



Your Inspection Report

200 Wellesworth Drive
Toronto, ON M9C 4S1

PREPARED FOR:
GEOFFREY AND MARGARET ISAACS

INSPECTION DATE:
Monday, August 26, 2024

PREPARED BY:
Brian Hardie



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report

Brian Hardie
31 Four Oaks Gate
Toronto, ON M4J 2X1

416-830-3767
bhardie@bell.net

A thorough home inspection, clearly communicated.

ROOFING

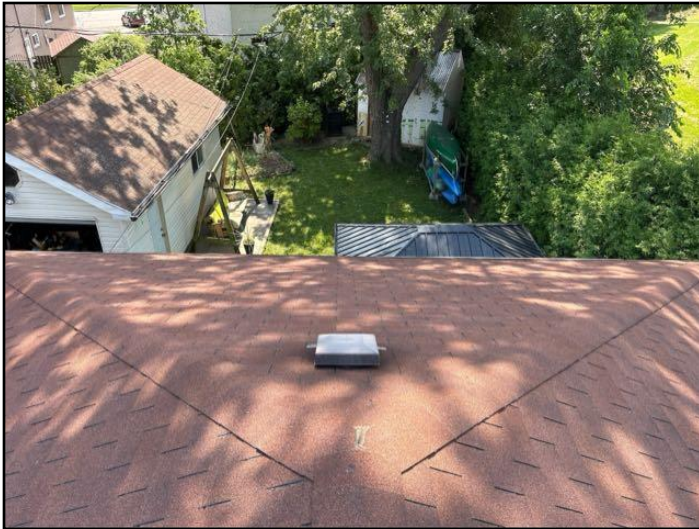
200 Wellesworth Drive, Toronto, ON August 26, 2024

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles



Asphalt shingles



Asphalt shingles

Limitations

Inspection performed: • By walking on roof

ROOFING

200 Wellesworth Drive, Toronto, ON August 26, 2024

ROOFING

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Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • The roofing shingles are older, but remain in good condition.

SLOPED ROOFING \ Asphalt shingles

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

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

Location: East

Task: Repair

Time: Less than 1 year

Cost: Minor



Torn

EXTERIOR

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Description

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

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

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Concrete

Limitations

Exterior inspected from: • Ground level

Recommendations/Observations

WALLS \ Flashings and caulking

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

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

Location: West

Task: Repair

Time: Less than 1 year

Cost: Minor

**Seller reports
this repair complete**



Caulking missing or ineffective

WALLS \ Masonry (brick, stone) and concrete

Condition: • Abandoned milk box

EXTERIOR

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Remove door and frame; patch opening.

Task: Remove

Time: Less than 1 year

Cost: Minor

**Seller has caulked
& painted.**



Abandoned milk box

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • [Caulking missing, loose or deteriorated](#)

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

Location: East, South

Task: Repair

Time: Less than 1 year

Cost: Minor

EXTERIOR

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Caulking missing, loose or deteriorated



Caulking missing, loose or deteriorated

Seller has completed caulking in all three areas noted here.

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Missing or loose pieces](#)

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

Location: West

Task: Repair

Time: Less than 1 year

Cost: Minor



Loose pieces

LANDSCAPING \ Driveway

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

EXTERIOR

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Implication(s): Physical injury

Task: Repair

Time: Less than 1 year

Cost: Depends on work needed



Uneven (trip hazard)

Condition: • [Unsealed gap at building](#)

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

Task: Repair

Time: Less than 1 year

Cost: Minor



Unsealed gap at building

- ROOFING
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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Masonry block](#)
- Floor construction:** • [Joists](#)
- Exterior wall construction:** • [Masonry](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#)

Limitations

- Inspection limited/prevented by:** • Ceiling, wall and floor coverings

Recommendations/Observations

RECOMMENDATIONS \ Overview

- Condition:** • No structure recommendations are offered as a result of this inspection.

Description

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

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

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location:

- [Fuses - basement](#)

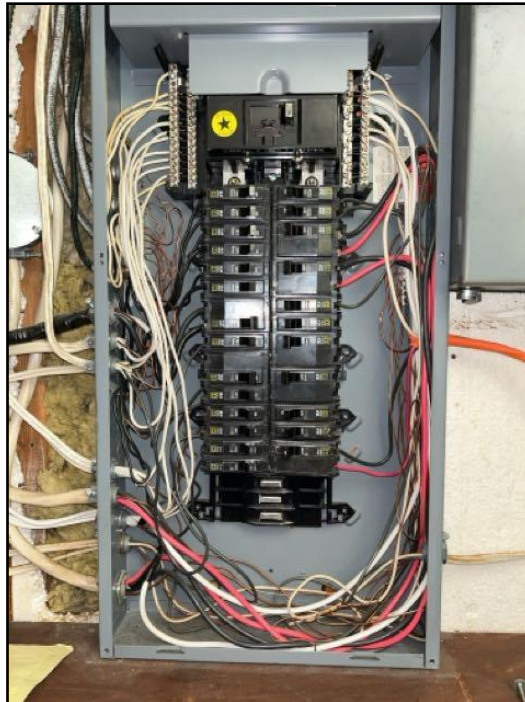


Main disconnect

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

Distribution panel type and location:

- [Breakers - basement](#)



Breakers - basement

Auxiliary panel (subpanel) type and location:

- [Breakers - garage](#)



Breakers - garage

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#) • No AFCI

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

Limitations

Panel covers: • Disconnect covers are not removed by the building inspector

Recommendations/Observations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

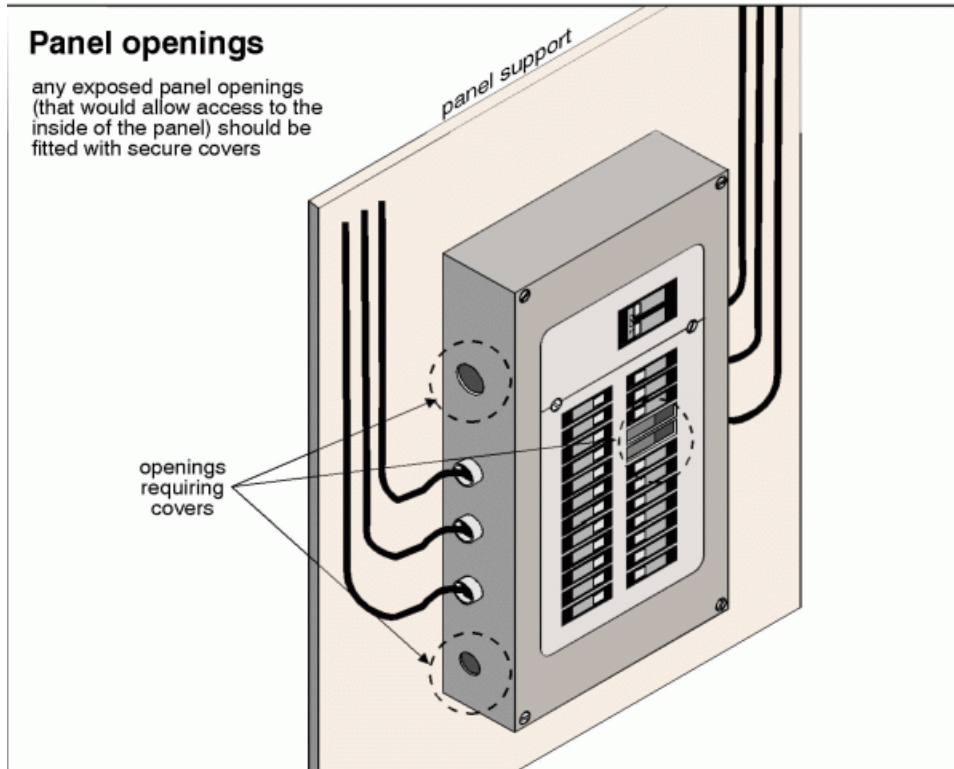
Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor



Seller reports this has been covered.



Openings in panel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

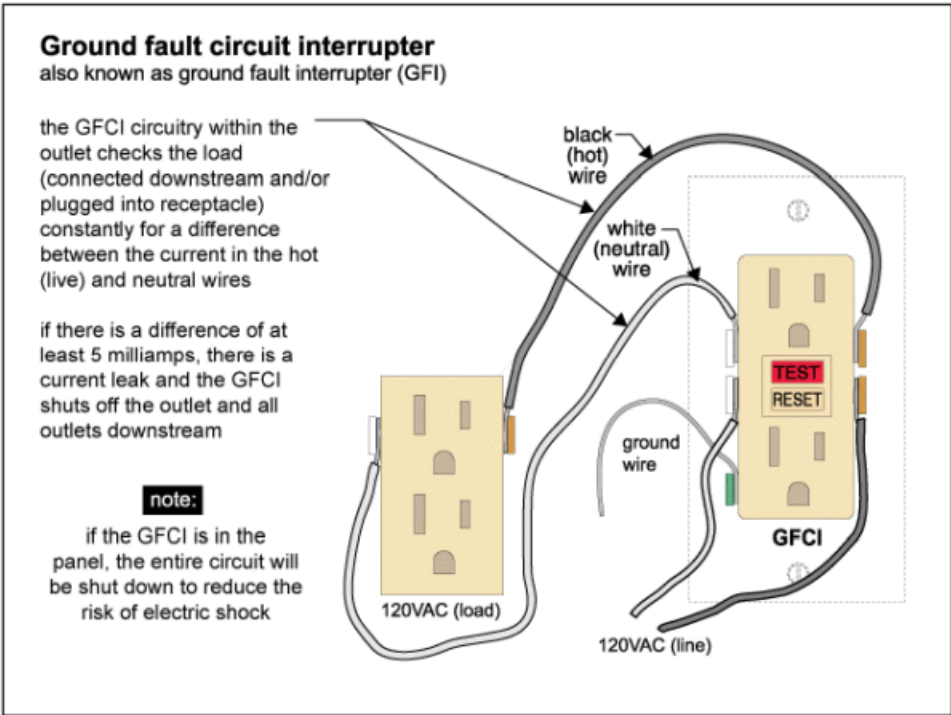
Implication(s): Electric shock

Location: East Exterior

Task: Provide

Time: Less than 1 year

Cost: Minor



No GFCI/GFI

DISTRIBUTION SYSTEM \ Lights

Condition: • Exposed to mechanical damage (No cage or protective lens)

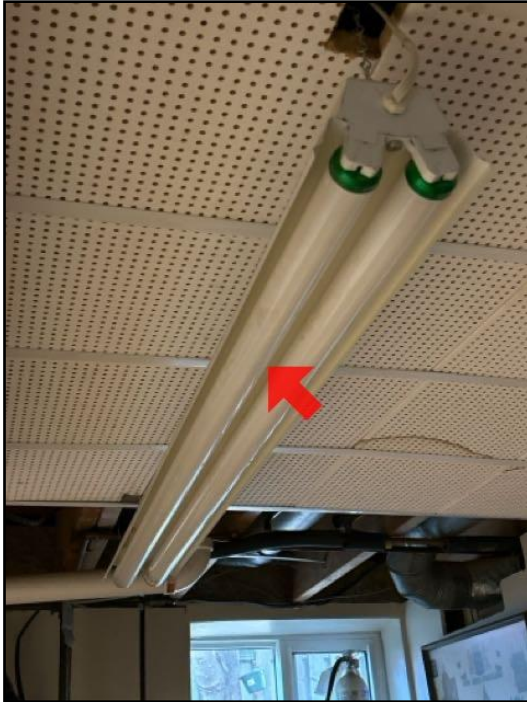
Implication(s): Glass breaking | Physical injury

Location: Basement

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on approach



Exposed to mechanical damage (No cage or...



Exposed to mechanical damage (No cage or...

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Implication(s): Safety issue

Location: Basement

Task: Provide

Time: Immediate

Cost: Minor

Condition: • Old

Implication(s): Life safety hazard

Location: First Floor

Task: Replace

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • Missing

Location: Basement, First Floor

Task: Provide

Time: Immediate

Cost: Minor

Seller reports that ceiling has been replaced and new light bulbs installed.

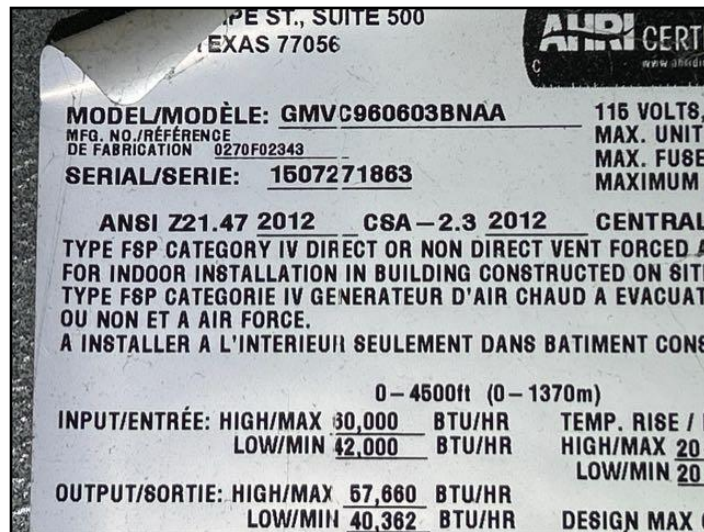
Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Amana



Furnace data plate

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Outside

Approximate age: • [9 years](#)

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

Main fuel shut off at: • Meter

Air filter: • Disposable

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove: • [Wood stove](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Humidifier: • [Trickle/cascade type](#)

Mechanical ventilation system for building: • Passive air exchanger

HEATING

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Report No. 4280, v.3

ROOFING

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Passive air exchanger

Limitations

Inspection prevented/limited by: • AC operating

Recommendations/Observations

FURNACE \ Humidifier

Condition: • Mesh pad dirty/clogged

Task: Replace

Time: Regular maintenance

Seller has replaced the filter.



Mesh pad dirty/clogged

FIREPLACE \ General notes

Condition: • Have a WETT certified chimney/fireplace technician review the wood burning fireplace.

The sellers have a passed WETT certificate from 1013. An updated safety review of the fireplace is recommended.

Task: Further evaluation

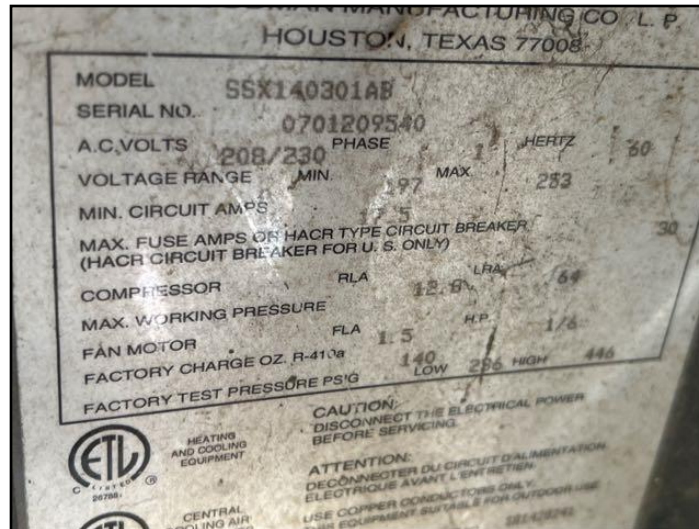
Time: Before first use

Description

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

Manufacturer:

- Goodman



Air conditioner data plate

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 17 years

Typical life expectancy: • 12 to 15 years

Recommendations/Observations

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: When necessary

Cost: \$4,000 - \$7,000

AIR CONDITIONING \ Capacity

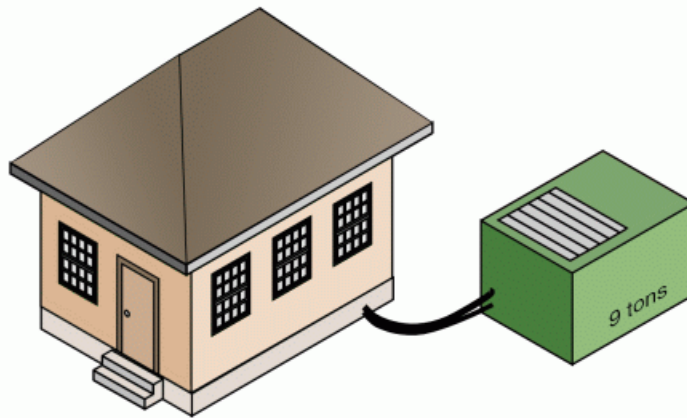
Condition: • [Oversized](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Correct

Time: When replacing

Bigger is not better



an air conditioner that is **too large** will:
cycle on and off more frequently - potentially causing
premature compressor failure
cool the house too quickly - (satisfying the thermostat and
shutting down) before the house can be sufficiently
dehumidified

INSULATION AND VENTILATION

Report No. 4280, v.3

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • R 32 - 40

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

Limitations

Attic inspection performed: • From access hatch

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Description

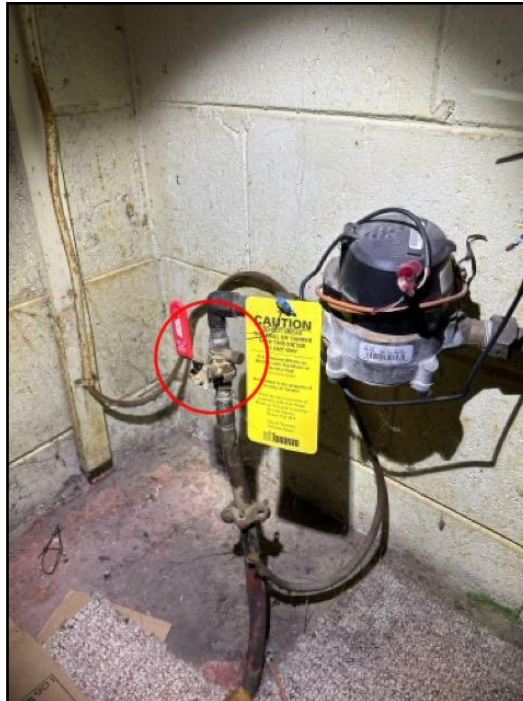
Water supply source (based on observed evidence): • Public

Service piping into building: • 3/4" Copper

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene) - Not Kitec • [Not visible](#)

Main water shut off valve at the:

- Basement
- Under basement stairs



Water shut-off valve

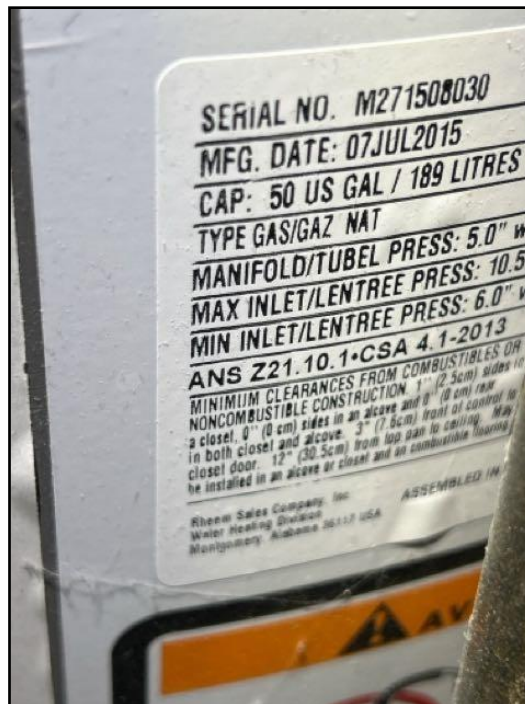
Water heater type: • [Conventional](#) • Tank • Rental

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

- Rheem



Water heater data plate

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 9 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [ABS plastic](#) • [Not visible](#)

Backwater valve: • None noted

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

Recommendations/Observations

WASTE PLUMBING \ Traps - installation

Condition: • [Nonstandard shape or material](#)

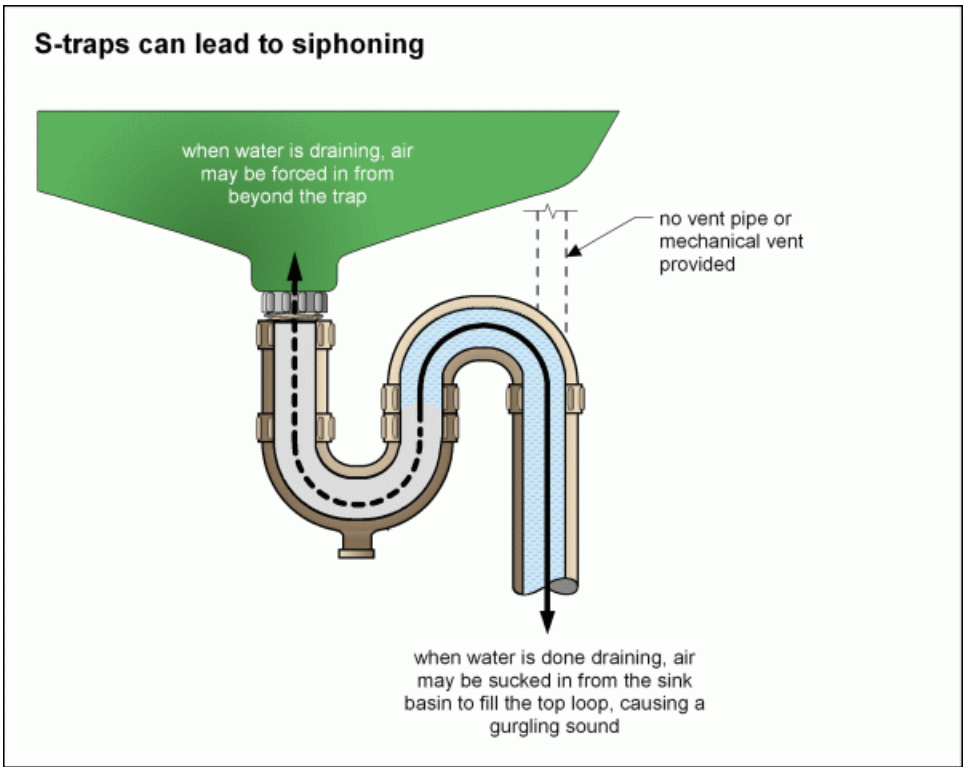
Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Powder Room

Task: Improve

Time: If necessary

Cost: Depends on work needed



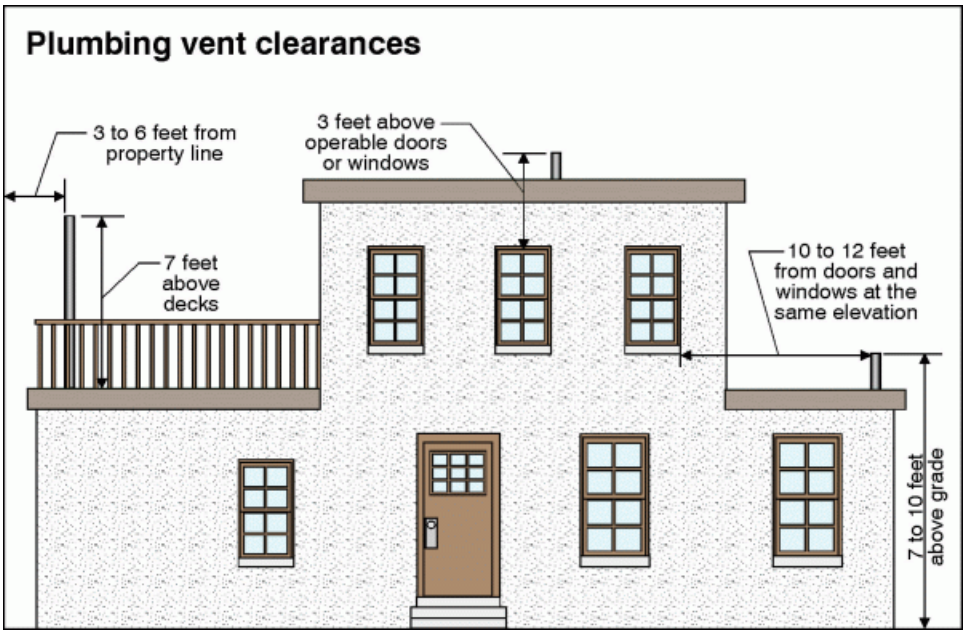
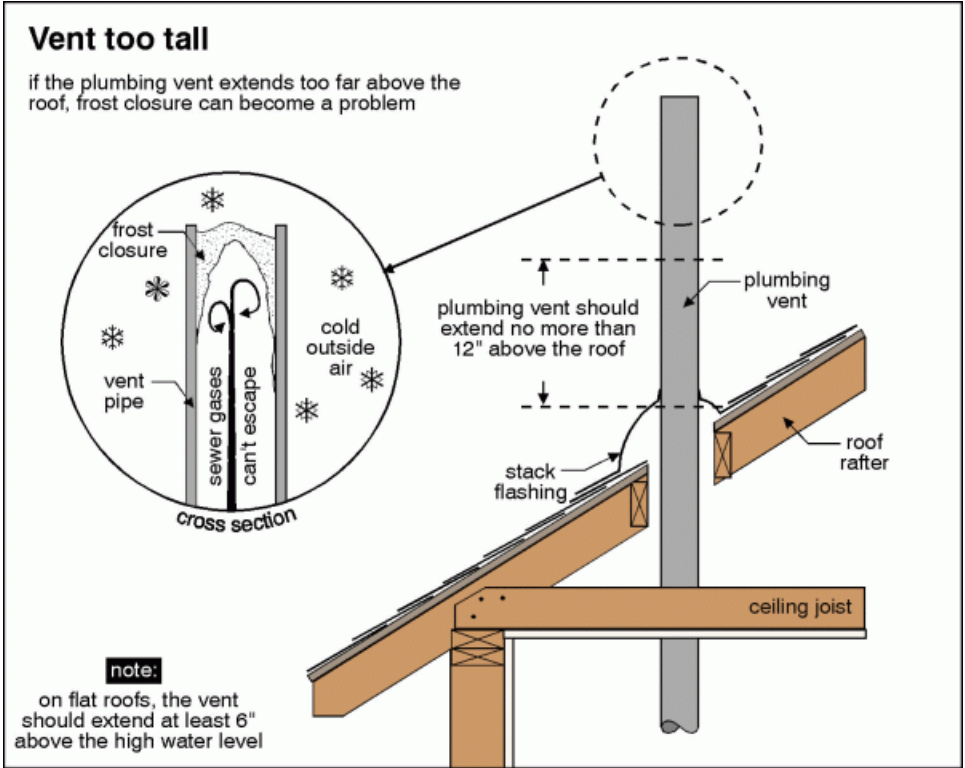
Nonstandard shape or material

WASTE PLUMBING \ Venting system

Condition: • [Vent termination problems](#)

Implication(s): Reduced operability | Sewer gases entering the building

Location: West Exterior
Task: Improve
Time: Less than 1 year
Cost: Minor





Vent termination problems

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

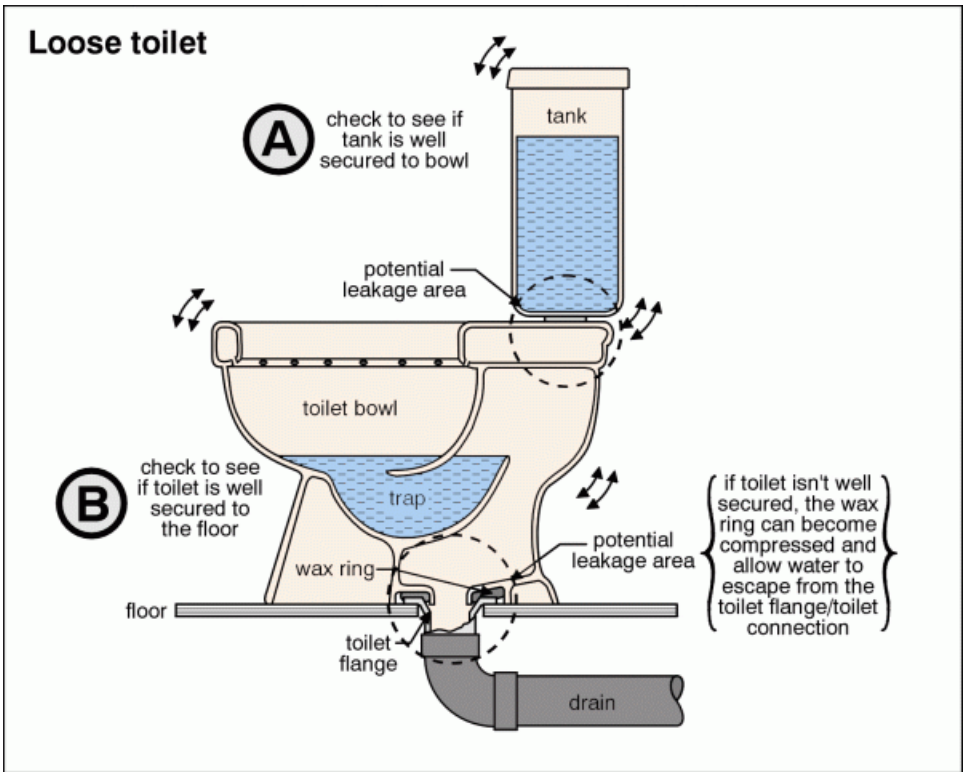
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Basement Powder Room

Task: Repair

Time: Immediate

Cost: Minor



Seller reports this has been fixed.



Loose

Description

Major floor finishes: • [Hardwood](#) • Tile • Vinyl • [Laminate](#)

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

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

Glazing: • [Double](#) • [Primary plus storm](#)

Exterior doors - type/material: • Hinged

Limitations

Not included as part of a building inspection: • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Recommendations/Observations

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: Various

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



Lost seal on double or triple glazing

STAIRS \ Handrails and guards

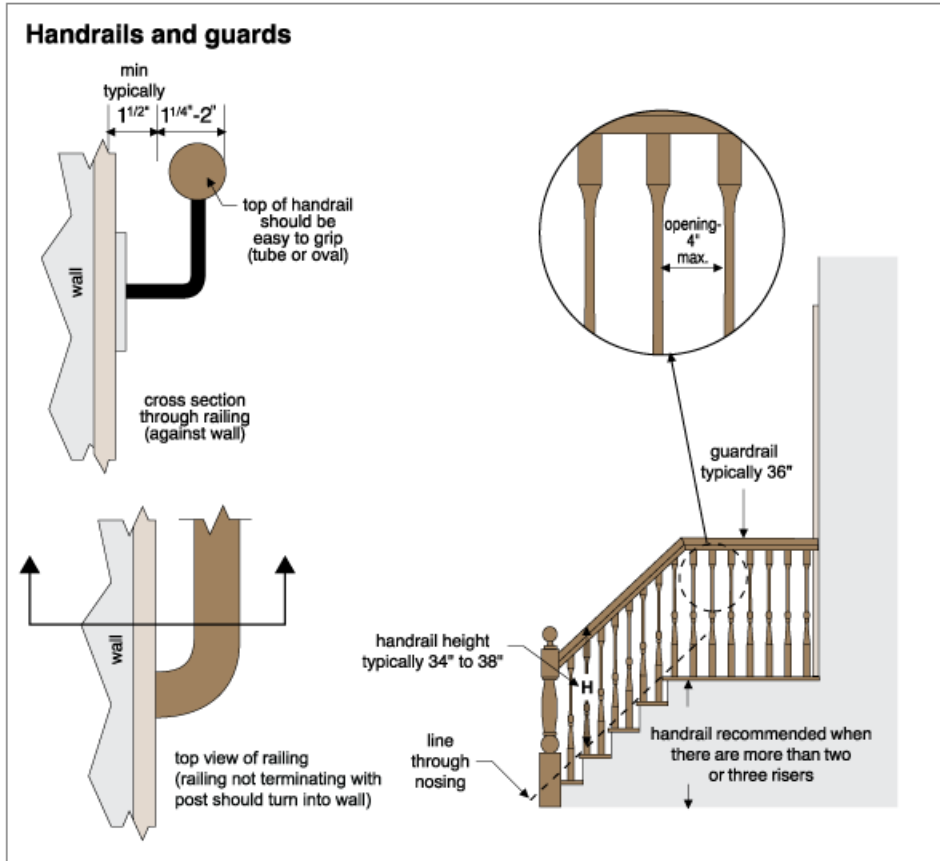
Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Immediate
Cost: Minor



Missing handrail

BASEMENT \ Cold room/Root cellar

Condition: • Vents missing - there should be two vents in the cold room to allow for proper ventilation.

Location: Cold Room

Task: Improve

Time: Less than 1 year

Cost: Minor

Condition: • Stains, damp - As reported by the sellers, there has been some water infiltration at the west end of the cold room during the most extreme rain events.

Location: Cold Room

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on work needed



Stains, damp

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