



Home Inspection Report



77 Hastings Avenue, Toronto

Prepared by
APG Home Inspections
Adrian Guertin, PMP, CMI, CCHI
www.apghomeinspections.ca



Looking out for Your Best Interests

Tel: 905-815-7233

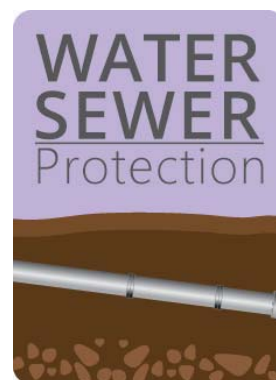
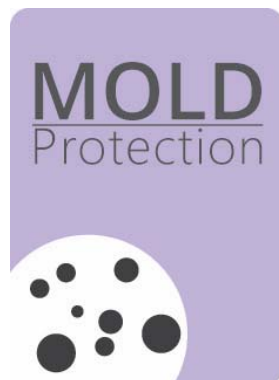
PRE LIST HOME INSPECTION:

Buyer Can Now Purchase a Home Warranty Through

Complete Protection

<https://www.completehomewarranty.com/protection-plans/> or 1-800-978-2022

- Roof
- HVAC
- Mould
- Plumbing and Sewer
 - Appliances



Inspection Component Summary:

Approximate Age of Home:

Report #

Roof Covering Type Estimated Age

Inspection Address

Foundation Type

Insulation R Value:

AC Make: Furnace Make:

Unit Age: Age:

Tons Age of Hot Water Tank

Panel: Amperage:

Location:

Circuit Type:

Branch Wiring: Estimated Age

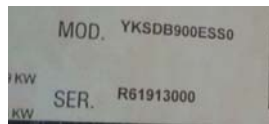
Insulation:

Water Meter Location:

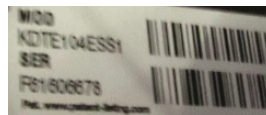
- Copper Distribution Synthetic Distribution (100%) SyntheticAluminum Core (Kitec - PE-AL-PE) Galvanized Plumbing
- Synthetic Drainage Copper Drainage Cast Iron Drainage Galvanized Drainage
- Estimated Age of Plumbing Backwater Valve Exists Storm Crocks Still Connected



Refrigerator



Stove



Dishwasher



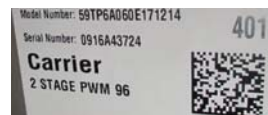
Washer



Dryer



HW Tank



Furnace

Executive/Narrative Summary

Good Overall Condition Minor Concerns Substantial Concerns Major Concerns Potential Hazards Exist

Roofing Observations

Newer Architectural Shingles
Torch Membrane - Flat Roll Roof
Good Overall Condition

Electrical Observations

200 Amp Service
Copper Wiring
Good Overall Condition

Panel Amperage Circuit

HVAC System Observations

Newer Furnace and AC
Newer Tankless HW System
Good Overall Condition
Change Filter Every 3-4 Months 16x25x1

AC Make Age Size
Furnace Make: Age: Type:

Attic and Insulation Observations

Fiberglass loose Fill x 2 Layers of R22 Bats
Estimated R Value 40+/-
Sheathing Dry - Venting Good

Insulation: Estimated R Value:

Masonry/Chimney Observations

N/A

Plumbing/Washroom Observations

Newer Plumbing Throughout
Copper and Synthetic Distribution
Synthetic Drainage
Backwater Valve and Sump Pump Storm Water Management System Observed

Copper Distribution Synthetic Distribution (100%) Synthetic Aluminum Core (Kitec - PE-AL-PE) Galvanized Plumbing
 Synthetic Drainage Copper Drainage Cast Iron Drainage Galvanized Drainage

Executive/Narrative Summary

Window Observations

Thermal LO E
Good Condition

Siding Observations

Treated Wood Siding!"James Hardy Siding"
also known as Hardyboard
<http://www.jameshardie.com/>
Good Overall Condition

Observed Condition of Exterior Foundation

No Damages Observed

Observed Condition of Landscape and Grade

Good Condition

Miscellaneous Safety Recommendations

None

Exterior Deck

Good Condition

Observed Condition of Basement

Basement Has Been Spray Foam Insulated
Upgraded Water Line to Street
Backwater Valve
Sump Pump Storm Water Management System with Battery Backup

Observed Condition of Drainage, Gutters, Downspouts

Good Condition
Gutters Should be Cleaned Seasonally

Miscellaneous Recommendations

House in Excellent Overall Condition
No Defects Deficiencies or Hazards Observed

Exterior

Observed Condition of Chimney(s)

N/A

Garage

- Garage Door Damages Exist
- Drywall Damages Exist - S/B Repaired
- Extension Cord Wiring of Opener (recommend outlet install)
- Fire-Rated/Auto-Closure Door
- Missing/Non-Functional Auto-Closure
- Improper or Non-Functional Fire Door

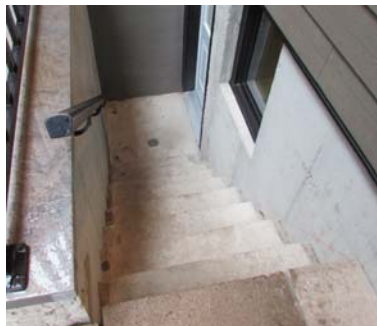
** It is Code to Have a Fire Rated Door to Garage with an Auto-Closure Mechanism to Prevent Fire Spread and CO Penetration

N/A

Foundation Type:

Poured Concrete

- Step or Vertical Cracks Visible
- Tree Root Obstructions Possible due to Size/Proximity
- Walkout/Basement Access with Drain s/b Clear of Obstructions
- Neighbouring Grading may Drain onto Property
- Grade Infringes on Weeper Holes at Sill Plate
- Grading Requires Adjustment/Repairs
- Window Well Re-Grading Required
- Exposed Delta Wrap
- Parging Damages
- Basement Windows Should Have Wells Installed
- Gas Line to House < 1"
- Gas Line to House 1" +



- 1- Gas Service to House 1" Feed
- 2- Keep Walkout Clear of Debris
- 3- Overhead Service - Secure

Exterior

Roof Accessed in Compliance with 2015 Working at Heights Legislation (< 3 Meters Access)

Inspected by

Covering Type

- Flashings Good condition Poor condition Unable to inspect
- Valleys Metal valleys Asphalt valleys N/A
- Vents Roof vents Soffit vents Ridge Vent Turbine vent Gable vents Maxxum Vents
- Exhaust Vents Visible/Proper Improper None Observed
- Cross Venting Exists

- Ice Damming Re-engineer Roof Drainage
- Tree Overhang S/B Monitored Evidence of Critter Penetration
- Improper Mixture of Roof Venting Exists Vent Stacks Too Short - S/B Extended
- Possible Leak Points Identified Multi-layer Shingles: Not Recommended



- Low Failure Risk Moderate Failure Risk High Failure Risk Further Evaluation/Inspection/Repairs Required

Observed Condition of Roof/Shingles

Newer Architectural Shingles
Torched Membrane - Flat Roll Roof
Good Overall Condition

Exterior

Fascia/Soffit Damages Visible

Siding Damages/Deficiencies Exist - Further Inspection Recommended

Siding: Treated Wood and Bricked

Treated Wood Siding "James Hardy Siding" also known as Hardyboard
<http://www.jameshardie.com/>

Grading Deficiencies

Good Condition

Trip Hazards Exist

Exterior Deck

Potentially Unsafe Decking (Missing Handrails, Rotting Deck, Unstable) - REPAIRS REQUIRED *see below*

Good Condition

- Improper Build/Fastening
- Further Inspection Required
- Rotting/Unstable - Damaged

Hot Tub < 4 Feet From Foundation; Recommend Verifying Local (Municipal Code) Regulations

Hornets/Wasp/Insect Infestation etc... Visible Around House - Recommend Removal (Pest Control)

Grade, Slope or Concrete Repairs Required on Front Porch (Uneven Treads and Risers etc...)

Repairs Required to Gutters and Downspouts (Slope and Secure)

Downspout Elbows Require Repointing to Drain away from Foundation

General Drainage, Gutters and Downspouts

Good Condition
Gutters Should be Cleaned Seasonally

Neighbouring Grading may Drain onto Property

Separate Sewer/Storm

Possible Weeping System Damages/Failure Due to Age/Root Obstructions

Septic

Damages Observed to Gutters/Downspouts-Repairs Recommended

Storm Crocks Still Connected

Gutters are Clogged - Require Cleaning

Missing or Damaged Elbow/Splash Blocks

Combined Sewer/Storm

Extend Downspouts Away From House

Ensure all gutters and downspouts drain minimum 2 feet from house. Maintain a positive grade away from house. Ensure minimum 5 degree slope away from foundations. Maintain and inspect grading and drainage often. Storm crocks should capped and sealed and all downspouts empty well away from house.

Interior Components

Location Branch Wiring:

Panel Amperage Circuit

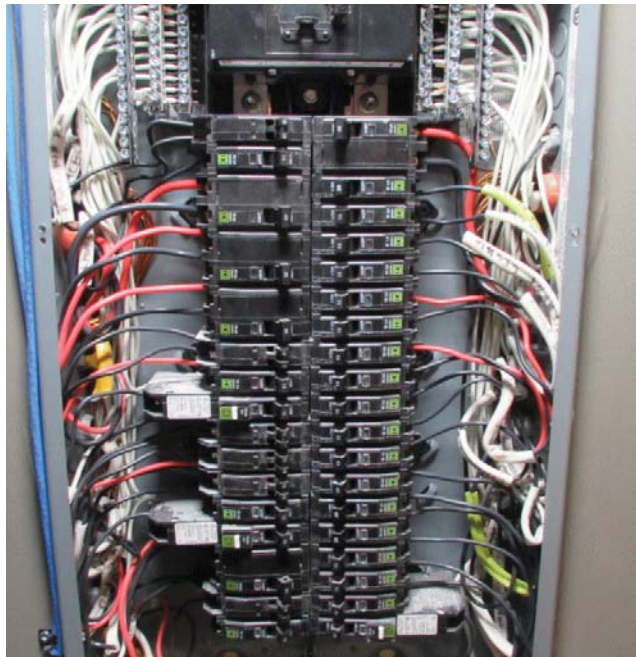
Sub-Panels Exist Amperage Location

- Electrical Deficiencies Observed: Recommend Electrical Inspection/Repairs by Licensed Electrician
- Further Evaluation/Inspection Required (ESA Inspection)
- Obsolete Panel Type (Pushmatic, Federal Pacific, Sylvania etc...)
- Service Upgrade Recommended (Panel or Amperage)
- Knockouts/Grommets Missing -At Panel
- Double Tapping Exists at Panel
- Ungrounded Outlets Observed
- Overfusing at Panel Exists
- Reversed Polarity on Existing Outlets Detected
- Fuse to Breaker Upgrade Recommended
- Breakers other than Panel Manufacturer Exist

Observed Electrical/Wiring Details

200 Amp Service
Copper Wiring
Good Overall Condition

- Low Failure Risk
- Moderate Failure Risk
- High Failure Risk
- Further Evaluation/Inspection/Repairs Required



Electrical Panel Branch Wiring

Interior

Washroom Ventilation All HRV None Grandfathered (Window Vented Washrooms) - Pre-1994

Electrical GFCI Faulty Recommend GFCI Unsafe Washroom Electrical - SB Inspected by Electrician

GFCI Reset:

Pressure: Caulked Toilet Base (not recommended)
Drainage: Recommend Installation of Ventilation Fans
Stoppers: Exhaust or Light Installed in Shower or Above Bath (Verify Model Specs)
 Suspect Possible Improper Shower Installation
 Loose Toilets - Soft Floors Observed - FURTHERINSPECTION RECOMMENDED

Cross Connections:

City Well Cistern Potability Tests Required Well Inspection Recommended
 Copper Distribution Synthetic Distribution (100%) Synthetic Aluminum Core (Kitec - PE-AL-PE) Galvanized Plumbing
 Synthetic Drainage Copper Drainage Cast Iron Drainage Galvanized Drainage

It is recommended to contact your insurance carrier to inform them of galvanized, lead, cast iron or aluminum core plumbing as rates and coverage may vary from carrier to carrier...

Sump Pump Operates Faulty Does Not Drain Above Grade/EXT. Check Valve (Backwater Valve) Present
 Sump Pump Discharge Pipe Not Properly Braced Check Valve Leaks Lead Feed Line

Meter Location:

Observed Plumbing Conditions Electrical is Grounded

Observed Drain Pipe Material (If Visible)

Sanitary Supply City Septic Recommend Septic Inspection
 Backwater Valve Exists
 Slow Draining/Clogs Exist
 Further Evaluation/Inspection/Repairs Required
 Video Inspection of Sewage/Waste Drains Recommended (Sewage Drains are Considered Hidden Components and not in Scope of Inspection)
 Older Plumbing Should be Assessed by Plumber and Should be Scoped if Necessary (Where Cast Iron/Clay Pipes Exist-High Recommendation)



In Older Homes, A Sewer Drain Scope Can Assess the Condition of Older Street Drains and Can Detect Potential Problems that May Occur
Most Regions Offer Excellent Rebates for Installation of Flood Prevention Devices: Contact Your Region for Details

Interior

- Mould/Mildew in Cold Cellar
- Missing or Blocked Venting in Cold Room
- Wood Framing S/B Removed From Cold Room
- High Moisture/Water Penetration Visible

N/A

Living Space

Water Staining Visible:

Structural Concerns:

Safety Issues:

Waterproofing System:

- Some Doors Require Adjustment/Repairs
- Damages or Possible Concealed Damages Consistent with Potential "Grow House" Operation
- Damages or Possible Concealed Damages Consistent with Fire or Smoke Damages
- All Stairwells with More than 3 Treads/Risers Should Have Handrails Meeting Building Code (Code May Vary Based on Age)

Interior Observed Deficiencies

No Deficiencies Observed



- 1- Insulated Exterior Walls and Windows With Spray Foamed Insulation
- 2- Sump Pump in NE Corner - Storm Water Management System with Check Valve
- 3- Attic Sheathing - Planks - DRY

Interior

Further Evaluation/Inspection Required

Restricted View of Attic

Insp. Method: From Attic Hatch

Insulation: Fiberglass Bats

Estimated R Value: 40+/-

Sheathing: Planks

Depth: 2 x 10" Bats

Attic Venting Good Poor Attic Venting Unable to Determine Venting

Insulation Level Below Recommended Amount

Suspected Black Mould

Recommend Upgrading Insulation

Damaged/Displaced Insulation/Critter Penetration Possible

Improperly Vented Exhaust Fan Tubes in Attic

Attic Hatch Missing Insulation/Weather Stripping



Observed Attic Conditions:

Fiberglass loose Fill x 2 Layers of R22 Bats
Estimated R Value 40+/-
Sheathing Dry - Venting Good

Interior

** Basements, especially finished, may not display water problems unless conditions are present or happened recently. A home inspection is limited to a visible non-instrusive inspection and finished areas are considered out of scope. The inspector disclaims any responsibility for future damages which may occur due to finished walls/physical obstructions...**

Previous Damages/Leaks Disclosed Physical Obstructions Restricting View: Unable to Inspect

Evidence of Previous Water Damage Present

Walls Covered North South East West

Floor Drains Visible Not Visible Clear Obstructed

Efflorescence Visible Not Visible

Moisture Visible Not Visible

Vertical Cracks Exist Monitor

Moisture Levels

Horizontal Cracks Exist Monitor 0-15% 15%-30% Over 30%

Step Cracks Exist Monitor Normal High

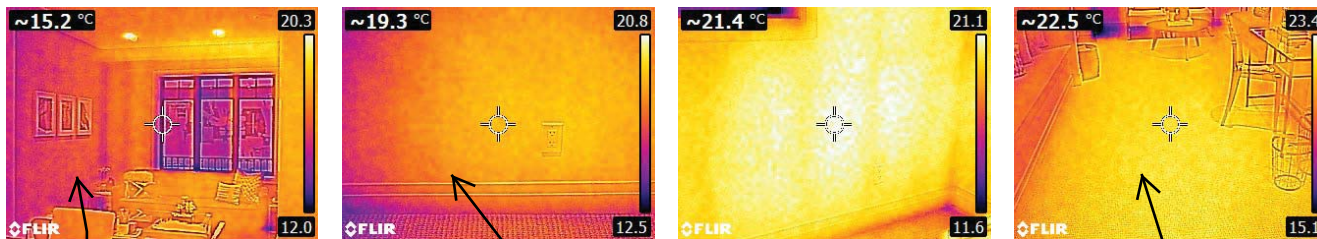
V Cracks Exist Monitor

Thermal Imaging/Infra-Red Camera Used on Exterior Walls Manual Moisture Readings Taken on Exterior Walls

Normal Levels Levels 0-15% - Over 30% May Indicate Current/Previous Water Penetration Problems

Observed Condition of Basement

Basement Has Been Spray Foam Insulated
 Upgraded Water Line to Street
 Backwater Valve
 Sump Pump Storm Water Management System with Battery Backup



exterior walls well insulated

Basement dry... well insulated

Basement has radiant in floor heating

Windows

Window Desc.: Thermal LO E Windows - Good Condition

- Some Sanding/Painting Required
- Some [Thermal Seals Breached](#)
- Suspected Black Mould
- Rotting Visible on Frames or Brick Mold
- Cracks/Broken Panes Found
- Storms
- Stripped Gears / Damaged Locks
- Representative # Opened
- Missing or Damaged Screens
- Further Evaluation/Inspection/Repairs Required
- Upgrading of Windows Due to Failure, Amount of Repairs Repairs or Energy Efficiency is Highly Recommended
- Window Sills Have Deteriorating Caulking/Mortar - Joints Should Be Caulked - Brick Sills Should be Waterproofed

Thermal LO E
 Good Condition

Due to Weather, House Size, Accessibility; Not All Windows Can Be Opened

Interior

Kitchen

Plumbing

Electrical

Cabinetry

Counter-Tops

- GFCI Visible in Kitchen
- Rot Under Faucet (Leaks)

Good Overall Condition

*Regulations on external exhaust for any range (gas/electric) are governed by the manufacturers recommendations

*It is highly recommended, when possible, to properly exhaust overhead vents to exterior

- Microwave/Exhaust < 24" of Clearance; Consult Manufacturer Specs to Determine Proper Recommended Clearance
- Internal Kitchen Exhaust (filter) External Kitchen Exhaust No Kitchen Exhaust or N/A
- Adequate Smoke Detection Additional / Newer Smoke Detectors Required Recommend Carbon Monoxide Detectors

As of October 15th, 2014, Carbon Monoxide Detectors are Mandatory in Ontario

Hazardous Materials

Material Location/Type:

Description of Abatement Required	Quantity	Unit Price	Amount

Laundry Room

- Dryer Vents Should be Metal - Should not Use Vinyl Recommend Metal-Braided Water Lines
- Dryer Vent Should be Professionally Cleaned Dryer 40 Amp Fused - Recommend 30 Amp Max
- Flexible Dryer Vents Can Not be Installed in a Finished Area - Non Accessible Secondary Lint Trap Should be Installed

Good Condition
Clean Dryer Vent Annually

- Service on Fireplace (s) Recommended (Annually)
- Fireplace - Main Operated VIA Switch Pilot Not Lit - Recommend HVAC Inspection W/B Fireplace - S/B WETT Inspected
- Fireplace - 2nd Operated VIA Switch Pilot Not Lit - Recommend HVAC Inspection W/B Fireplace - S/B WETT Inspected
- Fireplace - 3rd Operated VIA Switch Pilot Not Lit - Recommend HVAC Inspection W/B Fireplace - S/B WETT Inspected

** Gas Fireplaces Should Have Screens to Prevent Accidental Contact

** Installation and Fitness for Use of Fireplaces are Out of Scope of the Home Inspection - Pilots not Lit Cannot be lit by Inspector **

Interior - HVAC

HVAC Inspection Recommended (Due to Age)

Make: Age:

Type:

Filter:

- HVAC Service Recommended
- Unit Failure Possible
- Duct Repairs Recommended
- Duct Work Requires Cleaning
- Filter Requires Cleaning/Replacing
- Additional Combustion Ventilation Required in Furnace Room
- Finished Basements or Enclosed Areas Should Have External Combustion Air

HRV: Operable By:

Oil Tank SN: Approx. Age:

Hot Water: Pressure Relief Valve/Sleeve Missing Temperature Regulator

Capacity: Approx. Age:

- Upgrade/Replacement of Water Tank Recommended
- Humidification System Exists

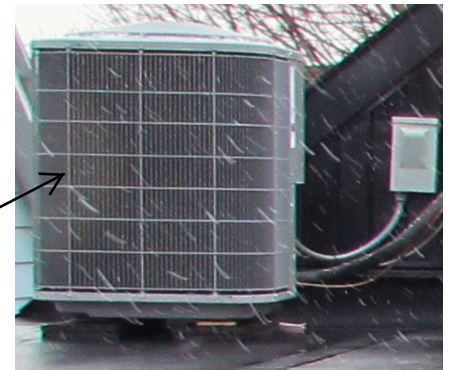
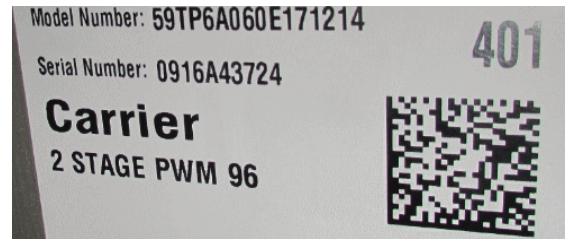
A/C Condensor: Unable to Test AC Due to Weather

Make:

Unit Age:

Size:

AC compressor access through skylight or from 20' ladder



Newer Furnace and AC
 Newer Tankless HW System
 Good Overall Condition
 Change Filter Every 3-4 Months 16x25x1

- Low Failure Risk
- Moderate Failure Risk
- High Failure Risk
- Further Evaluation/Inspection/Service/Repairs Required

There are absolutely no warranties expressed, written or assumed on any HVAC components. Inspection is "AS IS" at inspection time