



Your Inspection Report

20 Hoover St
Toronto, ON M2N 5F6



PREPARED FOR:
JOHN WILLIAMS

INSPECTION DATE:
Wednesday, December 15, 2021

PREPARED BY:
Anton Pranov, M.Sc. Civil Eng., Certified Professional
Inspector



TRU INSPECTIONS
TRUSTED.RELIABLE.ULTIMATE.

TRU Inspections
143 Mondavi Rd
Woodbridge, ON L4H 1L5

(416) 732-2165
www.truinspections.ca
inspector@truinspections.ca



May 10, 2022

Dear John Williams,

RE: Report No. 1786, v.3
20 Hoover St
Toronto, ON
M2N 5F6

Thanks very much for choosing us to perform your home inspection. This document defines the scope of a home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of InterNACHI, OAHI and the Canadian Association of Home Inspectors. It is not a building code or by-law compliance inspection Report.

Inspection and this Report, which is carried out at the Clients request, is intended to help the Client determine the general overall condition of the property. This Report should be read in its entirety to put the Inspection, its terminology, and its limitations in proper perspective. All conditions are reported, as they existed at the time of the inspection. 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 itself is copyrighted, and may not be used in whole or in part without our express written permission.

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.

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

Sincerely,

Anton Pranov
on behalf of
TRU Inspections

TRU Inspections
143 Mondavi Rd
Woodbridge, ON L4H 1L5
(416) 732-2165

SUMMARY

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Heating

AUXILIARY HEAT \ Electric or Hydronic radiant heating

Condition: • Inoperative

The electric radiant driveway heating system was shut off, or inoperative at the time of inspection. It is advisable to request a demo of the system operation and performance before closing.

Location: Driveway

Task: Request demo

Time: Before closing

Condition: • Inoperative

The hot water radiant floor heating system was shut off, or inoperative, at the time of inspection. It is advisable to request a demo of the system operation and performance before closing.

Location: Basement

Task: Request demo

Time: Before closing

Interior

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing

Implication(s): Increased heat loss, excessive condensation, nuisance

Location: Front Basement Bedroom

Task: Replace

Time: Discretionary

Condition: • Lost seal on double or triple glazing

Implication(s): Increased heat loss, excessive condensation, nuisance

Location: Front Living Room, Office

Task: Replace

Time: Discretionary

Condition: • Lost seal on double or triple glazing

Implication(s): Increased heat loss, excessive condensation, nuisance

Location: Laundry Area, Office bathroom, Office

Task: Replace

Time: Discretionary

Condition: • Lost seal on double or triple glazing

Implication(s): Increased heat loss, excessive condensation, nuisance

SUMMARY

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Master Bedroom, Front bedrooms

Task: Replace

Time: Discretionary

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](#)

Description

The building is considered to face: • North

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2. Asphalt shingles

Sloped roof flashing material: • Metal

Flat roofing material: • [Modified bitumen membrane](#)

Flat roof flashing material: • Roofing material

Approximate age: • In the middle of its useful life.

Roof Shape: • Hip and valley

Limitations

Inspection performed: • With a drone

Observations & Recommendations

SLOPED ROOF FLASHINGS \ Chimney flashings

1. Condition: • [Cricket \(Saddle\) missing, loose, damaged](#)

There was no cricket observed at the chimney. A cricket or saddle is a ridge structure designed to divert water on a roof around the high side of a chimney or the transition from one roof area to another, the cricket is normally the same pitch as the rest of the roof, but not always. Cricket must be built to certain specifications on the high side of the chimney next to the roof if it is 30" or more in width. Contact a professional roofing contractor for a cricket installation.

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

Location: East Roof

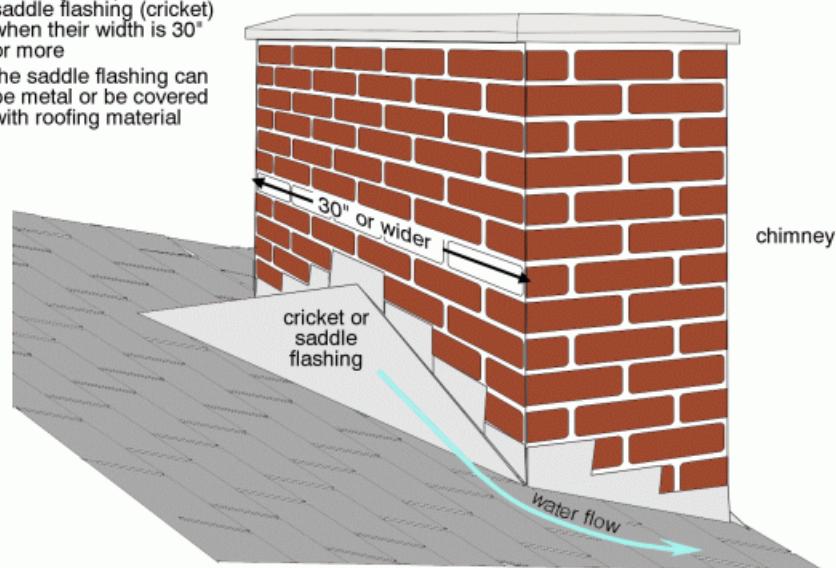
Task: Further evaluation and repair

Time: As soon as practical

Chimney saddle flashings

chimneys require a saddle flashing (cricket) when their width is 30" or more

the saddle flashing can be metal or be covered with roofing material



3. Cricket (Saddle) missing

FLAT ROOF FLASHINGS \ Installation

2. Condition:

- [Missing, too short](#)

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

Location: Front Porch

Task: Install

Time: As soon as possible

ROOFING

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4. Missing flashing

Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#) • [Artificial stone](#)

Retaining wall: • [Stone](#)

Driveway: • Pavers

Walkway: • Pavers

Garage: • Attached

Observations & Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • [Leak](#)

There was no downspout on the small gutter, which caused water pooling, leaking and overflowing since this gutter collects rainwater from a significant area of the front roof. The water overflow caused discoloration of the exterior wall below. It is recommended to contact an eavestroughing contractor for downspout installation.

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

Location: Front Roof

Task: Improve

Time: Discretionary



5. Leak



6. Wall water damage



7. No downspout

ROOF DRAINAGE \ Downspouts

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

Downspouts should discharge 6' from the building

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

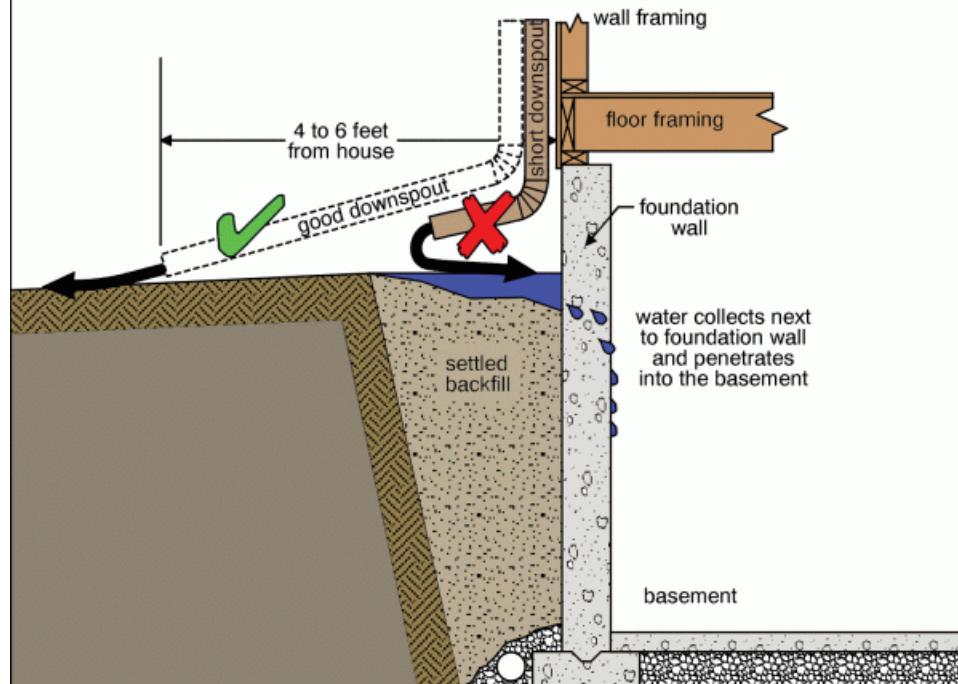
Location: Various locations Exterior Wall

Task: Improve

Time: As soon as practical



Downspout extension too short



8. Discharge too close to building



9. Discharge too close to building



10. Discharge too close to building

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

5. Condition: • [Mechanical damage](#)

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

Location: Front Porch

Task: Repair

Time: Discretionary



11. Mechanical damage

WALLS \ Masonry (brick, stone) and concrete

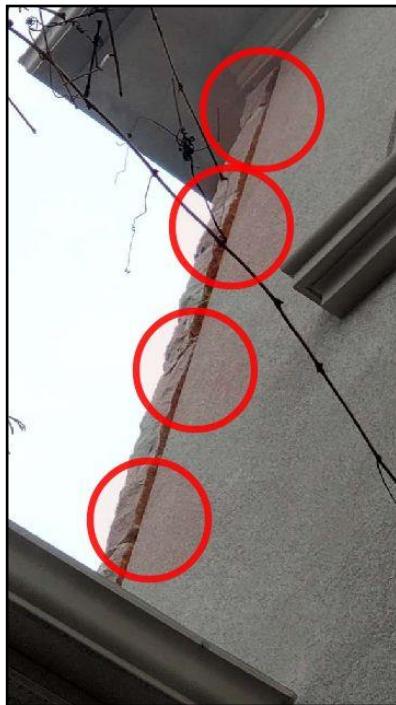
6. Condition: • [Mortar deterioration](#)

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

Location: West Exterior Wall

Task: Replace

Time: As soon as practical



12. Mortar deterioration

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Patios

7. Condition: • [Slope toward building](#)

The balcony floor was sloping towards the wall to direct rainwater towards scupper drain that was repaired and clogged with foam. It is advisable to contact a qualified contractor for further evaluation and possible re-sloping of the balcony and relocation of the drain away from the wall to prevent any potential water damage.

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

Location: Rear Second Floor Balcony

Task: Correct

Time: As soon as practical



13. Slope toward building



14. Slope toward drain



15. Blocked drain

LANDSCAPING \ Lot grading

8. Condition: • Improper slope or drainage

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

Location: East and West Exterior Wall

Task: Improve

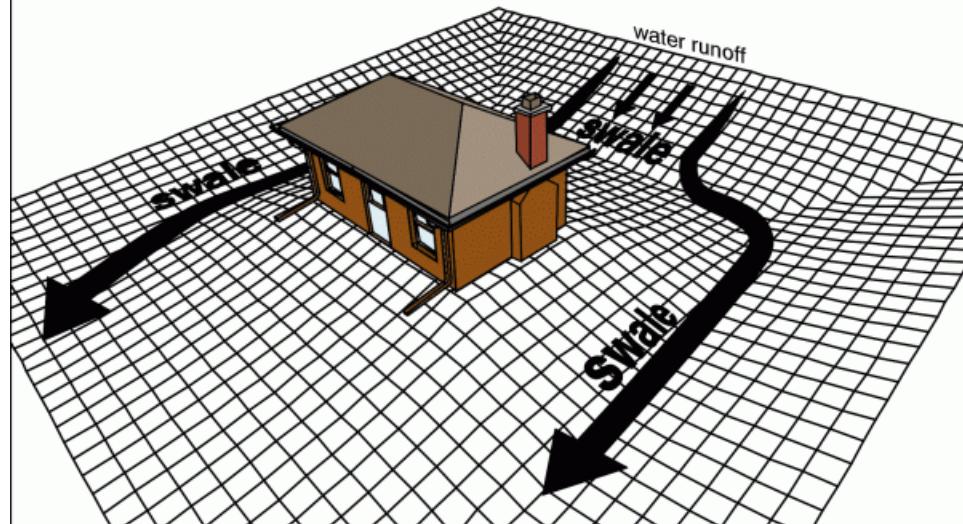
Time: As soon as practical

Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation





16. Improper slope or drainage



17. Improper slope or drainage



18. Improper slope or drainage



19. Improper slope or drainage

LANDSCAPING \ Driveway

9. Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Driveway

Task: Repair

Time: As soon as practical



20. Uneven (trip hazard)



21. Uneven (trip hazard)

GARAGE \ Vehicle door operators (openers)

10. Condition: • Photoelectric sensor more than 6 inches above the floor

Implication(s): Physical injury

Location: Garage

Task: Correct

Time: As soon as practical



22. Photoelectric sensor more than 6 inches...

STRUCTURE

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Engineered I-Joists

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- [Trusses](#)



23. Trusses



24. Trusses

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Finished basement

Attic/roof space: • Entered but access was limited

Observations & Recommendations

FOUNDATIONS \ General notes

11. Condition: • Cracked

There was a vertical crack observed on the foundation wall. The crack was not visible from the interior.

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

Location: West Exterior Wall

Task: Monitor/Repair

Time: Ongoing/If necessary

STRUCTURE

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



25. Cracked

12. Condition: • Cracked

There were typical vertical cracks observed on the foundation wall. The cracks were not visible from the interior. There was no evidence of moisture penetration observed at the time of inspection.

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

Location: Garage

Task: Monitor/Repair

Time: Ongoing

STRUCTURE

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



26. Cracked



27. Cracked



28. Cracked

ELECTRICAL

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

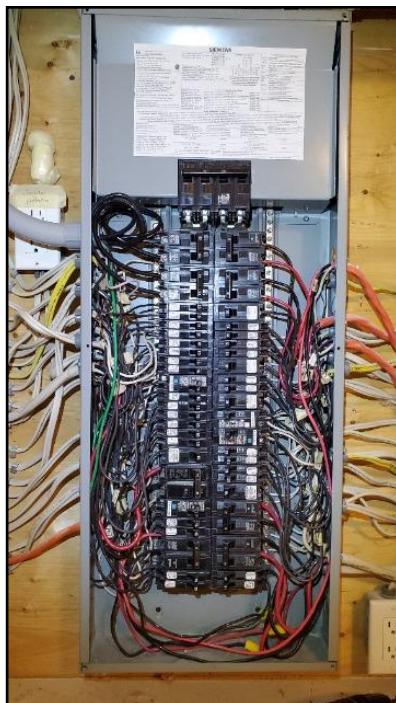
Description

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Distribution panel type and location:

- Distribution Panel - Basement



29. Distribution Panel - Basement

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

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

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

Observations & Recommendations

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

13. Condition: • [Open splices](#)

Implication(s): Fire hazard | Electric shock

Location: Rear Yard

Task: Correct

Time: As soon as possible



30. Open splices

DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. Condition: • GFCI is on the same circuit with bathroom lights.

It was observed at the time of inspection that all bathroom lights fixtures on the first floor are connected to the same circuits as GFCI receptacles. Potentially this represents a health and safety hazard due to sudden GFCI tripping and lights going dark when a person is taking a bath or a shower (slip and fall in the dark).

Location: Bathrooms

Task: Correct

Time: As soon as practical

ELECTRICAL

20 Hoover St, Toronto, ON December 15, 2021

Report No. 1786, v.3

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



31. GFCI is on the same circuit with bathroom...



32. GFCI is on the same circuit with bathroom...

DISTRIBUTION SYSTEM \ Lights

15. Condition: • Damage

Implication(s): Electric shock | Fire hazard

Location: Front Porch

Task: Replace

Time: As soon as practical



33. Damage

16. Condition: • Inoperative

Implication(s): Inadequate lighting

Location: Basement Sauna

Task: Repair or replace

Time: As soon as possible

ELECTRICAL

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



34. Inoperative

17. Condition: • Inoperative

Implication(s): Inadequate lighting

Location: Office

Task: Repair or replace

Time: Discretionary



35. Inoperative

18. Condition: • Missing

Implication(s): Inadequate lighting

Location: Rear Exterior Wall

Task: Install

Time: As soon as practical

ELECTRICAL

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



36. Missing

Description

Heating system type:

- [Furnace](#)
- Hydronic Radiant Floor Heating



37. Hydronic Radiant Floor Heating

- Electric Radiant Floor Heating
Driveway



38. Electric Radiant Floor Heating

Fuel/energy source: • [Gas](#)

Furnace/Air Handler manufacturer: • International Comfort Product

Boiler manufacturer:

- Weil-McLain



39. Weil-McLain

Heat distribution: • [Ducts and registers](#) • [Hot water radiant piping](#)

Approximate capacity:

- 125,000 BTU/Hr

Furnace

Approximate capacity: • 67,000 BTU/Hr - Boiler

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Interior of building

Approximate age:

- [15 years](#)

Furnace and Boiler

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Gas meter on the exterior wall • At the unit

Fireplace/stove:

- [Gas fireplace](#)

There were four gas fireplaces in the main house: in the basement, on the first floor, and in the Master bedroom.

Chimney/vent:

- [Masonry](#)

- [Metal](#)

Boiler

- ABS plastic

Furnace

Chimney liner: • Terracotta

Location of the thermostat for the heating system: • Dining Room

Limitations

Inspection prevented/limited by:

- System was shut off

The hot water radiant heating system in the Basement was shut off at the time of inspection. It is advisable to contact a licensed HVAC contractor for further evaluation.

- System was inoperative

Electric radiant driveway heating was not functional at the time of inspection

Observations & Recommendations

FURNACE \ Distribution air fan (blower)

19. Condition: • Combustion exhaust fan noisy

Location: Basement Utility Room

Task: Service

Time: As soon as practical



40. Combustion exhaust fan noisy

GAS FURNACE \ Venting system

20. Condition: • ABS plastic used for the combustion exhaust system.

Contact a licensed gas contractor/local gas utility for further evaluation and replacement with PVC pipes.

Location: Basement Utility Room

Task: Replace

Time: When remodelling



41. ABS plastic used for the combustion exhaust...

CHIMNEY AND VENT \ Masonry chimney cap (crown)

21. Condition: • Cracked

It is recommended to repair the cracks and caulk the gap between the terracotta chimney channel and the chimney cap to prevent potential water penetration inside the chimney.

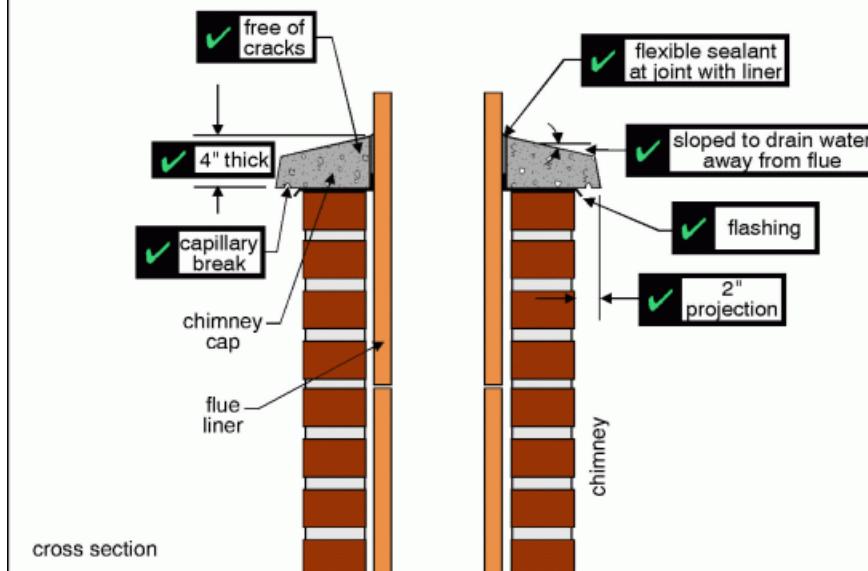
Implication(s): Shortened life expectancy of material | Chance of water damage to structure, finishes and contents

Location: North Roof

Task: Repair

Time: As soon as practical

What makes a good chimney cap?



42. Cracked



43. Cracked

AUXILIARY HEAT \ Electric or Hydronic radiant heating

22. Condition:

- Inoperative

The hot water radiant floor heating system was shut off, or inoperative, at the time of inspection. It is advisable to request a demo of the system operation and performance before closing.

Location: Basement

Task: Request demo

Time: Before closing

23. Condition:

- Inoperative

The electric radiant driveway heating system was shut off, or inoperative at the time of inspection. It is advisable to request a demo of the system operation and performance before closing.

Location: Driveway

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Request demo**Time:** Before closing

COOLING & HEAT PUMP

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • Central

Manufacturer: • International Comfort Product

Cooling capacity: • 48,000 BTU/hr

Compressor approximate age: • 14 years

Typical life expectancy: • 15 to 20 years

Location of the thermostat for the cooling system: • Dining Room

Limitations

Inspection limited/prevented by: • The system was not tested due to low outdoor temperature. Air conditioners are only designed to operate within a relatively narrow range of temperatures. The refrigerant selection and part designs assume that the air conditioner would never run below a certain temperature. The minimum safe temperature for the A/C system test is around 16 C.

Observations & Recommendations

AIR CONDITIONING \ Condensate system

24. Condition: • [Pan leaking](#)

There was evidence of rust on the furnace, in combustion, and in blower compartments of the furnace due to condensate leakage from the AC evaporator pan. There was no active leak observed at the time of the inspection.

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

Location: Basement Utility Room

Task: Repair

Time: As soon as practical

COOLING & HEAT PUMP

20 Hoover St, Toronto, ON December 15, 2021

Report No. 1786, v.3

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

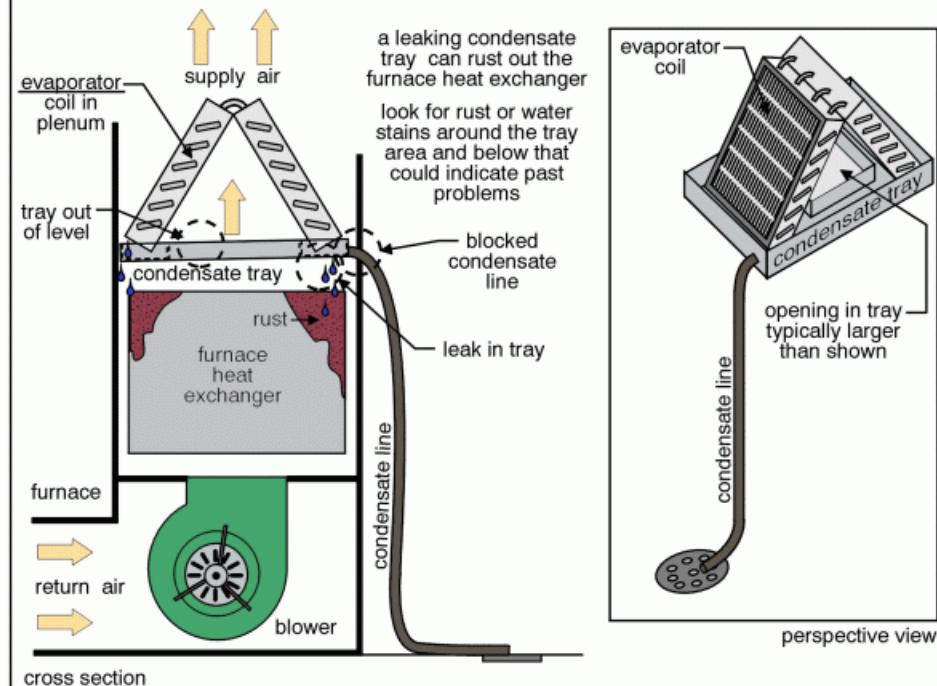
INSULATION

PLUMBING

INTERIOR

REFERENCE

Leaking condensate tray



44. Pan leaking

INSULATION AND VENTILATION

20 Hoover St, Toronto, ON December 15, 2021

Report No. 1786, v.3

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material:

- Mineral wool batts

There were mineral wool batts installed on the skylight dome and vaulted ceilings.



45. Mineral wool batts

- Loose fill blown-in



46. Loose fill blown-in



47. Loose fill blown-in

Attic/roof insulation amount/value:

- [R-40](#)

Attic/roof air/vapor barrier:

- [Plastic](#)

Attic/roof ventilation:

- Attic pest control evidence

There was evidence of pest control measures observed on the East roof, including metal mesh installed on the openings.

INSULATION AND VENTILATION

20 Hoover St, Toronto, ON December 15, 2021

Report No. 1786, v.3

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



48. Attic pest control evidence

Limitations

Attic inspection performed: • By entering attic, but access was limited

Observations & Recommendations

ATTIC/CRAWLSPACE/UNHEATED LOCATIONS \ Insulation

25. Condition: • [Gaps or voids](#)

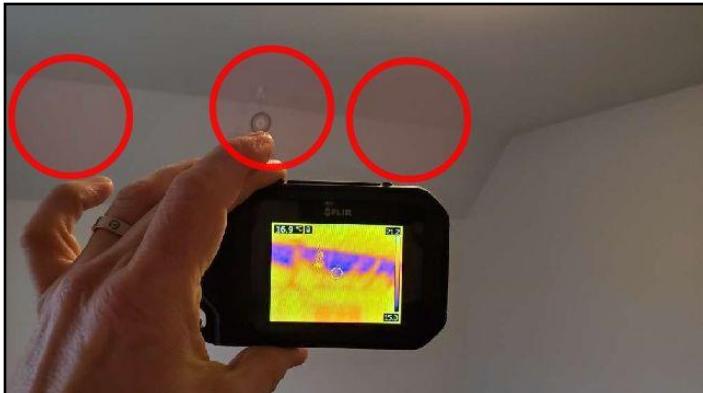
There were gaps in the insulation observed visually and with infrared camera in the attic. Re-distribute, or add the insulation to improve performance and reduce heat loss.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various locations Attic

Task: Further evaluation and repair

Time: As soon as practical



49. Gaps or voids



50. Gaps or voids

INSULATION AND VENTILATION

20 Hoover St, Toronto, ON December 15, 2021

Report No. 1786, v.3

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



51. Gaps or voids



52. Gaps or voids

26. Condition:

- Uneven insulation

There were signs of previous small pests penetration to the attic: burrows in the insulation. The pests were not present/visible at the time of inspection. It is advisable to re-distribute the insulation and monitor the attic. If pests penetration reoccurs, contact a professional pest control company for further evaluation and control.

Location: Attic

Task: Improve

Time: As soon as practical



53. Nuts shells



54. Squirell burrow



55. Uneven insulation

INSULATION AND VENTILATION

20 Hoover St, Toronto, ON December 15, 2021

Report No. 1786, v.3

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



56. Uneven insulation

ATTIC/CRAWLSPACE/UNHEATED LOCATIONS \ Roof vents

27. Condition: • [Turbine vent seized](#)

Implication(s): Equipment inoperative

Location: Front Roof

Task: Repair or replace

Time: As soon as practical

INSULATION AND VENTILATION

Report No. 1786, v.3

20 Hoover St, Toronto, ON December 15, 2021

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

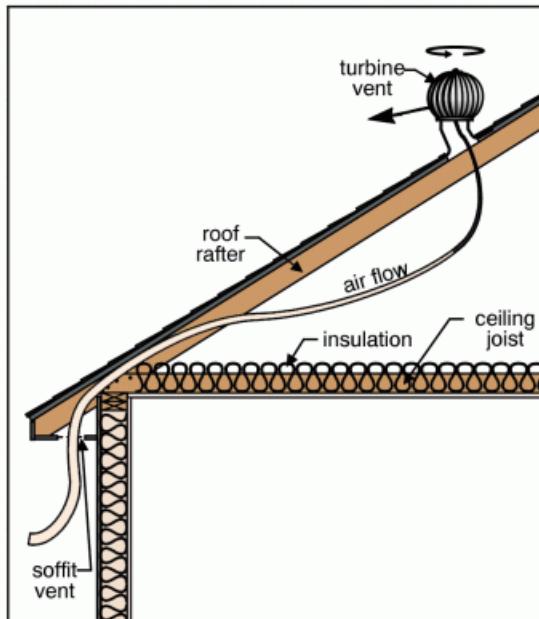
INSULATION

PLUMBING

INTERIOR

REFERENCE

Turbine vents



turbine vents:

- don't work without wind
- can depressurize the attic on windy days
- can be noisy
- often seize
- often leak



57. Turbine vent seized

Description

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

Main water shut off valve at the: • Basement

Water heater type: • [Induced draft](#)

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

Water heater manufacturer: • Bradford White

Water heater tank capacity: • [75 gallons](#)

Water heater approximate age: • 15 years

Water heater typical life expectancy: • 15 to 20 years

Waste and vent piping in building: • [ABS plastic](#)

Main gas shut off valve location: • Gas meter • At the unit

Limitations

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

Items excluded from a building inspection: • Concealed plumbing • Water treatment equipment • Landscape irrigation system • Sauna

Observations & Recommendations

WATER HEATER - GAS BURNER AND VENTING \ Venting system

28. Condition: • ABS plastic used for the combustion exhaust system.

Contact a licensed gas contractor/local gas utility for further evaluation and replacement with PVC pipes.

Location: Basement Utility Room

Task: Replace

Time: As soon as practical



58. ABS plastic used for the combustion exhaust...

WASTE PLUMBING \ Floor drain

29. Condition: • [Poor location](#)

The floor drain should be flush with the floor level (not raised) to prevent any potential flooding in the area.

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

Location: Rear Yard

Task: Improve

Time: As soon as practical



59. Settlement around drain

WASTE PLUMBING \ Sump pump

30. Condition: • [Short cycling or running continuously](#)

The sump pump was disconnected from the power at the time of inspection. During the testing it was intermittently short cycling or not fully stopping at the end of the cycle. It was recommended to contact a qualified plumber for service and

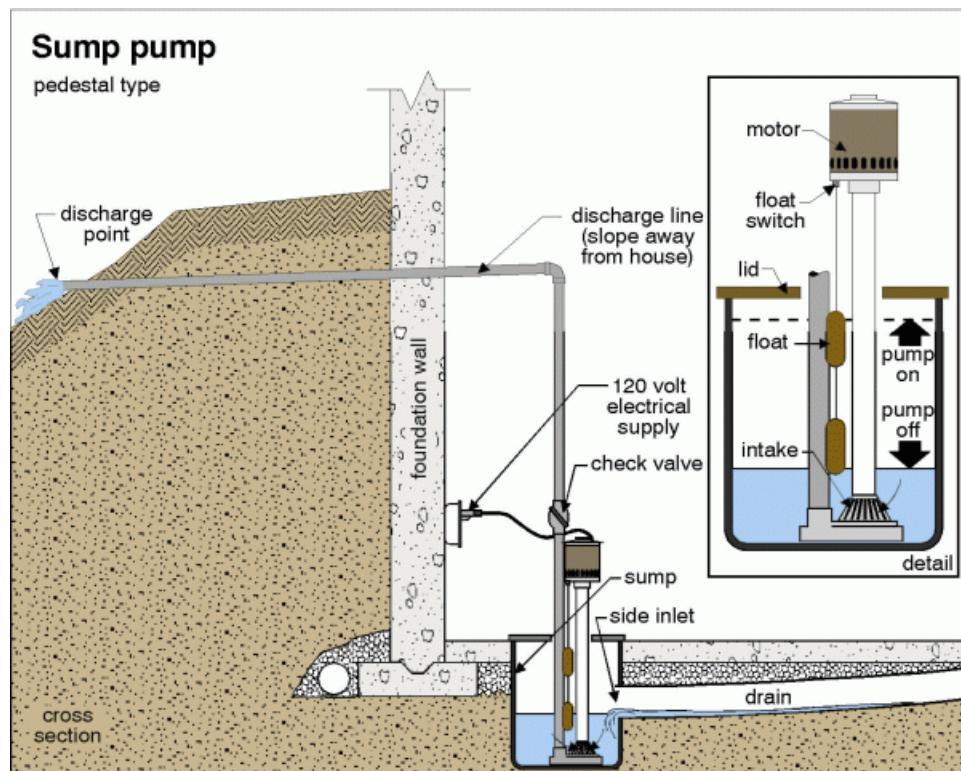
repair/replacement, if required.

Implication(s): Equipment failure | Reduced system life expectancy

Location: Basement Cold Room

Task: Further evaluation and repair/replace

Time: As soon as practical





60. Short cycling or running continuously

31. Condition: • Auxiliary power for a sump pump (battery) is recommended

It is advisable to install an additional (marine quality) battery as the sump pump backup power supply to avoid potential flooding during power outages. It is also advisable to provide a backup (spare) sump pump unit.

Location: Basement

Task: Improve

Time: Discretionary



61. Auxiliary power for a sump pump (battery) i...

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

32. Condition: • Not shut-off for winter.

All external water outlets should be shut off from inside during the winter period to prevent potential damage and flooding.

Location: Rear Exterior Wall

Task: Correct

Time: Immediate



62. Not shut-off for winter.

33. Condition: • Internal shut-off valve missing/not found

Location: Rear Exterior Wall

Task: Further evaluation and repair

Time: As soon as possible

FIXTURES AND FAUCETS \ Bathtub

34. Condition: • Drain stop missing

Implication(s): Reduced operability

Location: Basement bathroom

Task: Install

Time: As soon as practical



63. Drain stop missing

35. Condition: • Drain stop missing

Implication(s): Reduced operability

Location: Front Ensuite Bathroom

Task: Repair

Time: As soon as practical



64. Drain stop missing

36. Condition: • Drain stop ineffective

Implication(s): Reduced operability

Location: Master Bedroom

Task: Repair or replace

Time: As soon as possible



65. Drain stop ineffective

37. Condition: • Shower diverter ineffective

Location: Front Ensuite Bathroom

Task: Replace

Time: As soon as practical



66. Shower diverter ineffective

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Ceramic/porcelain • [Marble](#)

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

Windows: • [Fixed](#) • [Casement](#)

Laundry facilities: • Washer • Laundry tub • Dryer

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Observations & Recommendations

CEILINGS \ Fan

38. Condition: • Inoperative

Switch defective

Implication(s): Reduced comfort

Location: Front Ensuite Bathroom

Task: Repair

Time: As soon as possible



67. *Inoperative*

FLOORS \ Ceramic tile, stone, marble, etc

39. Condition: • Tiles defective

Location: Hallway

Task: Repair or replace

Time: Discretionary



68. Tiles defective

WINDOWS \ Glass (glazing)

40. Condition: • Lost seal on double or triple glazing

Implication(s): Increased heat loss, excessive condensation, nuisance

Location: Front Basement Bedroom

Task: Replace

Time: Discretionary



69. Lost seal on double or triple glazing

41. Condition: • Lost seal on double or triple glazing

Implication(s): Increased heat loss, excessive condensation, nuisance

Location: Front Living Room, Office

Task: Replace

Time: Discretionary



70. Lost seal on double or triple glazing



71. Lost seal on double or triple glazing

42. Condition: • Lost seal on double or triple glazing

Implication(s): Increased heat loss, excessive condensation, nuisance

Location: Laundry Area, Office bathroom, Office

Task: Replace

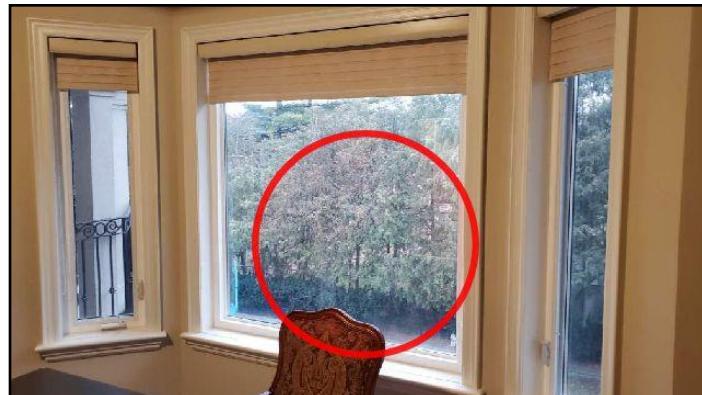
Time: Discretionary



72. Lost seal on double or triple glazing



73. Lost seal on double or triple glazing



74. Lost seal on double or triple glazing

43. Condition: • Lost seal on double or triple glazing

Implication(s): Increased heat loss, excessive condensation, nuisance

Location: Master Bedroom, Front bedrooms

Task: Replace

Time: Discretionary



75. Lost seal on double or triple glazing



76. Lost seal on double or triple glazing



77. Lost seal on double or triple glazing

WINDOWS \ Sashes

44. Condition: • Inoperable

Implication(s): Equipment inoperative

Location: Rear Family Room

Task: Repair

Time: Discretionary



78. Inoperable

WINDOWS \ Hardware

45. Condition: • [Inoperative](#)

Implication(s): System inoperative or difficult to operate

Location: Front Basement Bedroom

Task: Repair or replace

Time: When remodelling



79. Inoperative

DOORS \ Hardware

46. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Front Ensuite Bathroom

Task: Repair

Time: Discretionary



80. Does not latch properly

47. Condition: • Door not lockable

Location: Rear Ensuite Bathroom

Task: Improve

Time: If necessary



81. Door not lockable



82. Door not lockable

CARPENTRY \ Cabinets

48. Condition: • [Doors or drawers missing or loose](#)

Implication(s): Damage or physical injury due to falling materials | Nuisance

Location: Office

Task: Repair

Time: As soon as possible



83. Door loose

END OF REPORT

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