



Your Inspection Report

5 Risdon Court
Toronto, ON M9C 4E6



PREPARED FOR:
ESTATE OF MURIEL AUWAERTER

INSPECTION DATE:
Wednesday, April 10, 2024

PREPARED BY:
Brian Hardie



Scan to download
report

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

416-830-3767
bhardie@bell.net

A thorough home inspection, clearly communicated.

ROOFING

5 Risdon Court, Toronto, ON April 10, 2024

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

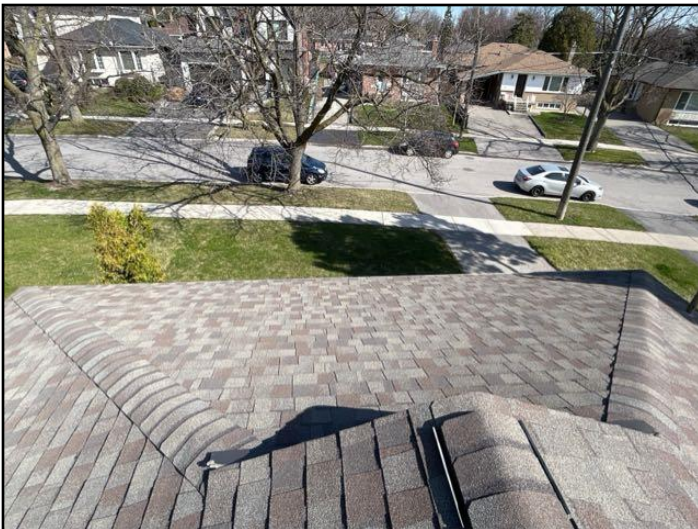
- [Asphalt shingles](#)



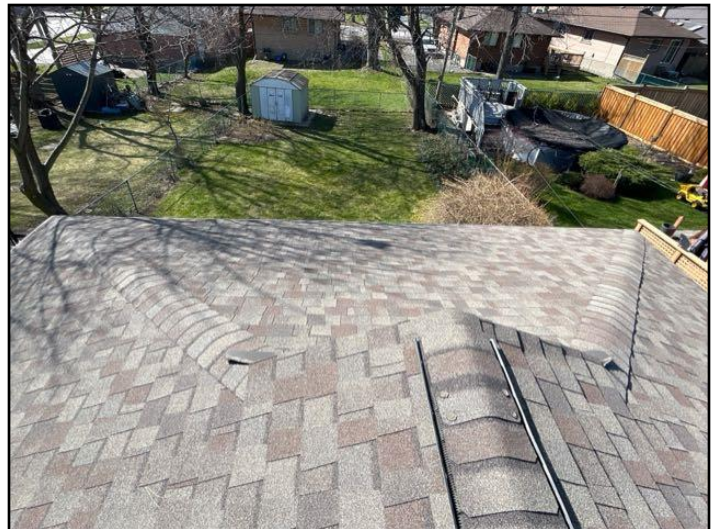
Asphalt shingles



Asphalt shingles



Asphalt shingles



Asphalt shingles

Limitations

Inspection performed: • By walking on roof

ROOFING

5 Risdon Court, Toronto, ON April 10, 2024

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

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • Roofing material appears to be in good condition. Seller reports that the roof was last replaced in 2015.

SLOPED ROOF FLASHINGS \ General notes

- Condition:** • Loose
- Location:** North, South
- Task:** Repair
- Time:** Less than 1 year
- Cost:** Minor



Loose flashing



Loose flashing

Repaired, as per Estate Trustees.

ROOFING

5 Risdon Court, Toronto, ON April 10, 2024

Report No. 4126

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Loose flashing

Repaired, as per Estate Trustees.

EXTERIOR

5 Risdon Court, Toronto, ON April 10, 2024

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

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

Wall surfaces - masonry: • [Brick](#)

Driveway: • Asphalt

Limitations

Exterior inspected from: • Ground level

Recommendations/Observations

WALLS \ General notes

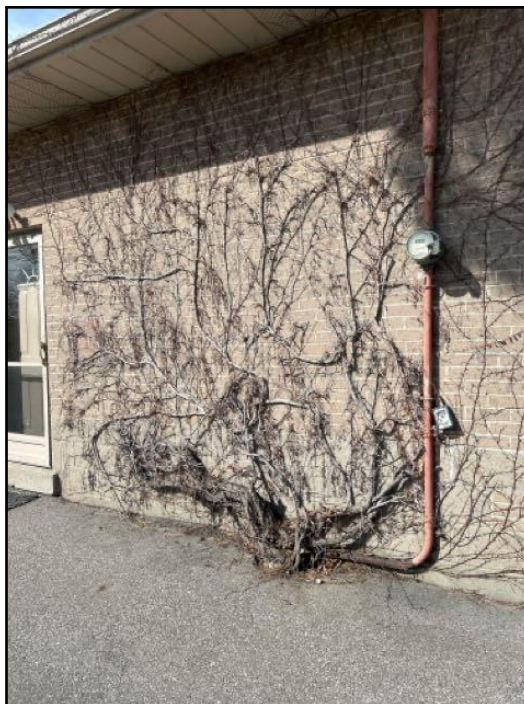
Condition: • Vines - over the long term vines can damage house walls.

Location: Northeast

Task: Remove

Time: Discretionary

Cost: Depends on work needed



WALLS \ Flashings and caulking

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

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

Location: Southeast

Task: Repair

Time: Less than 1 year

Cost: Minor



Repaired, as per Estate Trustees.

Caulking ineffective

WALLS \ Masonry (brick, stone) and concrete

Condition: • Typical minor cracks

It is not uncommon to find small cracks near openings (doors and windows) in brick walls. These are not a structural concern.

Location: East

Task: Monitor



Typical minor cracks

EXTERIOR

5 Risdon Court, Toronto, ON April 10, 2024

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Caulking deteriorated/missing

Location: East

Task: Provide

Time: Less than 1 year

Cost: Minor



Caulking deteriorated/missing

**Repaired, as per
Estate Trustees.**

EXTERIOR GLASS/WINDOWS \ General notes

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

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

Location: West

Task: Repair

Time: Less than 1 year

Cost: Minor



Repaired, as per Estate Trustees.

Caulking missing, loose or deteriorated

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Less than 6 inches below window](#)

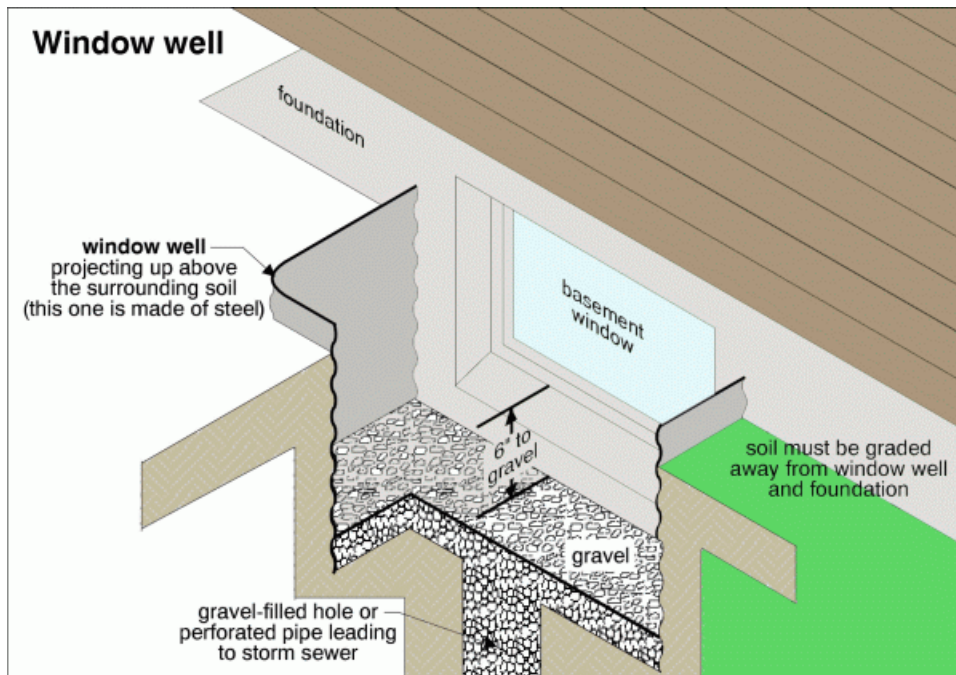
Implication(s): Chance of water entering building

Location: West

Task: Improve

Time: Less than 1 year

Cost: Minor





Less than 6 inches below window

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

Condition: • Disrepair

Columns settled, poor connection of beam to columns (currently side-nailed, should bear on top of posts)

Implication(s): Weakened structure

Location: South

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on approach



Settled



Poor connection/bearing

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

There have been recent heavy rains and there is no evidence of interior water issues. If making landscape changes, seek to improve the grading to take water away from the building.

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

Location: North

Task: Improve

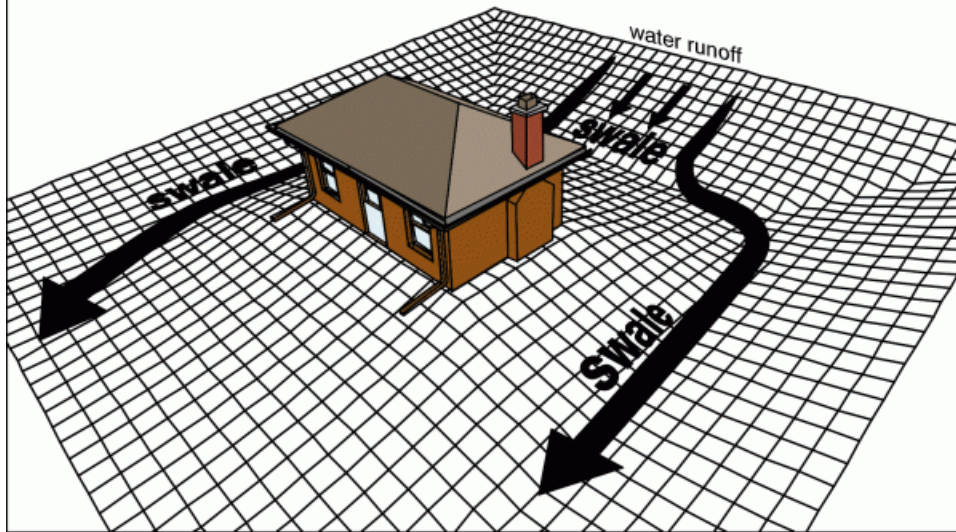
Time: When landscaping

Cost: Depends on approach



Swales

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



Improper slope or drainage

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams (girders)

Exterior wall construction: • [Masonry](#)

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

Limitations

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

Recommendations/Observations

FLOORS \ Sheathing/Subflooring

Condition: • Rot

There has been some long term leaking around the toilet, resulting in rot in the sub floor. Photo taken from the basement under the toilet.

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

Location: First Floor Bathroom

Task: Repair or replace

Time: Immediate

Cost: Depends on approach/work needed



Rot

Repaired, as per Estate Trustees.

Description

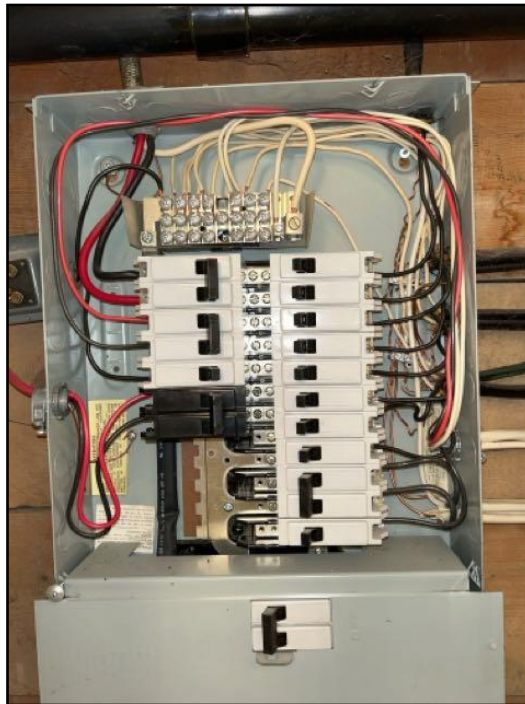
Service entrance cable and location: • [Overhead](#)

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

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

Main disconnect/service box type and location:

• [Breakers - basement](#)



Breakers - basement

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

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): • No GFCI • No AFCI

Smoke alarms (detectors): • [Present](#) • Combination smoke and carbon monoxide detectors noted

Limitations

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

Recommendations/Observations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Poor location](#)

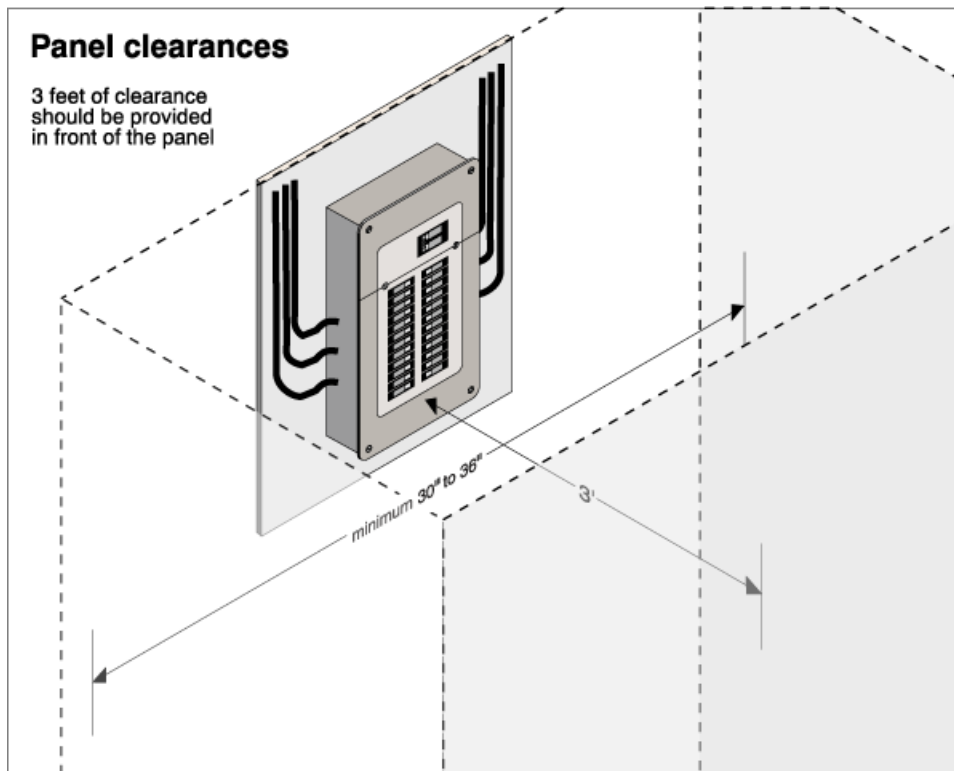
Electric panels should not be located in bathrooms. If adding a shower or bathtub, this issue will need addressing. Also toilet interferes with panel access.

Implication(s): Difficult to service

Task: Correct

Time: When remodelling

Cost: Depends on approach/work needed





Poor location for panel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Less than 1 year

Cost: Minor

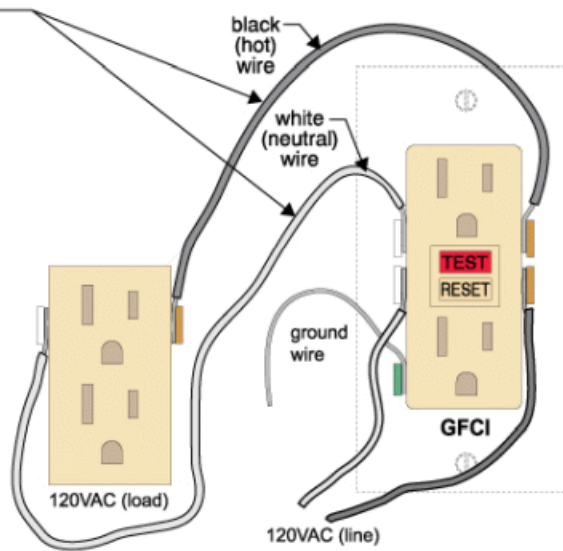
Ground fault circuit interrupter also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



HEATING

5 Risdon Court, Toronto, ON April 10, 2024

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DescriptionHeating system type: • [Furnace](#)Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Lennox

HEATING DATA		CHAUFFAGE	
EQUIPPED FOR USE WITH NATURAL GAS		EQUIPE POUR GAZ NATUREL	
INPUT (BTU/H)	86,000	PUISSANCE NOMINALE (BTU/H)	86,000
OUTPUT (BTU/H)	85,000	RENDIMENT NOMINALE (BTU/H)	85,000
MANIFOLD PRESSURE (IN. W.C.)	13.0(4.8)	PRESSION DU COLLECTEUR (PO. D'EAU)	3.5
GAS SUPPLY LINE PRESS. (MAX/IN. W.C.) FOR PURPOSE OF INPUT ADJUSTMENT		PRESSION DANS LA CANALISATION DE GAZ (MAX/IN. PO. D'EAU) POUR BESOIN D'AJUSTEMENT	
MAXIMUM OUTLET AIR TEMPERATURE (°F)	180	TEMP. MAXIMALE D'AIR DE SORTIE (°F)	180
TEMPERATURE RISE (°F)	35-95	L'ÉLEVATION DE TEMPÉRATURE (°F)	35-95
MFR. RECOMMENDED ORIFICE SIZE (IN.)	.034	TAILLE D'ORIFICE RECOMMANDÉE PAR FABRICANT (PO.)	.034
MAX. STATIC PRESSURE (IN. W.C.)	0-5	PRESSION STATIQUE MAX. (PO. D'EAU)	0-5
FOR ALTITUDES TO (FEET)	0-4500	POUR L'ALTITUDE JUSQU'À (PIEDS)	0-4500
SEE INSTALLATION INSTRUCTIONS FOR INSTALLATIONS ABOVE (FEET)	4500	Voir le manuel d'installation pour des installations à des altitudes excédant (pièdes)	4500
CONVERSION KIT AS SUPPLIED BY THE MANUFACTURER, MUST BE USED TO CONVERT THIS UNIT TO LIQUID GAS.	504888-12/11K49	UNE TROUSSE DE CONVERSION FOURNIE PAR LE FABRICANT, DOIT ÊTRE UTILISÉE POUR PASSER D'UN COMBUSTIBLE À L'AUTRE.	
MFR. RECOMMENDED ORIFICE SIZE (IN.)	.034	TAILLE D'ORIFICE RECOMMANDÉE PAR FABRICANT (PO.)	.034
MANIFOLD PRESSURE (IN. W.C.)	10.0	PRESSION DU COLLECTEUR (PO. D'EAU)	10.0
FOR INDOOR INSTALLATION IN A BUILDING CONSTRUCTED ON SITE IN HEATED OR UNHEATED SPACES, THIS FURNACE MUST BE INSTALLED TO THAT ARE PROVISIONS FOR VENTILATING AIR. SEE INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.		POUR INSTALLATION DANS UN BÂTIMENT CONSTRUIT SUR LES LIEUX POUR INSTALLATION À L'INTÉRIEUR DANS DES PIÈCES CHAUFFÉES OU NON. UTILISER COMME AÉROSTHÈRE. CET APPAREIL DOIT ÊTRE INSTALLÉ HORIZONTALEMENT ET LE COMPTIÈRE OU ÉQUIPEMENT D'AIR CIRCULANT DOIT SE TROUVER DE CÔTÉ DE L'APPAREIL OU DE DEVANT.	
THRESHOLD OF CONSTRUCTION THROUGH WHICH VENTILATOR INTAKE PIPES MAY BE INSTALLED (MAX/IN. I.)	24" / 3/4"	(MAX/IN. I.)	24" / 3/4"
NOTE: SPECIFY MODEL NO. & SERIAL NO. WHEN ORDERING REPAIR PARTS.		NOTE: POUR COMMANDER DES PIÈCES DE RECHANGE, INDIQUEZ TOUJOURS LE NUMÉRO DU MODÈLE ET LE NUMÉRO DE SÉRIE.	
LENNOX DALLAS, TEXAS		ASSEMBLED IN THE USA	M/N EL196H070XE36B-D1 S/N 5918L10149

Furnace data plate

Heat distribution: • [Ducts and registers](#)Approximate capacity: • [65,000 BTU/hr](#)Efficiency: • [High-efficiency](#)Exhaust venting method: • [Direct vent](#) • [Induced draft](#)

Combustion air source: • Outside

Approximate age: • [5 years](#)

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

Main fuel shut off at: • Meter

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

Exhaust pipe (vent connector): • PVC plastic

Chimney/vent: • [Masonry](#)Chimney liner: • [Metal](#)Humidifier: • [Trickle/cascade type](#)

HEATING

5 Risdon Court, Toronto, ON April 10, 2024

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

Description

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

Manufacturer:

• Carrier



Air conditioner data plate

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 24 years

Typical life expectancy: • 12 to 15 years

Limitations

Inspection limited/prevented by: • Heating system on

Recommendations/Observations

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: When necessary

Cost: \$4,000 - \$6,000

INSULATION AND VENTILATION

5 Risdon Court, Toronto, ON April 10, 2024

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

Description

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

Attic/roof insulation amount/value: • [R-32](#)

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

Limitations

Attic inspection performed: • From access hatch

Recommendations/Observations

ATTIC/ROOF \ Insulation

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

Implication(s): Increased heating and cooling costs

Task: Improve

Time: Discretionary

Cost: Depends on approach

Description

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

Service piping into building: • 3/4" Copper

Supply piping in building: • [Copper](#) • [Not visible](#)

Main water shut off valve at the: • Basement Bathroom



Water shut-off valve

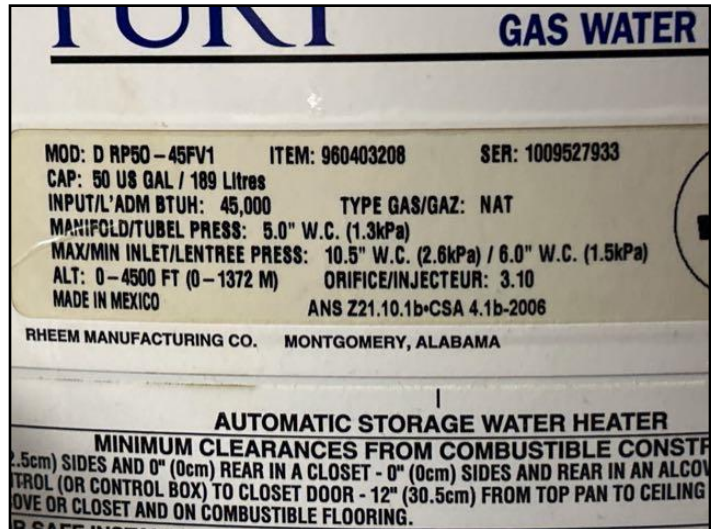
Water heater type: • [Conventional](#) • Tank • Rental

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: • 15 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near laundry area

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

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): No hot water

Task: Replace

Time: Less than 1 year

Cost: Depends on approach

FIXTURES AND FAUCETS \ Faucet

Condition: • [Drip, leak](#)

In both cases the drips are hot water. This can increase energy costs.

Location: Laundry Area, Basement Bathroom

Task: Replace

Time: Immediate

Cost: Minor



Drip, leak



Drip, leak

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Rust](#)

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

Location: First Floor Bathroom

Task: Replace

Time: Immediate

Cost: Depends on approach

Repaired, as per Estate Trustees.

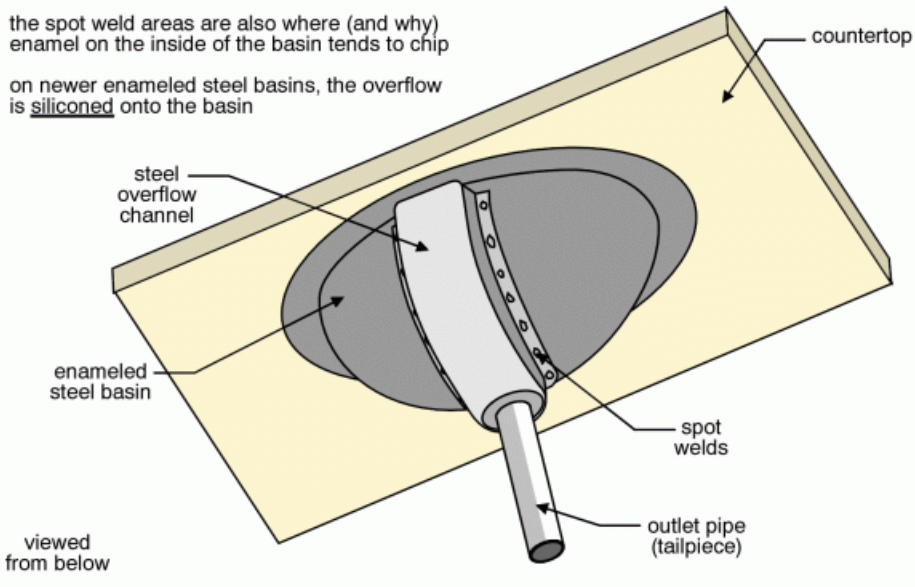
Rusting overflow

rust starts to develop where the overflow is spot welded to the basin

the rust can spread and ultimately eat through the basin (or overflow) causing leakage

the spot weld areas are also where (and why) enamel on the inside of the basin tends to chip

on newer enameled steel basins, the overflow is siliconed onto the basin



Sink replaced, as per Estate Trustees.



Rust

FIXTURES AND FAUCETS \ Bathtub

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

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

Location: First Floor Bathroom

Task: Repair

Time: Less than 1 year

Cost: Minor

Repaired, as per Estate Trustees.



Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Toilet

Condition: • [Obstructed or weak flush](#)

Adjust flush handle and/or chain length

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

Location: Basement Bathroom

Task: Repair

Time: Less than 1 year

Cost: Minor

Repaired, as per Estate Trustees.



Obstructed or weak flush

Condition: • [Loose](#)

Loose toilet appears to be due to rot in the subfloor - see Structure section.

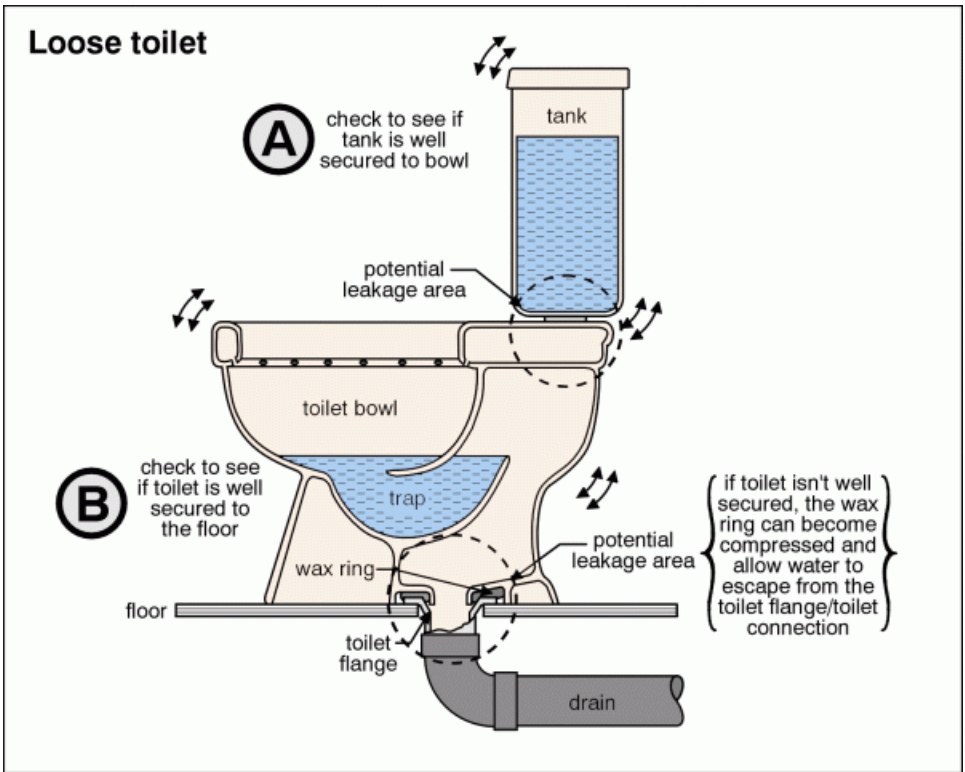
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: First Floor Bathroom

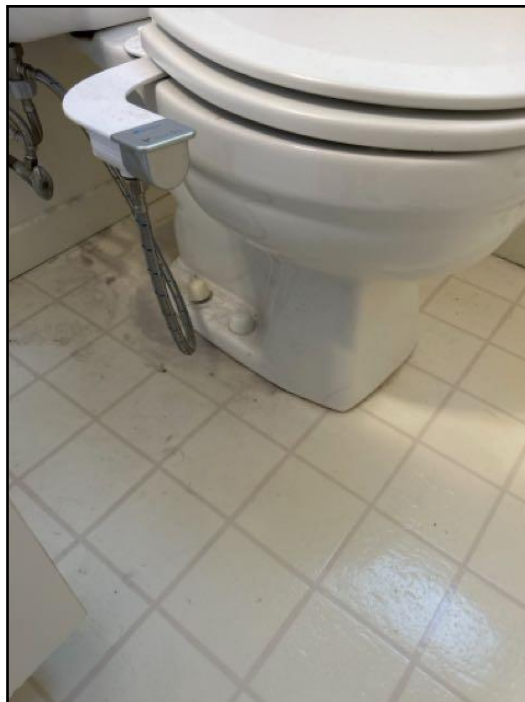
Task: Repair

Time: Immediate

Cost: Depends on work needed



Repaired, as per Estate Trustees.



Loose

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

Description

Major floor finishes: • [Hardwood](#) • Vinyl
Major wall finishes: • [Plaster/drywall](#) • [Paneling](#)
Major ceiling finishes: • [Plaster/drywall](#) • [Acoustic tile](#)
Windows: • [Fixed](#) • [Sliders](#) • [Casement](#)
Glazing: • [Double](#)
Exterior doors - type/material: • Hinged • [Sliding glass](#)

Limitations

Inspection limited/prevented by: • Storage
Not included as part of a building inspection: • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Recommendations/Observations

CEILINGS \ General notes

Condition: • [Water damage](#)

There is a small area of efflorescence on the dining room ceiling. This is likely due to an old issue that pre-dates the current roof as there have been recent heavy rains the area tests dry with a moisture meter.

Implication(s): Chance of movement | Rot | Leakage

Location: Dining Room

Task: Repair

Time: When remodelling



Efflorescenece

DOORS \ Hardware

Condition: • [Broken](#)

Lock mechanism missing or broken. Jimmy bars are a more effective security measure for sliding glass doors.

Implication(s): System inoperative or difficult to operate

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



Broken

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