

**Note:** For the purpose of this report the building is considered to be facing **West**.

## Description

**The home is considered to face :** • West

**Sloped roofing material:**

• Asphalt shingles

**Flat roofing material:**

• Modified bitumen membrane

**Probability of leakage:** • High

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

**1. Condition:** • Damage

Some pest damage evident at n/w valley peak.

**Location:** Northeast

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

### **FLAT ROOFING \ Modified bitumen**

**2. Condition:** • Openings at seams or flashings

Flat roof is aprox. 20 years old and needs immediate tune up at minor cost or replacement at aprox. \$7000

**Location:** Flat roof

**Task:** Repair

**Time:** Immediate

**Cost:** Depends on approach

# EXTERIOR

35 Herbert Avenue, Toronto, ON August 31, 2017

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Gutter & downspout material:** • Aluminum • Galvanized steel

**Downspout discharge:** • Below grade • Above grade

**Lot slope:** • Flat

**Wall surfaces - masonry:** • Brick

**Wall surfaces and trim:** • Metal siding

**Soffit and fascia:** • Wood

**Retaining wall:** • Wood

**Driveway:** • Gravel

**Walkway:** • Interlocking brick

**Deck:** • Wood

**Porch:** • Wood

**Patio:** • Interlocking brick

## Recommendations

### ROOF DRAINAGE \ Gutters

**3. Condition:** • Leak

Recommend replacement of galvanized sections of eavestroughs.

**Location:** Various Exterior

**Task:** Replace

**Time:** Immediate

**Cost:** \$1,500

### ROOF DRAINAGE \ Downspouts

**4. Condition:** • Downspouts discharging below grade

Reroute downspout when replacing eavestroughs.

**Location:** Northeast Exterior

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

### WALLS \ Soffits and fascia

**5. Condition:** • Paint or stain needed

Typical paint maintenance needed at wood trim.

**Location:** Throughout Exterior

**Task:** Improve

**Time:** Regular maintenance

**Cost:** \$1500

### WALLS \ Brick, stone and concrete

**6. Condition:** • Mortar deterioration

Typical tuckpointing needed. Not urgent

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**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Unpredictable

**Cost:** \$1500 and up

## **EXTERIOR GLASS/WINDOWS \ Frames**

**7. Condition:** • Rot

Remaining original wood windows due for replacement.

**Location:** Various Exterior

**Task:** Replace

**Time:** Immediate

**Cost:** Consult contractor for cost

## **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General**

**8. Condition:** • Rot

Back deck due for replacement.

**Location:** East Exterior

**Task:** Replace

**Time:** Unpredictable

**Cost:** Consult contractor for cost

## Description

**Configuration:** • Basement • Crawl space

**Foundation material:** • Poured concrete • Masonry block

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

**Exterior wall construction:**

• Wood frame

East addition

• Masonry

**Roof and ceiling framing:** • Rafters/roof joists • Plank sheathing

**Party walls:** • Masonry

## Limitations

**Attic/roof space:**

• No access

Typical with this roofline.

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

## Recommendations

### RECOMMENDATIONS \ Overview

**9. Condition:** • All visible structural members in good condition.

**10. Condition:** • No structure recommendations are offered as a result of this inspection.

Typical minor settlement evident.

## Description

**Service entrance cable and location:** • Overhead copper

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

**Main disconnect/service box rating:** • 100 Amps

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

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

**Distribution panel rating:** • 100 Amps

**Distribution panel type and location:** • Breakers - basement

**Distribution wire material and type:** • Copper - non-metallic sheathed • Copper - knob and tube

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

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

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**11. Condition:** • Fuses or breakers too big

**Location:** Basement Panel

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**12. Condition:** • Exposed on walls or ceilings

**Location:** Basement Staircase

**Task:** Protect

**Time:** Immediate

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Outdoor wiring

**13. Condition:** • Exterior wiring exposed to damage and contact by people.

Protect exposed wiring with conduit.

**Location:** Various Exterior

**Task:** Protect

**Time:** Immediate

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Knob-and-tube wiring

**14. Condition:** • Outdated

Knob and tube wiring visible only at second floor but more may be found during process of rewiring. Insurance company will request immediate replacement.

**Location:** Second Floor

**Task:** Replace

**Time:** Immediate

**Cost:** \$2,000 - and up

**DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location**

**15. Condition:** • In floors or countertops

Outlets in floors to be of approved type, outlets too close to floor to allow cover installation, to be raised.

**Location:** Various

**Task:** Improve

**Time:** With rewiring

**Cost:** Minor

## Description

**System type:** • Furnace

**Fuel/energy source:** • Gas

**Heat distribution:** • Ducts and registers

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

**Efficiency:** • High-efficiency

**Approximate age:** • 22 years

**Main fuel shut off at:** • Meter

**Failure probability:** • High

**Chimney/vent:**

• Masonry

For fireplace only.

• PVC plastic

For furnace and water heater.

• Sidewall venting

For furnace, water heater, and space heater.

**Chimney liner:** • None

**Combustion air source:**

• Outside - sealed combustion

Furnace only.

**Humidifiers:** • Trickle/cascade type

## Limitations

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

## Recommendations

### GAS FURNACE \ Life expectancy

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

Furnace is 22 years old, budget for replacement in near future.

**Location:** Basement

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$4500

### GAS FURNACE \ Ducts, registers and grilles

**17. Condition:** • Missing

No heat vent at basement washroom.

**Location:** Basement Bathroom

**Task:** Provide

# HEATING

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**Time:** Discretionary

**Cost:** Minor

## **SPACE HEATER \ Wall furnace**

**18. Condition:** • Gas wall heater obsolete (not tested), replacement recommended. This is the only heat source for this room.

**Location:** East First Floor

**Task:** Replace

**Time:** Immediate

**Cost:** Depends on approach

## **FIREPLACE \ Fireplace face or breast**

**19. Condition:** • Combustible clearances

Living room fireplace flue lacks liner, hearth depth is too shallow and wood surround at doors is unsafe. Do not use. Insurance company will request upgrades.

**Location:** First Floor Living Room

**Task:** Improve

**Time:** Before use

**Cost:** \$2,500 - and up



# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • Air cooled

**Cooling capacity:** • 24,000 BTU/hr

**Compressor approximate age:** • New

**Failure probability:** • High

## Limitations

**System data plate:** • Not accessible

## Recommendations

### AIR CONDITIONING \ Life expectancy

**20. Condition:** • Old

A/C old, budget for replacement.

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$3500

### AIR CONDITIONING \ Compressor

**21. Condition:** • Missing electrical shutoff

**Location:** Exterior Wall

**Task:** Provide

**Time:** When replacing a/c

## Description

- Attic/roof insulation material:** • Not determined
- Attic/roof insulation amount/value:** • Not determined
- Attic/roof ventilation:** • Roof vent
- Wall insulation material:** • Glass fiber
- Wall insulation amount/value:** • 0-12  
*Note:* Present at east addition only.
- Wall insulation amount/value:** • Spot checked only
- Wall air/vapor barrier:** • Plastic
- Foundation wall insulation material:** • Glass fiber
- Foundation wall insulation amount/value:** • 0-12
- Foundation wall air/vapor barrier:** • Plastic

## Limitations

- Inspection prevented by no access to:** • Attic • Crawlspace

## Recommendations

### RECOMMENDATIONS \ Overview

- 22. Condition:** • Increased insulation is an improvement and not an essential repair.

## Description

**Water supply source:** • Public

**Service piping into building:** • Copper

**Supply piping in building:** • Copper

**Main water shut off valve at the:** • North • West • Basement

**Water flow and pressure:** • Functional

**Water heater type:** • Induced draft • Rental

**Water heater fuel/energy source:** • Gas

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 15 years

**Water heater failure probability:** • Medium

**Waste and vent piping in building:** • ABS plastic • Cast Iron

**Floor drain location:** • East basement

**Backwater valve:** • Not present

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing

## Recommendations

### WASTE PLUMBING \ Drain piping - performance

**23. Condition:** • Recommend video inspection of main drains due to age and proximity of very large tree.

**Task:** Further evaluation

**Cost:** \$200

### WASTE PLUMBING \ Drain piping - installation

**24. Condition:** • Nonstandard materials and patches

Replace original cast iron waste piping and patched areas when renovating.

**Location:** Various

**Task:** Replace

**Time:** When renovating

### FIXTURES AND FAUCETS \ Basin, sink and laundry tub

**25. Condition:** • Slow drains

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

## Description

**Major floor finishes:** • Laminate • Concrete

**Major wall finishes:** • Wood

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

**Major ceiling finishes:** • Plaster/drywall • Acoustic tile • Wood

**Windows:** • Single/double hung • Casement

**Glazing:** • Double • Primary plus storm

**Exterior doors - type/material:** • Sliding glass

**Party walls:** • Masonry

## Limitations

**Not included as part of a building inspection:** • Appliances

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

## Recommendations

### RECOMMENDATIONS \ Overview

**26. Condition:** • Typical minor cosmetic flaws present.

### WINDOWS \ General

**27. Condition:** • Original lower quality units

See EXTERIOR

### STAIRS \ Treads

**28. Condition:** • Rise excessive

Add missing riser at base of stairs.

**Location:** Basement Staircase

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

**END OF REPORT**