

Your Inspection Report

2605 Kingston Road
Toronto, ON M1M 1M1



MICHELLE
WALKER
TEAM

PREPARED FOR:
POTENTIAL BUYER

INSPECTION DATE:
Tuesday, January 12, 2021

PREPARED BY:
Richard Ferris



Canadian Home Inspection Corporation
1768a Danforth Ave
Toronto, ON M4C 1H8

416 419-8546
888.693.2097
www.canadianhomeinspectioncorp.ca
CustomerService@canadianhomeinspectioncorp.ca

Residential, Commercial and Environmental Solutions



January 13, 2021

Dear Potential Buyer,

RE: Report No. 1587
2605 Kingston Road
Toronto, ON
M1M 1M1

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Alliance of Canadian Home Inspectors. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Richard Ferris
on behalf of
Canadian Home Inspection Corporation

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SUMMARY

Report No. 1587

2605 Kingston Road, Toronto, ON January 12, 2021

www.canadianhomeinspectioncorp.ca

SUMMARY

ROOFING

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ELECTRICAL

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REFERENCE

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 complete document.

[Priority Maintenance Items](#)

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 home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

The home is considered to face: • North • West

Sloped roofing material:

- Composition shingles

Roof appears to be in good condition. IKO Cambridge, Limited Lifetime (AR) Shingles. Roof was Stripped and new roof vents and plumbing vents also installed at that time. Shingles are a 25-30 year shingle. Installed Aprox 3-5 years ago



1. Composition shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile)

Inspection performed: • From roof edge

Age determined by: • Visual inspection from roof surface

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Wall surfaces and trim:

- [Asphalt shingles](#)



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

Wall surfaces - masonry: • [Brick](#)

Driveway:

- Asphalt

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5. Asphalt

Walkway: • Concrete

Deck:

• Pressure-treated wood



6. Pressure-treated wood

Exterior steps: • Concrete

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Limitations

Upper floors inspected from: • Ground level

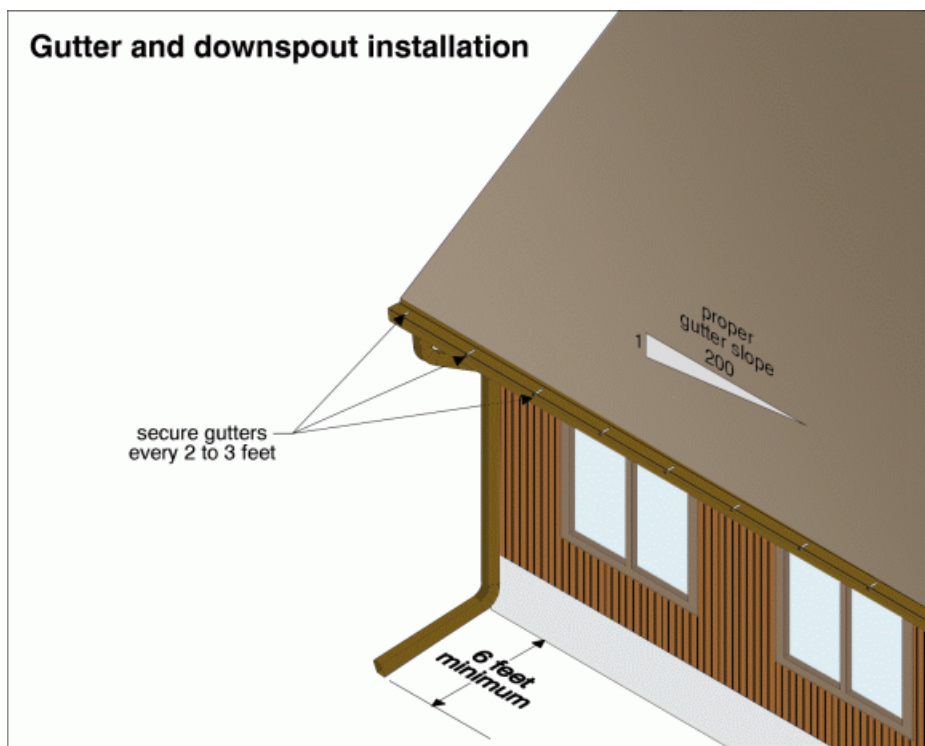
Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

1. Condition: • [Discharge too close to building](#)

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



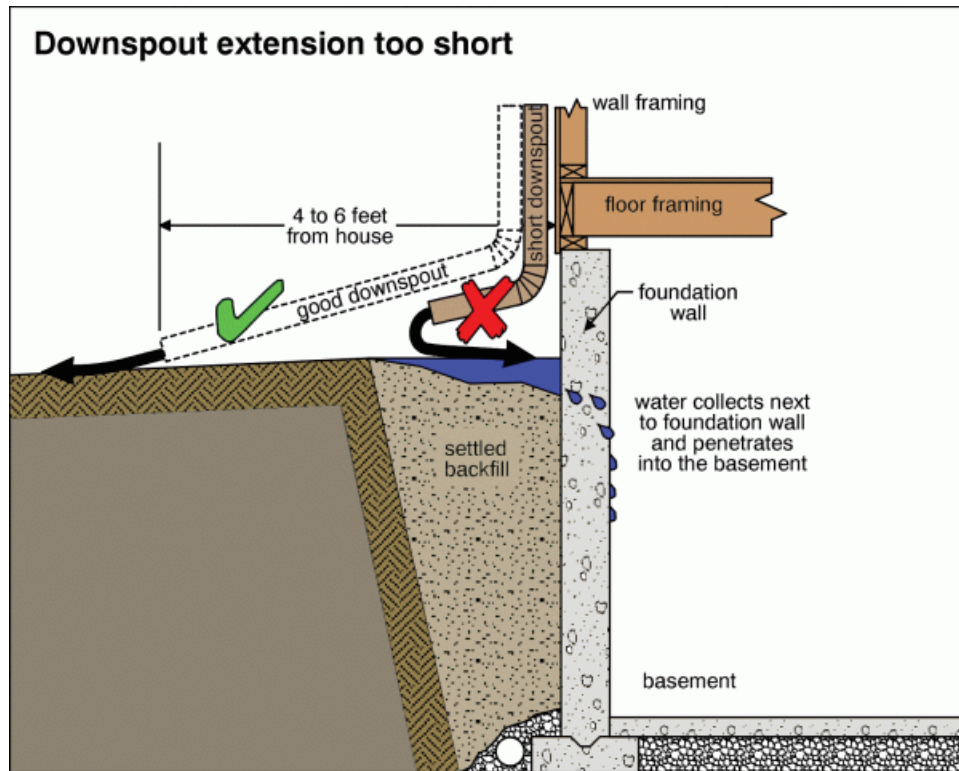
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WALLS \ Flashings and caulking

2. Condition: • [Caulking missing or ineffective](#)

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

WALLS \ Masonry (brick, stone) and concrete

3. Condition: • [Cracked](#)

Minor settlement cracks noted

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Front

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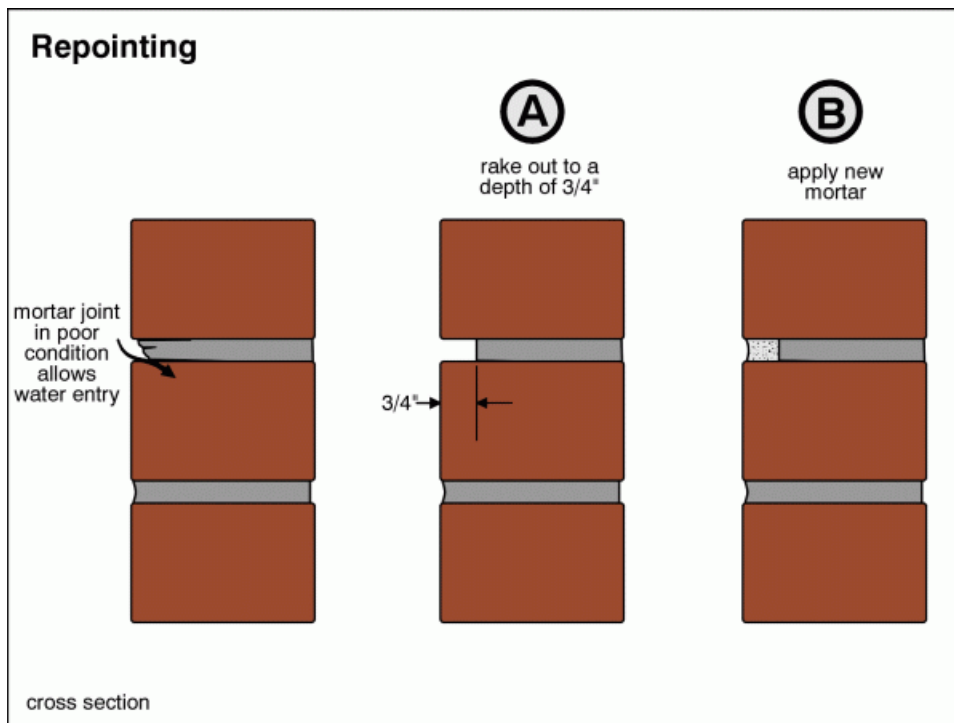
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7. Cracked

4. Condition: • [Mortar deterioration](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement



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8. Mortar deterioration



9. Mortar deterioration

WALLS \ Composition shingles

5. Condition: • Loose, missing or torn tabs

Location: Rear



10. Loose, missing or torn tabs

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EXTERIOR GLASS/WINDOWS \ Window wells

6. Condition: • [Missing](#)

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

DOORS \ Hardware

7. Condition: • Missing or damaged

Implication(s): Increased heating and cooling costs | Poor security

Location: Front



11. Missing or damaged

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

8. Condition: • [Wood/soil contact](#)

Implication(s): Rot | Insect damage

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

9. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Front

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12. Missing

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Description

Configuration: • [Basement](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing:

• Rafters/ceiling joists

Attic is in Good Condition



13. Rafters/ceiling joists



14. Rafters/ceiling joists



15. Rafters/ceiling joists



16. Rafters/ceiling joists

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17. Rafters/ceiling joists



18. Rafters/ceiling joists



19. Rafters/ceiling joists

Limitations

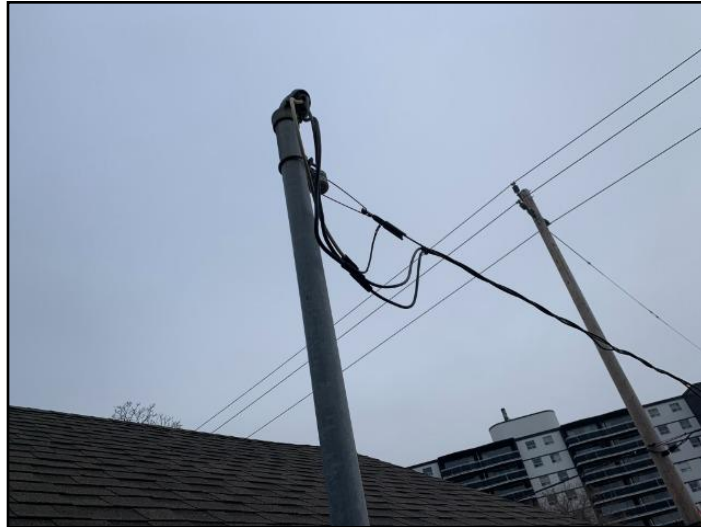
Inspection limited/prevented by: • Insulation

Attic/roof space: • Inspected from access hatch

Description

Service entrance cable and location:

- [Overhead copper](#)



20. Overhead copper

Service size:

- [100 Amps \(240 Volts\)](#)

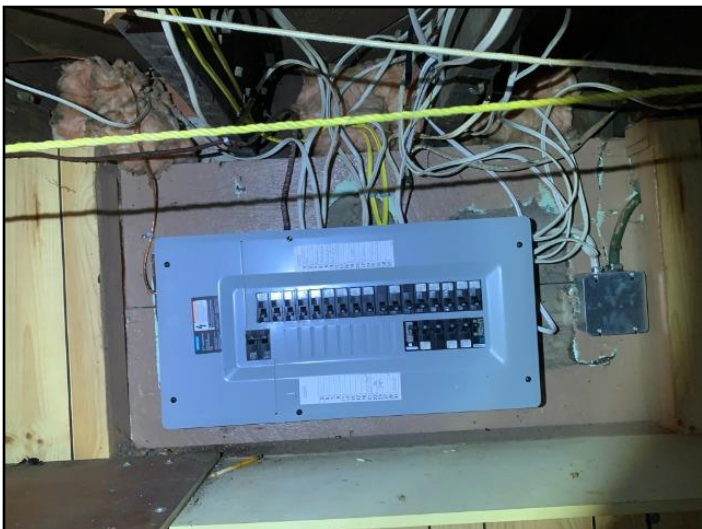


21. 100 Amps (240 Volts)

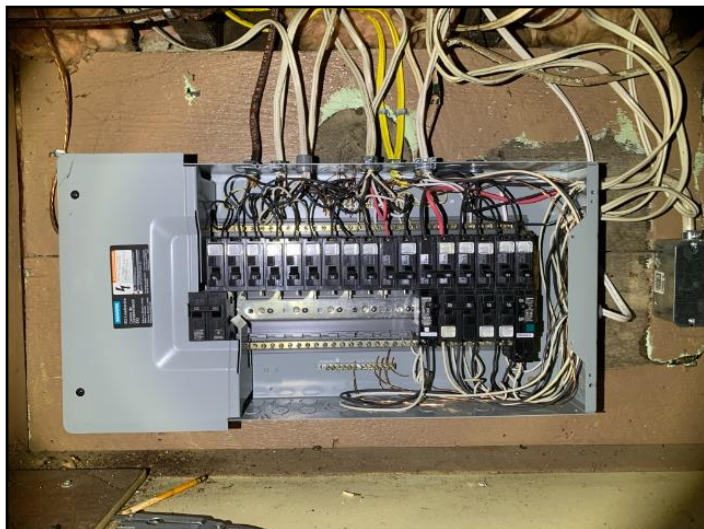
Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location:

- [Breakers - basement](#)



22. Breakers - basement



23. Breakers - basement

System grounding material and type:

- [Copper - water pipe](#)



24. Copper - water pipe

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

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

ELECTRICAL

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

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The circuits are not labeled at the panel

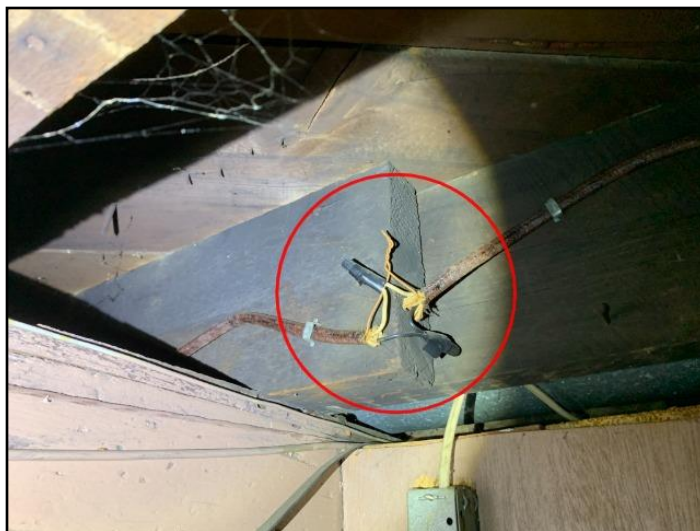
Recommendations

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

10. Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Basement



25. Damage

HEATING

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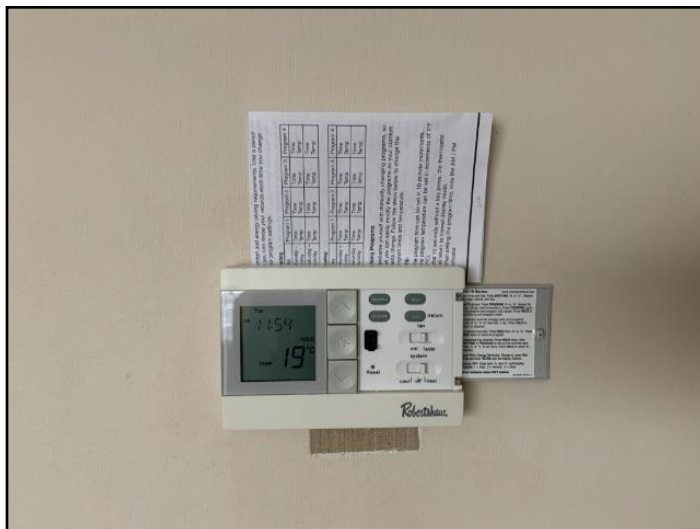
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Description

General:

- Digital Thermostat installed



26. Digital Thermostat installed

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- Goodman

Model number: GMH80703ANCB Serial number: 0912032790



27. Goodman



28. Goodman

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

Approximate capacity: • [70,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Natural draft](#)

Combustion air source: • Interior of building

Approximate age:

• [12 years](#)

Dec 2009

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

• Meter



29. Meter

Air filter: • Disposable • 16" x 25" • 1" thick

Carbon monoxide test: • 0 parts per million - approximate

HEATING

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Limitations

Safety devices: • Not tested as part of a building inspection

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

Heat exchanger: • The heat exchanger is difficult to access without dismantling, and cannot be adequately checked during a visual inspection, and sometimes crack on first use in fall after months of idleness.

COOLING & HEAT PUMP

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Description

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

Manufacturer:

• ICP

Model number: NAC018AKB1 *Serial number:* L022604096



30. ICP

Cooling capacity: • [1 Ton](#)

Compressor approximate age: • 18 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [High](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature • Power turned off

COOLING & HEAT PUMP

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Recommendations

AIR CONDITIONING \ Life expectancy

11. Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Glass fiber](#)
- [Wood shavings](#)



31. Wood shavings

Attic/roof insulation amount/value: • [R-20](#)

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#)

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-12](#)

Foundation wall air/vapor barrier: • Kraft paper

INSULATION AND VENTILATION

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Limitations

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

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

Implication(s): Increased heating and cooling costs

Description

Water supply source (based on observed evidence):

- Public



32. Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Front of the basement



33. Front of the basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type: • [Conventional](#) • Rental

Water heater location: • Utility room

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• GSW

Model number: 8G40S38ES *Serial number:* U1224 F700169



34. GSW

Water heater tank capacity: • [40 gallons](#) • 151 liters

Water heater approximate age: • 8 years

Water heater typical life expectancy: • 10 to 20 years

Water heater failure probability: • [Low](#)

Waste and vent piping in building:

• [ABS plastic](#)

• [Cast iron](#)

PLUMBING

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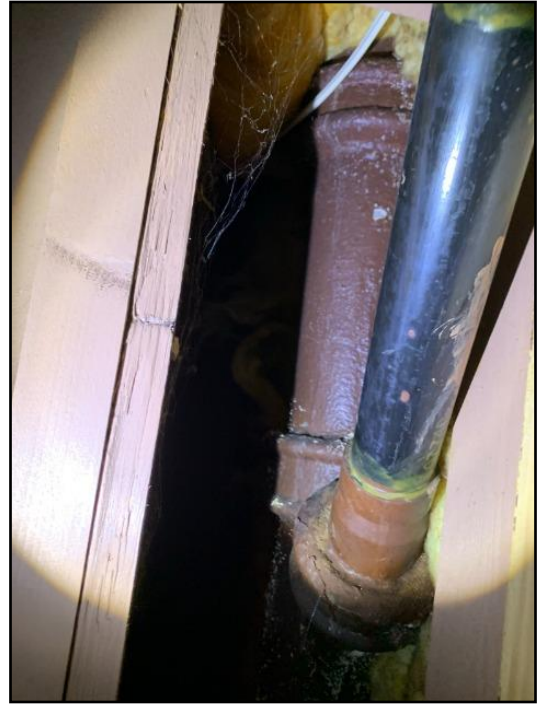
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35. Cast iron



36. Cast iron

Floor drain location: • Near heating system

Gas piping: • Steel

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection: • Water quality • Concealed plumbing

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Description

Major floor finishes: • [Hardwood](#)

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

Windows: • [Sliders](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Doors: • Inspected

Evidence of basement leakage: • Present • Stains • Dampness

Kitchen ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum

Recommendations

CEILINGS \ Plaster or drywall

13. Condition: • Typical Flaws

14. Condition: • Peeling Paint



37.

WALLS \ Plaster or drywall

15. Condition: • [Water damage](#)

No evidence of a current leak

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38. Water damage



39. Water damage

BASEMENT \ Leakage

16. Condition: • [Leakage - Read these articles before undertaking any action](#)

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



40. Leakage - Read these articles before...



41. Leakage - Read these articles before...

APPLIANCES

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Description

Range:

- Electric
- Electrolux

Model number: CFEF3016LWC Serial number: VF03535036



42. Electric

- Low failure probability

Exhaust fan/range hood:

- Recirculating type



43. Recirculating type

- High failure probability

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Refrigerator:

- Freezer on top

Electrolux

Model number: FFTR1515LW2 Serial number: BA02916145



44. Freezer on top

- Low failure probability

Microwave oven:

- Under-cabinet



45. Under-cabinet

- Medium failure probability

APPLIANCES

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Washer and dryer:

- Top-loading washer

GE

Model number: MNSR1060W0WW Serial number: TZ118773S



46. Top-loading washer

- Electric dryer

GE

Model number: RVXR353EB0WW Serial number: MF707233A

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47. Electric dryer

- Low failure probability - washer & dryer

Kitchen counter material:

- Laminate



48. Laminate

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Limitations

General:

- Appliances are tested for basic operation only.
- The Problem with dryer vent diverters is moisture condensation in homes. All of the wetness in the clothes that were just washed is being expelled from the dryer vent. In dry climates, this added air moisture might be an advantage. In areas with moderate to high humidity, the moisture from a dryer could promote condensation and the growth of mold.

Another problem is the potential for lint build-up in the home; a potential fire hazard. This can occur if the water level in the reservoir is forgotten and allowed to evaporate. Lint can then bypass the diverter and vent into the home



49. The Problem with dryer vent diverters is...

FIREPLACE

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General:

- Electric Fire Place



50. Electric Fire Place

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Masonry\Shell material:

- Brick



51. Brick



52. Brick

Masonry\Crown type: • Concrete

Masonry\Liner type: • Clay • Steel

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	FIREPLACE	CHIMNEY	OUTBUILDING	SITE DATA	REFERENCE				

Description

General:

- Rear Storage Shed
- In good condition



53. Rear Storage Shed



54. Rear Storage Shed



55. Rear Storage Shed



56. Rear Storage Shed

SITE DATA

2605 Kingston Road, Toronto, ON January 12, 2021

Report No. 1587

www.canadianhomeinspectioncorp.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

FIREPLACE

CHIMNEY

OUTBUILDIN

SITE DATA

REFERENCE

Description

General: • The home is in good condition but maintenance and updates are required.

Weather: • Overcast • Ground was damp • It was snowing at the time of the inspection. • Light winds

Approximate temperature: • 0°

Access to home provided by: • Lockbox

Occupancy: • The home was vacant during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at Noon.

Approximate inspection End time: • The inspection ended at 2:00 p.m.

Approximate age of home: • 90 to 100 years

Approximate size of home: • 1000 to 1500 ft.²

Building type:

• Detached home



57. Detached home



58. Detached home

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59. Detached home

Number of dwelling units: • Single-family

Number of stories: • 1

Number of rooms: • 9

Number of bedrooms: • 2

Number of bathrooms: • 1

Number of kitchens: • 1

Below grade area: • Basement

Area: • City

Street type: • Residential

Limitations

General: • This Visual Home Inspection is not a Building Code inspection, Title Examination, nor a By-law Compliance Inspection. We do not offer an opinion as to the advisability or inadvisability of the purchase of the Property, its value or its potential use. The report is not an assessment nor is it an appraisal. We are not associated with any seller, buyer, contractor, lawyer or realtor. Other than the inspection fee, we have no financial interest in the Property. The inspection fee is based on a single visit to the Property, additional fees may be charged for any subsequent visits. • Buyers should have realistic expectations, whether the house is brand new or a century old. House inspections cannot cover hidden environmental hazards. The home inspection excludes defects such as cracking, leaking, surface discolouration, or landslides resulting from hidden defects, including but not limited to, water leaks, land subsidence, or other

SITE DATA

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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geological problems. The inspection also excludes merely cosmetic features, including but not limited to, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs. We are not required to determine property boundary lines or encroachments.

We may indicate an item or system's life expectancy but such estimates are general in nature. And actual life, performance may vary widely. • Throughout any inspection, inferences are drawn which cannot be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of problems. A home inspection is a value added information gathering process, designed to educate potential buyers about condition, and better understanding, of the home they are considering buying, thereby reducing their risk. We can substantially reduce your risk but we cannot eliminate it nor do we assume it.

Home inspection won't eliminate all the risk associated with home ownership. For that reason, a home inspection should not be considered as an insurance policy. It is simply unreasonable to assume that for the fee of a few hundred dollars the home buyer can transfer all the risk of their home purchase over to the home inspector. The inspection cannot completely access risk, detect all flaws or predict all occurrences. In the event that the Client purchases the property, the Client assumes all risks associated with the purchase.

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	FIREPLACE	CHIMNEY	OUTBUILDIN	SITE DATA	REFERENCE				

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS