

# INSPECTION REPORT



For the Property at:  
**495 CRAWFORD ST**  
TORONTO, ON M6G 3J9

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Prepared for: ANDREW NICHOLSON and HEATHER SHAW

Inspection Date: Tuesday, May 8, 2018

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# SUMMARY

Report No. 1501

495 Crawford St, Toronto, ON May 8, 2018

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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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](#)

## Exterior

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

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

**Location:** Front Porch & Rear Deck

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor

## Electrical

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Laundry Area, kitchen

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor

### **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

**Condition:** • None

**Implication(s):** Health hazard

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor

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](#)

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## Descriptions

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

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

**Sloped roof flashing material:** • Metal

**Flat roofing material:** • [Roll roofing](#)

**Probability of leakage:** • Low

**Approximate age:** • 5-10 years

## Observations & Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • [Missing, loose or torn](#)

Resecure some minor loose shingles

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

**Location:** Rear Side

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



1. Missing, loose or torn

## Inspection Methods & Limitations

**Inspection performed:** • From the attic

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

# EXTERIOR

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## Descriptions

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

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

**Lot slope:** • [Away from building](#)

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

**Wall surfaces and trim:** • [Brick](#) • [Metal siding](#) • [Stucco](#)

**Retaining wall:** • None N/A

**Driveway:** • Concrete

**Walkway:** • Concrete • Interlocking brick

**Deck:** • Raised • Wood

**Porch:** • Concrete

**Exterior steps:** • Concrete

**Balcony:** • None N/A

**Patio:** • Flagstone

**Fence:** • Wood

## Observations & Recommendations

### ROOF DRAINAGE \ Downspouts

**2. Condition:** • [Missing](#)

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

**Location:** Rear Side

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor

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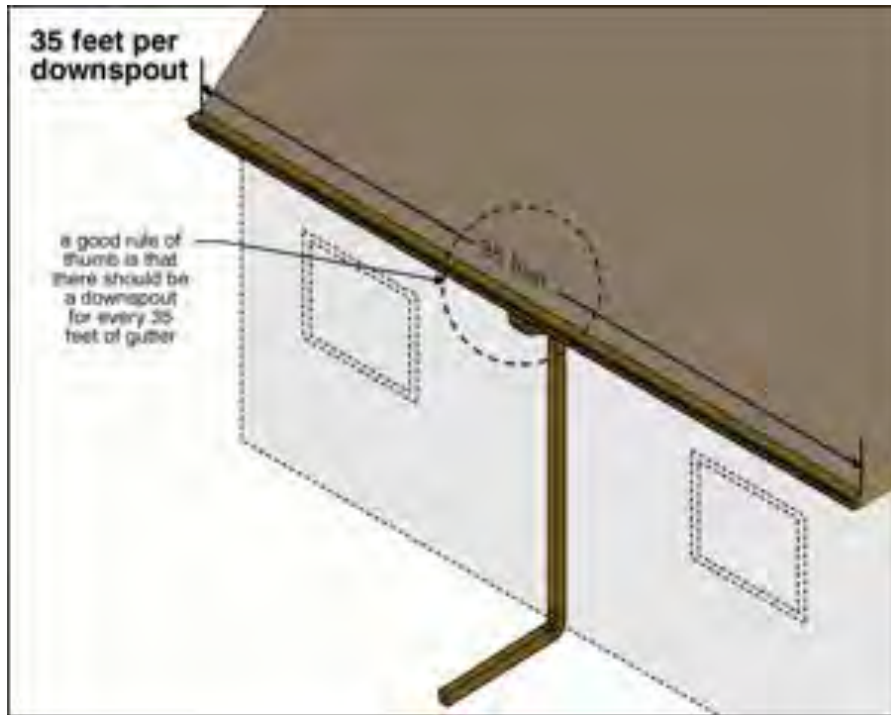
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2. Missing

## WALLS \ Trim

3. Condition: • [Loose](#)

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Resecure and seal around any loose trim

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

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year



3. Loose



4. Loose

### WALLS \ Brick, stone and concrete

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

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Right Side

**Task:** Repair

**Time:** Discretionary



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5. Masonry deterioration

### EXTERIOR GLASS/WINDOWS \ Exterior trim

5. Condition: • [Paint or stain needed](#)

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

Location: Right Side Basement

Task: Reseal

Time: Less than 1 year

Cost: Regular maintenance item



6. Paint or stain needed

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## DOORS \ Exterior trim

**6. Condition:** • [Paint or stain needed](#)

**Implication(s):** Material deterioration | Chance of damage to finishes and structure

**Task:** Reseal

**Time:** Less than 1 year

**Cost:** Regular maintenance item



*7. Paint or stain needed*

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

**7. Condition:** • [Missing](#)

**Implication(s):** Fall hazard

**Location:** Front Porch & Rear Deck

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor



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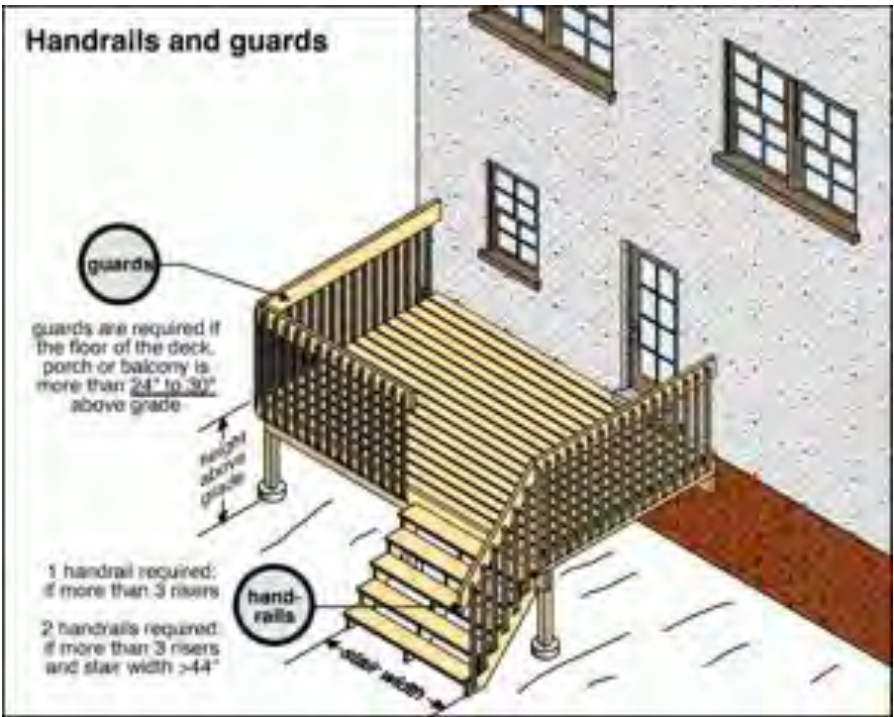
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8. Missing



9. Missing

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## Inspection Methods & Limitations

**No or limited access to:**

- Area below steps, deck, porches
- Blocked by storage also.

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

**Exterior inspected from:** • Ground level

# STRUCTURE

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## Descriptions

**Configuration:** • [Basement](#)

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

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

**Exterior wall construction:** • [Masonry](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plank sheathing](#)

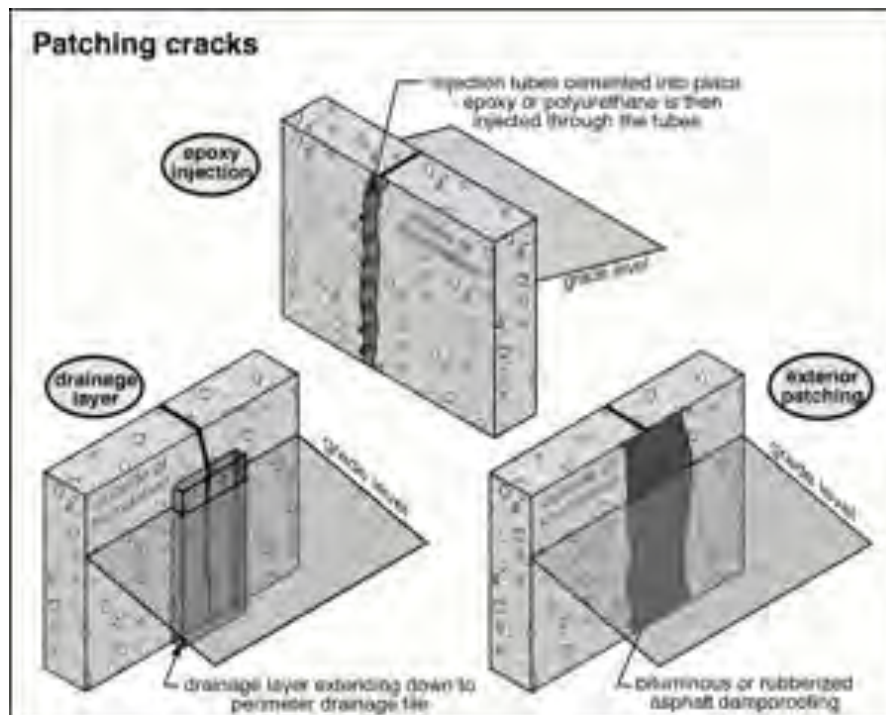
**Party walls:** • [Not visible](#)

## Observations & Recommendations

### FOUNDATIONS \ General

**8. Condition:** • Typical minor cracks

**Implication(s):** Chance of water entering building



**9. Condition:** • [Typical minor settlement](#)

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## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 100 %

# ELECTRICAL

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## Descriptions

Service entrance cable and location: • [Overhead](#)

Service size:

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



10. 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 type and location: • [Breakers - basement](#)

Distribution panel rating: • [100 Amps](#)

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

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

Note: 15a-19

40a-1

30a-2

Number of circuits installed: • 22

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

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

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

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**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • None noted

## Observations & Recommendations

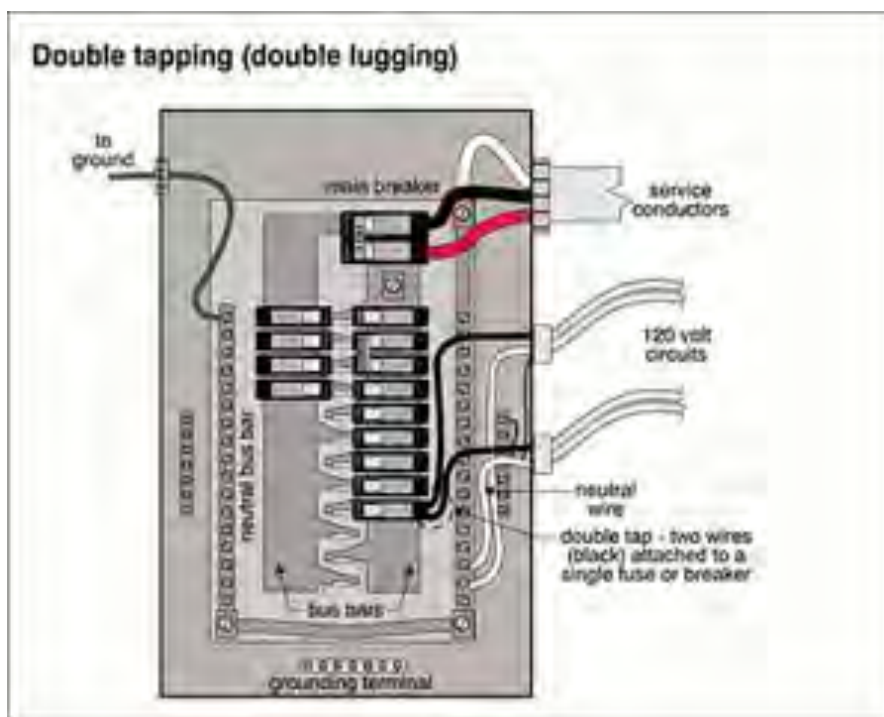
### **SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

**10. Condition:** • [Double taps](#)

**Implication(s):** Fire hazard

**Task:** Adjust / Correct

**Cost:** Minor



### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**11. Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Laundry Area, kitchen

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor



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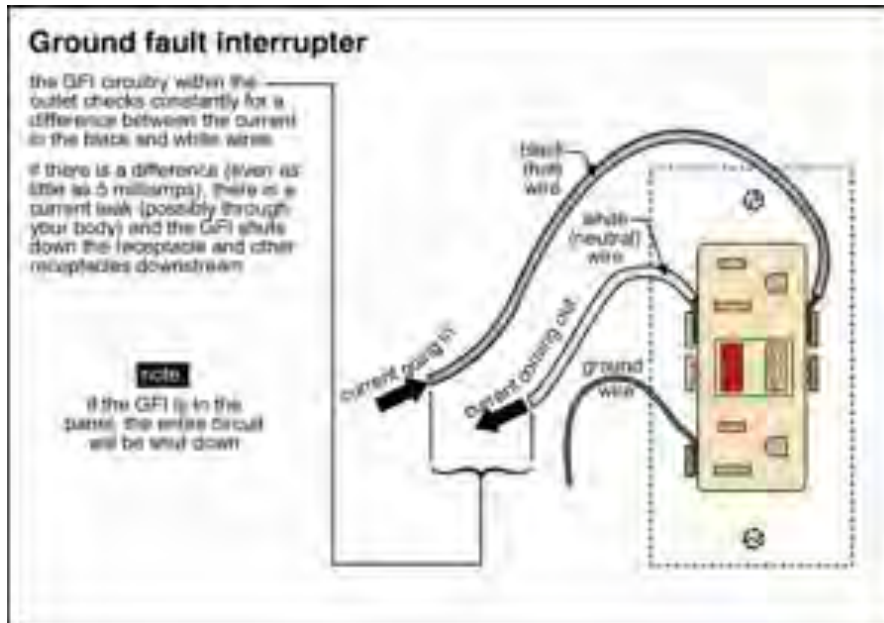
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11. GFCI/GFI needed (Ground Fault Circuit...

## DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

12. Condition: • None

Implication(s): Health hazard

Task: Install / Add New (as needed)

Time: Immediate

Cost: Minor



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## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Concealed electrical. • Furniture • Concealed electrical.

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

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

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

# HEATING

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## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Furnace manufacturer:** • Kenmore / International Comfort

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

**Efficiency:** • [Mid-efficiency](#)

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

**Approximate age:** • [13 years](#)

**Failure probability:** • [Medium](#)

**Exhaust pipe (vent connector):** • Type B • Galvanized steel

**Fireplace/stove:** • None

**Chimney/vent:** • [Masonry](#)

**Humidifiers:**

• [Trickle/cascade type](#)

Working

## Observations & Recommendations

### GAS FURNACE \ Cabinet

**13. Condition:** • Recommend servicing furnace. Service and cleaning should be done yearly by an HVAC technician to maintain and ensure proper operation of the system. This service is important because technicians can see further into areas of the furnace that the inspector can not (eg. heat exchanger areas) these regular checkups can prevent issues from becoming extreme. Recommend servicing before closing.

### GAS FURNACE \ Ducts, registers and grilles

**14. Condition:** • [Too few](#)

**Implication(s):** Reduced comfort | Increased heating costs

**Location:** Basement & first floor

**Task:** Install / Add New (as needed)

**Time:** Discretionary

### CHIMNEY AND VENT \ Masonry chimney

**15. Condition:** • [Loose, missing or deteriorated mortar](#)

**Implication(s):** Material deterioration

**Task:** Repair

**Time:** Less than 1 year

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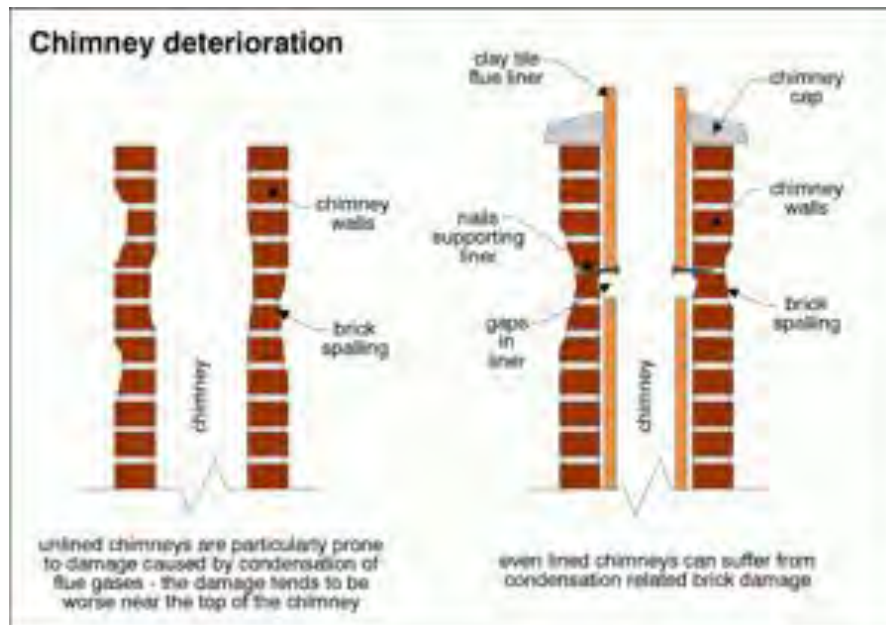
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12. Loose, missing or deteriorated mortar

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## Inspection Methods & Limitations

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

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

**Heat exchanger:** • Not visible

# COOLING & HEAT PUMP

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## Descriptions

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

**Manufacturer:** • Quiet Breeze



13.

**Compressor type:** • Electric

**Failure probability:** • [Medium](#)

**Evaporative cooler damper location:** • [Front of building](#)

## 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

**General:** • No attic. Flat roof, cathedral ceiling or floor above.

**Attic/roof insulation material:** • Not visible

**Attic/roof insulation amount/value:** • [Not visible](#)

**Attic/roof air/vapor barrier:** • [Not visible](#)

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

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

## Inspection Methods & Limitations

**General:** • No attic due to flat roof, cathedral ceiling or floor above.

Or No access due to storage, shelving or lack of hatch door.

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

**Inspection prevented by no access to:**

• Attic

Hatch screwed shut also.

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

**Mechanical ventilation effectiveness:** • Not verified

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## Descriptions

**Water supply source:** • Public

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

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

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

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

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

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

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

**Water heater manufacturer:** • Bradford White

**Tank capacity:** • [40 gallons](#)

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

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

**Floor drain location:** • Basement bathroom

**Gas piping:** • Steel • Copper

**Backwater valve:** • None

**Exterior hose bibb (outdoor faucet):** • Visible hose bib(s) noted

*Note:* 1 exterior water tap noted.

Interior winter shut off valve located.

## Observations & Recommendations

### **FIXTURES AND FAUCETS \ Faucet**

**16. Condition:** • Missing

Missing spout at shower. (Install if wanted) Remove metal pipe.

**Implication(s):** No water

**Location:** Basement Bathroom

**Task:** Install / Add New (as needed)

**Time:** Discretionary

**Cost:** Minor



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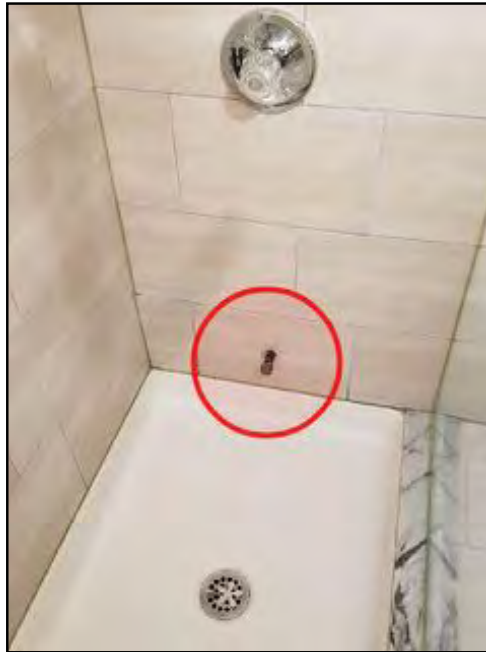
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14. Missing

## Inspection Methods & Limitations

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system

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## Descriptions

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

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

**Windows:** • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Casement](#) • Vinyl • Aluminum

**Glazing:** • [Single](#) • [Double](#)

**Exterior doors - type/material:** • Hinged • Metal-clad

**Doors:** • Inspected

**Laundry facilities:** • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Exhaust fan

**Bathroom ventilation:** • Window

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

**Inventory Dishwasher:**

• Kenmore



15. Kenmore

**Inventory Dryer:**

• Samsung

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16. Samsung

## Inventory Range:

- Frigidaire



17. Frigidaire

## Inventory Refrigerator:

- KitchenAid

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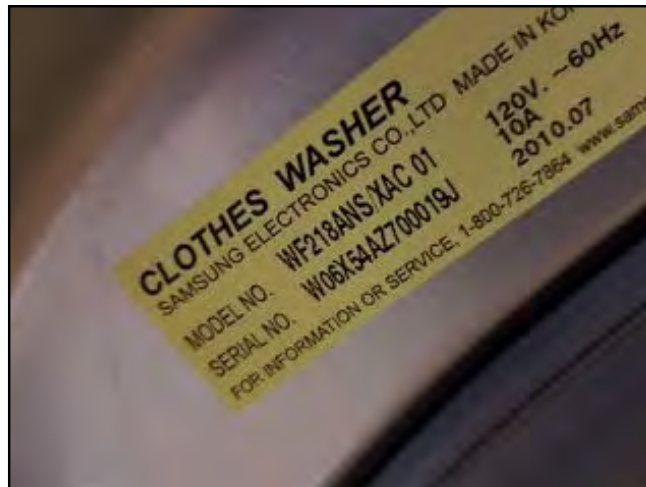
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18. KitchenAid

## Inventory Washing Machine:

- Samsung



19. Samsung

## Observations & Recommendations

### CEILINGS \ Plaster or drywall

17. Condition: • [Crumbly or powdery](#)

Both spots dry at this time. No moisture or wetness at either spot

**Implication(s):** Chance of movement

**Location:** Basement Bathroom & TV area

**Task:** Monitor

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## STAIRS \ Height

18. Condition: • [Headroom less than ideal](#)

Implication(s): Physical injury

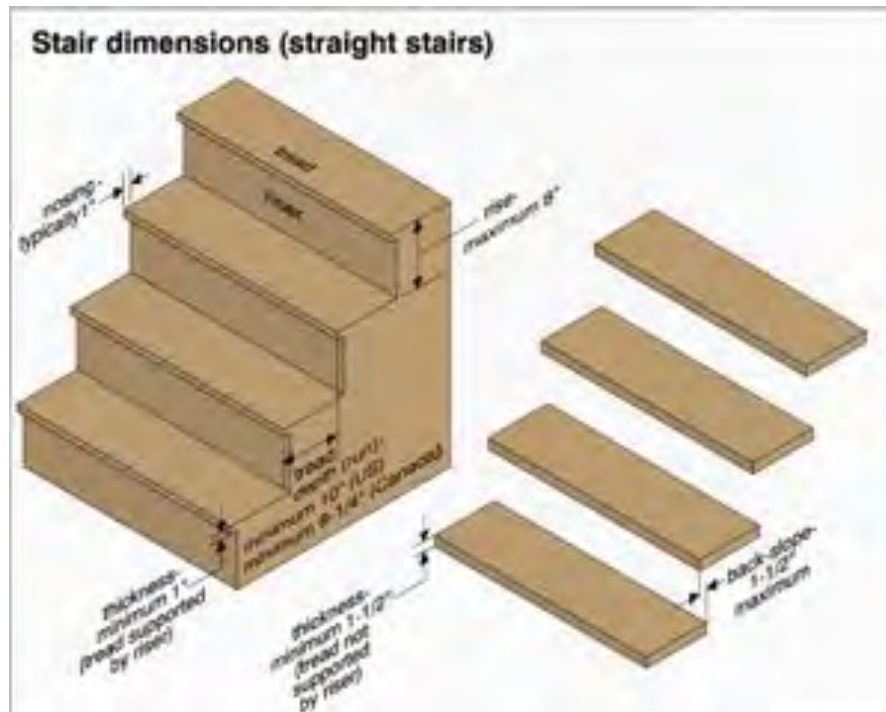
Location: Basement Staircase

## STAIRS \ Treads

19. Condition: • [Rise or run not uniform](#)

Implication(s): Trip or fall hazard

Location: Second Floor Staircase



## STAIRS \ Handrails and guards

20. Condition: • Handrail(s) not complete or missing at section(s)

Add as needed

Location: Basement & Second Floor Staircase

Task: Improve

Time: Discretionary

21. Condition: • [Too low](#)

Met standards for original build. Doesn't meet current standards. Can be improved for safety.

Implication(s): Fall hazard

Location: Second Floor Staircase

Task: Improve

Time: Discretionary

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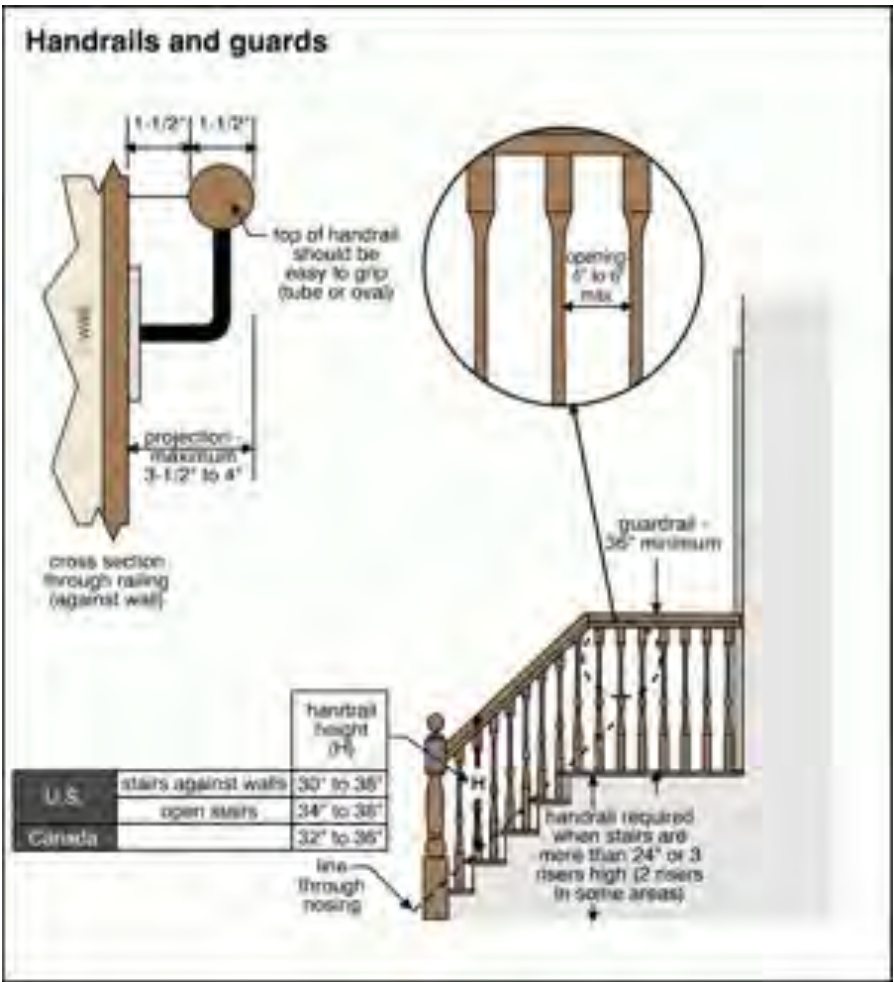
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20. Too low

## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

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



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### Descriptions

**Weather:** • Recent weather conditions (if any):

In past 24 to 48 hours

*Note:* Yesterday clear & sunny.

Day before clouds & rainy

**Weather:** • Sunny • Clear • Ground was damp

**Approximate temperature:** • Temperature ranges in past 24 to 48 hours:

*Note:* Low 6

High 20

**Approximate temperature:** • 10°

**Attendees:** • Seller's Agent

**Occupancy:** • The home was staged during the inspection. (Not lived in)

**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:** • 80 to 90 years • 90 to 100 years

**Building type:** • Semi-detached home

**Number of stories:** • 2

**Number of bathrooms:** • 2

**Number of kitchens:** • 1

**Below grade area:** • Basement

PARKING STRUCTURES

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

PARKING ST

REFERENCE

Descriptions

Parking Structure Type: • No parking structure

END OF REPORT