

# INSPECTION REPORT



For the Property at:  
**31 MASSEY ST., #1**  
TORONTO, ON

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Prepared for: ANDREW NICHOLSON  
Inspection Date: Monday, March 6, 2017  
Prepared by: Michael Tita

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[mtita@rogers.com](mailto:mtita@rogers.com)

March 6, 2017

Dear Andrew Nicholson,

RE: Report No. 1014, v.2  
31 Massey St., #1  
Toronto, ON

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 our national Association. 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,

Michael Tita  
on behalf of  
Elite Team Home Inspections

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# SUMMARY

Report No. 1014, v.2

31 Massey St., Toronto, ON March 6, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

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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](#)

## Electrical

### **DISTRIBUTION SYSTEM \ Switches**

**Condition:** • 3-way not working as intended

**Implication(s):** Nuisance | Fall hazard

**Location:** First Floor Hall

**Task:** Repair

**Cost:** Less than \$100.

## Interior

### **General**

• Repair additional lint trap above laundry machines. Ensure mesh is in place. Also should be cleaned out every 3to5 loads.

**Implication(s):** Exhaust pipe can fill up with lint if mesh is not in place

**Location:** Basement Laundry Area

**Task:** Repair

**Cost:** Less than \$100.

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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## Descriptions

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

**Sloped roofing material:** • [Asphalt shingles](#)

## Inspection Methods & Limitations

**Roof inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • Flat roof not visible. Condo responsibility.

**Inspection performed:** • With binoculars from the ground

# EXTERIOR

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## Descriptions

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

**Gutter & downspout type:** • [Eave mounted](#)

**Gutter & downspout discharge:** • [Above grade](#)

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

**Wall surfaces - masonry:** • [Brick](#)

**Soffit and fascia:** • [Aluminum](#)

**Walkway:** • Interlocking brick

**Exterior steps:** • No performance issues were noted.

**Balcony:** • Wood • Steel railings • Aluminum railings

## Inspection Methods & Limitations

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#) • [Masonry block](#)

**Floor construction:** • [Joists](#) • Subfloor - plywood

**Exterior wall construction:** • [Wood frame, brick veneer](#)

**Roof and ceiling framing:** • [Trusses](#) • Not visible

## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Wall, floor and ceiling coverings

**Attic/roof space:**

• No access

No attic

**Percent of foundation not visible:** • 95 %

## Descriptions

**Service entrance cable and location:** • [Underground - not visible](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

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

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

**Number of circuits installed:** • Below is a list of the circuit break down:

*Note:* 15a: 16

40a:1

30a:1

20a:1

**Number of circuits installed:** • 19

**System grounding material and type:** • [Copper - water pipe and ground rod](#)

**Distribution panel rating:** • [125 Amps](#)

**Distribution panel type and location:** • [Breakers - basement](#)

**Auxiliary panel (subpanel) type and location:** • [Not found](#)

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - panel](#) • [AFCI - panel](#)

**Smoke detectors:** • [Present](#)

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

## Observations & Recommendations

### DISTRIBUTION SYSTEM \ Switches

**1. Condition:** • 3-way not working as intended

**Implication(s):** Nuisance | Fall hazard

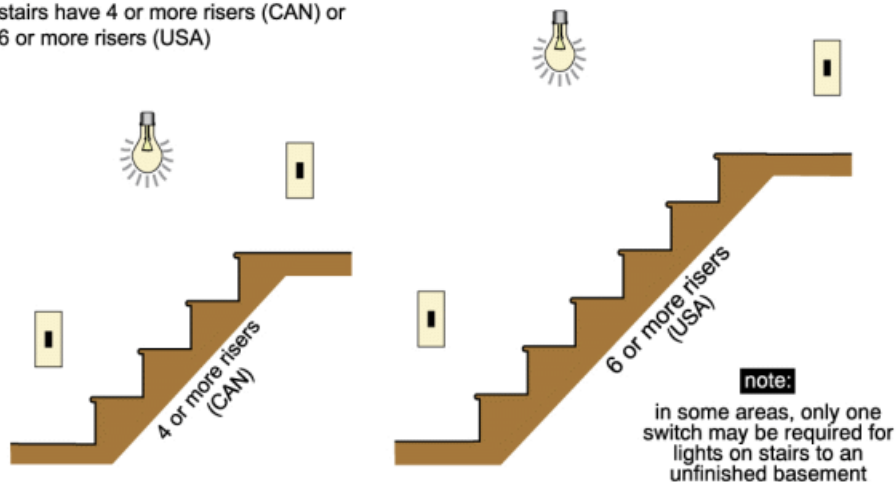
**Location:** First Floor Hall

**Task:** Repair

**Cost:** Less than \$100.

### Stairway lighting

stairway lighting requires switches at both the top and bottom of the stairs when the stairs have 4 or more risers (CAN) or 6 or more risers (USA)



### DISTRIBUTION SYSTEM \ Outlets (receptacles)

2. Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Kitchen

Task: Install / Add New (as needed)

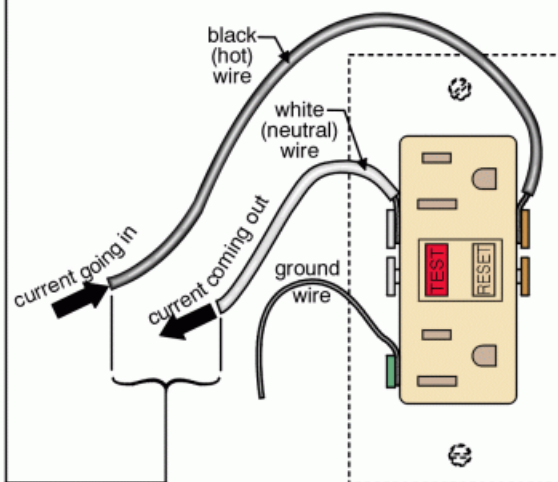
Cost: Less than \$100

### Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:  
if the GFI is in the panel, the entire circuit will be shut down





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**DISTRIBUTION SYSTEM \ Smoke detectors****3. Condition:** • Replace all old smoke detectors with new units. (any over 10 years old)**DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors****4. Condition:** • Add more carbon monoxide detectors. (should be on all sleeping levels)**Inspection Methods & Limitations****Inspection limited/prevented by:** • Furniture • Concealed electrical.**Inspection limited/prevented by:** • Storage**Panel covers:** • Disconnect covers are not removed by the building inspector**System ground:** • Continuity not verified • Quality of ground not determined**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

# HEATING

Report No. 1014, v.2

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## Descriptions

### System type:

- [Combination heating system](#)

Hybrid system. Using hot water for heating.

**Furnace manufacturer:** • Lennox

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

**Efficiency:** • [High-efficiency](#)

**Exhaust venting method:** • N/A none

**Approximate age:** • [20 years](#)

**Main fuel shut off at:** • Meter

**Chimney/vent:** • High temperature plastic

**Humidifiers:** • None N/A

**Mechanical ventilation system for home:** • Kitchen exhaust fan • Bathroom exhaust fan

## Observations & Recommendations

### GAS FURNACE \ Cabinet

**5. Condition:** • Furnace unserviced, dirty or debris inside. Needing service and cleaning. (Should be done yearly by an HVAC technician to maintain and ensure proper operation of the system).

## Inspection Methods & Limitations

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

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

# COOLING & HEAT PUMP

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## Descriptions

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

**Manufacturer:** • Lennox

**Compressor type:** • Electric

**Compressor approximate age:** • 19 years

**Failure probability:** • [Low](#)

**Evaporative cooler damper location:**

• [Rear of building](#)

On balcony

## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

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

# INSULATION AND VENTILATION

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## Descriptions

**Mechanical ventilation system for home:** • Kitchen exhaust fan • Bathroom exhaust fan

## Inspection Methods & Limitations

**Inspection prevented by no access to:** • Insulation covered by finished walls, ceilings etc. can not be determined. (For either type or quantity)

**Attic inspection performed:** • N/A no attic. Unit above.

**Mechanical ventilation effectiveness:** • Not verified

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	PARKING ST	REFERENCE							

## Descriptions

**Water supply source:** • Public

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

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

**Main water shut off valve at the:**

• Basement

Storage room near stairs.

**Water flow and pressure:** • [Functional](#)

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

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

**Water heater exhaust venting method:** • Induced draft

**Water heater manufacturer:** • Polaris

**Tank capacity:** • [100 gallons](#)

**Water heater approximate age:** • 6 years

**Waste disposal system:** • [Public](#)

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

**Floor drain location:** • Near heating system

**Exterior hose bibb:**

• Present

Add missing valve handle. \$5.



1.

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Observations & Recommendations

### FIXTURES AND FAUCETS \ Shower stall

**6. Condition:** • Shower spout loose. (Resecure)

**Location:** Basement

**Task:** Repair

**Cost:** Minor

## Inspection Methods & Limitations

**Fixtures not tested/not in service:** • Exterior hose bibs/bibbs shut off for winter

**Items excluded from a building inspection:** • Water quality • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

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## Descriptions

**Major floor finishes:** • [Resilient](#) • [Laminate](#) • [Ceramic](#)

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

**Windows:** • [Casement](#) • Vinyl

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [Sliding glass](#) • Metal-clad

**Doors:** • Inspected

**Laundry facilities:** • Washer • Hot/cold water supply • Dryer • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Exhaust fan • Discharges to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

**Inventory Dishwasher:**

• Frigidaire

*Serial number:* th32045143

**Inventory Dryer:**

• Kenmore

*Serial number:* y0a154bz800413r

**Inventory Range:**

• Frigidaire

*Serial number:* vf32857910

**Inventory Refrigerator:**

• Frigidaire

*Serial number:* ba33104694

**Inventory Washing Machine:**

• Kenmore

*Serial number:* hly1444295

## Observations & Recommendations

### General

**7.** • Repair additional lint trap above laundry machines. Ensure mesh is in place. Also should be cleaned out every 3to5 loads.

**Implication(s):** Exhaust pipe can fill up with lint if mesh is not in place

**Location:** Basement Laundry Area

**Task:** Repair

**Cost:** Less than \$100.



2.

## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Storage/furnishings

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any

**Appliances:** • Appliances are not moved during an inspection



## SITE INFO

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## Descriptions

**Weather:** • Cloudy • There has been no rain in last week. • Moderate winds

**Approximate temperature:** • 4°

**Attendees:** • Seller • Seller's Agent

**Occupancy:** • The home was occupied at the time of the inspection.

**Approximate inspection Start time:** • The inspection started at 9:00 a.m.

**Approximate inspection End time:** • The inspection ended at 11:30 a.m.

**Approximate age of home:** • 20 years

**Approximate date of construction:** • 1997

**Building type:** • Stacked town home

**Number of bathrooms:** • 2

**Number of kitchens:** • 1

**Below grade area:** • Basement

**Garage, carport and outbuildings:** • Attached one-car garage

# PARKING STRUCTURES

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## Descriptions

**Parking Structure Type:** • Garage - attached

**Number of cars:** • 1

**Fire Door (to interior):** • Metal • Hollow core

**Automatic openers:** • Appears functional

**Garage Doors:** • Functional

## Observations & Recommendations

### INTERIOR \ Walls, Windows and Ceilings

**8. Condition:** • Wall damage

Reseal drywall over garage door area

**Location:** Garage

**Task:** Repair

**Cost:** Less than \$200.



3.

### FIRE DOOR \ General

**9. Condition:** • Door doesn't fully close

**Location:** Garage

**Task:** Adjust / Correct

**Time:** Now

**Cost:** Less than \$100.

31 Massey St., Toronto, ON March 6, 2017

[SUMMARY](#)[ROOFING](#)[EXTERIOR](#)[STRUCTURE](#)[ELECTRICAL](#)[HEATING](#)[COOLING](#)[INSULATION](#)[PLUMBING](#)[INTERIOR](#)[SITE INFO](#)[PARKING ST](#)[REFERENCE](#)

## Inspection Methods & Limitations

**Interior:** • Parked car and or storage.

**END OF REPORT**

# REFERENCE LIBRARY

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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