inspected with thermal imaging. These cameras use infrared technology to detect surface temperature variations not visible to the naked eye. Thermal imaging is used to detect: electrical hazards such as overheated circuits, air leaks around windows/doors and identifying missing or damaged insulation. Thermal imaging can detect cooler spots indicative of water intrusion within the building structure, (walls, ceilings, foundation) often caused by plumbing or roof leaks. Where possible, any observation/recommendation taken by a thermal imaging camera, will be included in the report alongside the comparable original image.



13. Roof space - Thermal image

STAIRS \ Handrails and guards

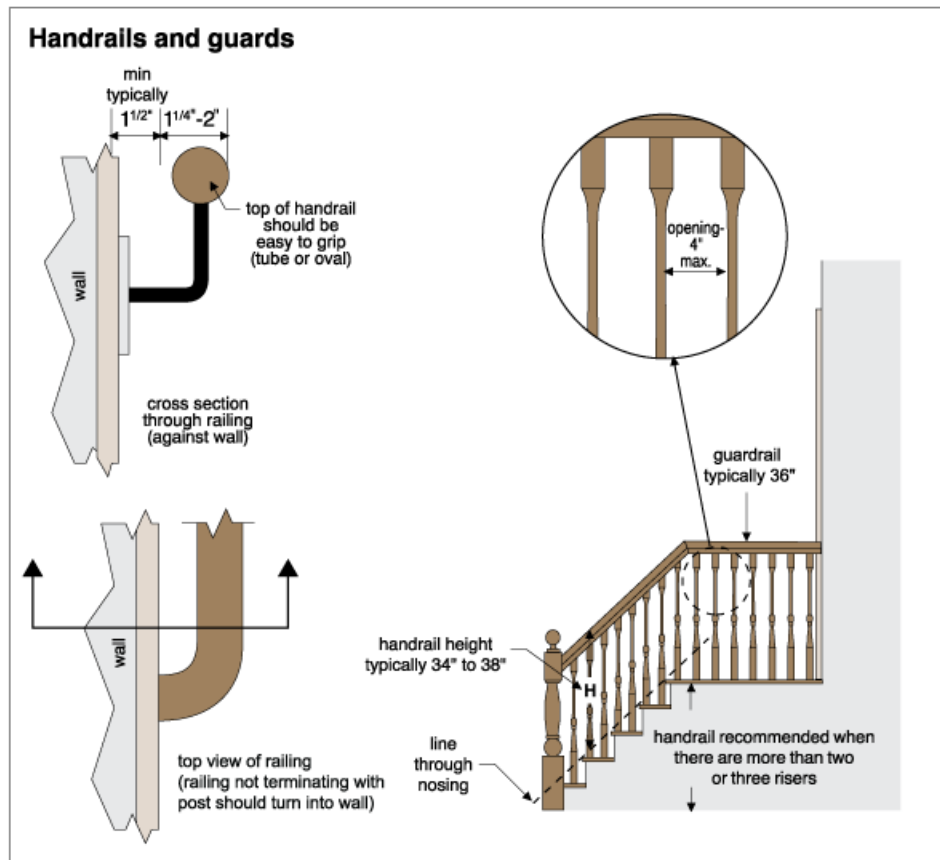
Condition: • [Missing](#)

Implication(s): Fall hazard

Location: To basement

Task: Provide

Time: Immediate



14. Missing handrail

END OF REPORT