



Your Inspection Report

6 Leonard Street, Suite 16
Richmond Hill, ON L4C 0L6



PREPARED FOR:
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INSPECTION DATE:
Tuesday, February 18, 2025

PREPARED BY:
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report

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A thorough home inspection, clearly communicated.

ROOFING

6 Leonard Street, Richmond Hill, ON February 18, 2025

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

Description

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

Limitations

Inspection limited/prevented by: • Snow

Recommendations/Observations

RECOMMENDATIONS \ Overview
Condition: • Roofing could not be inspected due to complete snow cover. Sellers report the roofing was replaced in 2024.

EXTERIOR

6 Leonard Street, Richmond Hill, ON February 18, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Wall surfaces - masonry: • [Brick](#)

Limitations

Inspection limited/prevented by: • Snow / ice / frost

Exterior inspected from: • Ground level

Recommendations/Observations

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

Condition: • Caulking deteriorated/missing

Location: Rear

Task: Repair

Time: Less than 1 year

Cost: Minor



Caulking deteriorated/missing

STRUCTURE

6 Leonard Street, Richmond Hill, ON February 18, 2025

ROOFING

EXTERIOR

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INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Wood I-joists](#)

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

Roof and ceiling framing: • [Trusses](#)

Party wall: • [Wood frame](#) • [Not visible](#)

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

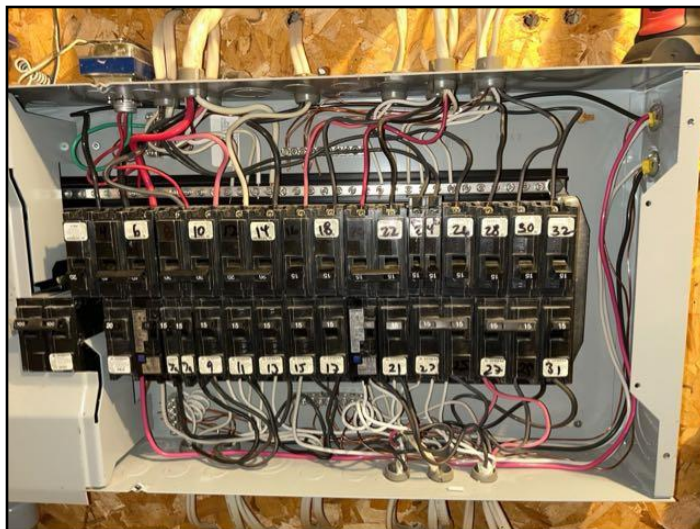
Service entrance cable and location: • Underground

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): • [GFCI - exterior](#) • [GFCI - kitchen](#) • [AFCI - panel](#)

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

Limitations

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

Recommendations/Observations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

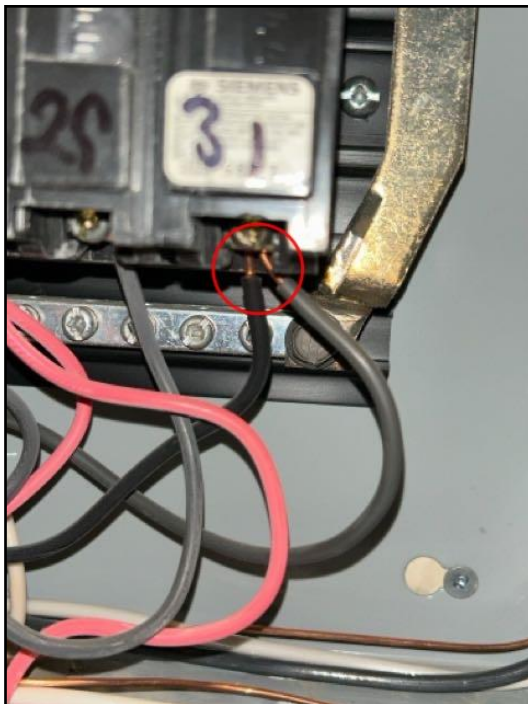
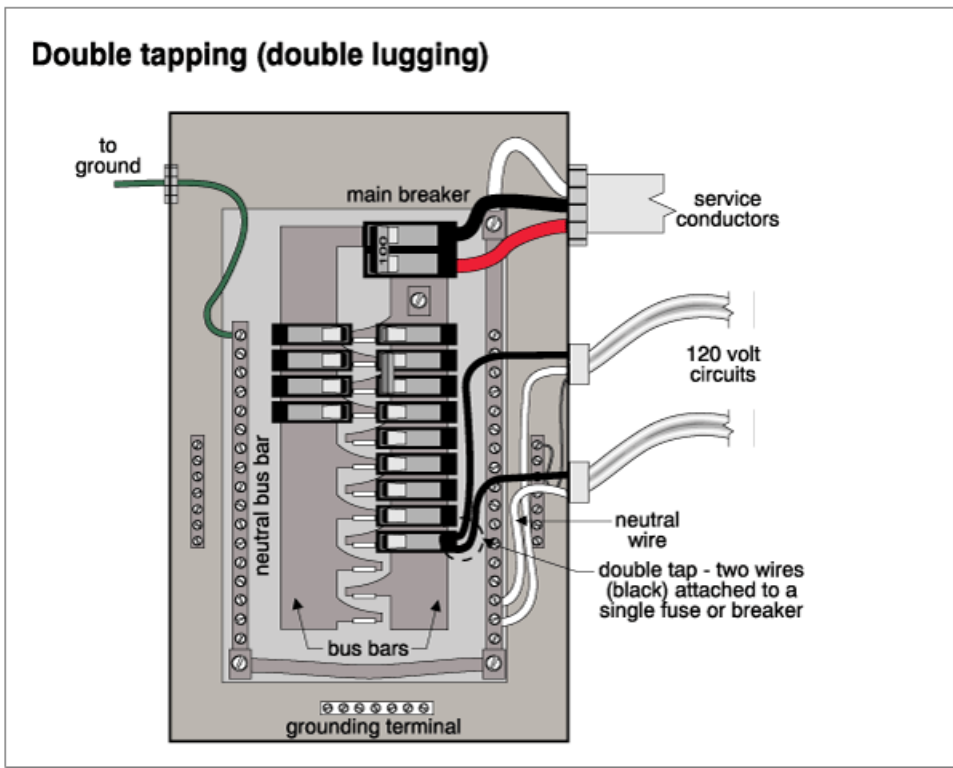
Condition: • [Double taps](#)

Implication(s): Fire hazard

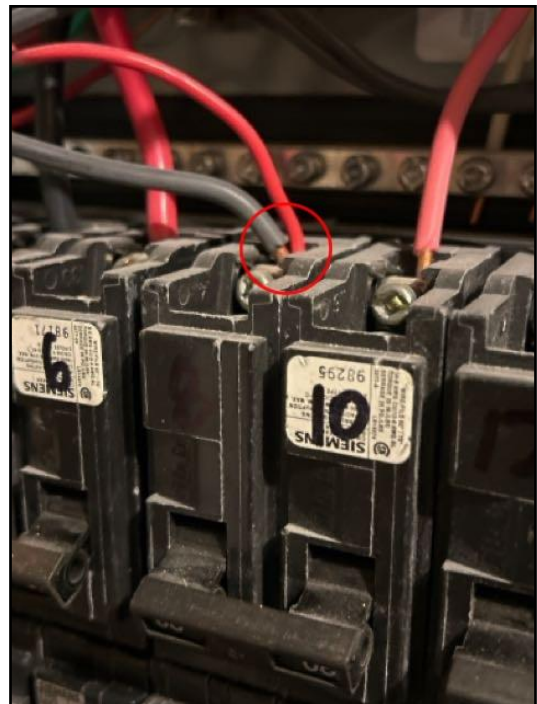
Task: Correct

Time: Immediate

Cost: Minor



Double taps



Double taps

DISTRIBUTION SYSTEM \ Switches

Condition: • Loose, missing cover plate

Location: Garage Storage Closet

Task: Improve
Time: Immediate
Cost: Minor



Loose, missing cover plate

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

Condition: • Missing

Location: Second and Third Floor Hall

Task: Provide

Time: Immediate

Cost: Minor

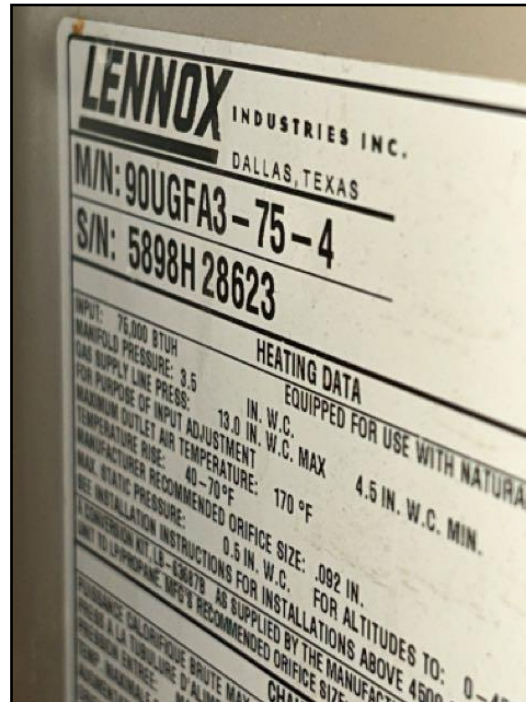
Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Lennox



Furnace data plate

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Interior of building

Approximate age: • [26 years](#)

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

Main fuel shut off at: • Meter

Air filter: • Disposable • 1" thick • 14" x 25"

Exhaust pipe (vent connector): • ABS plastic

Auxiliary heat: • Radiant floor heating (electric)

Fireplace/stove: • [Gas fireplace](#)

Recommendations/Observations

FURNACE \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | No heat for building

Task: Replace

Time: Unpredictable

Cost: \$3,500 - \$8,000

FURNACE \ Cabinet

Condition: • [Rust](#)

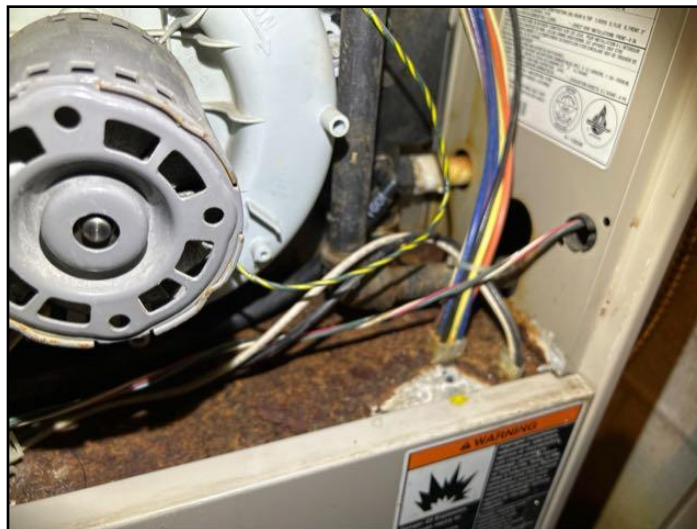
Rust in the cabinet is dry. It must either be due to an old furnace condensate issue that has been repaired or it could be due to a current or already repaired issue with the condensate drainage from the air conditioning system (which cannot be investigated until cooling season).

Implication(s): Material deterioration | Reduced system life expectancy

Task: Further evaluation

Time: Less than 1 year

Cost: Depends if/on work needed



Rust in cabinet

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Induced draft fan problems](#)

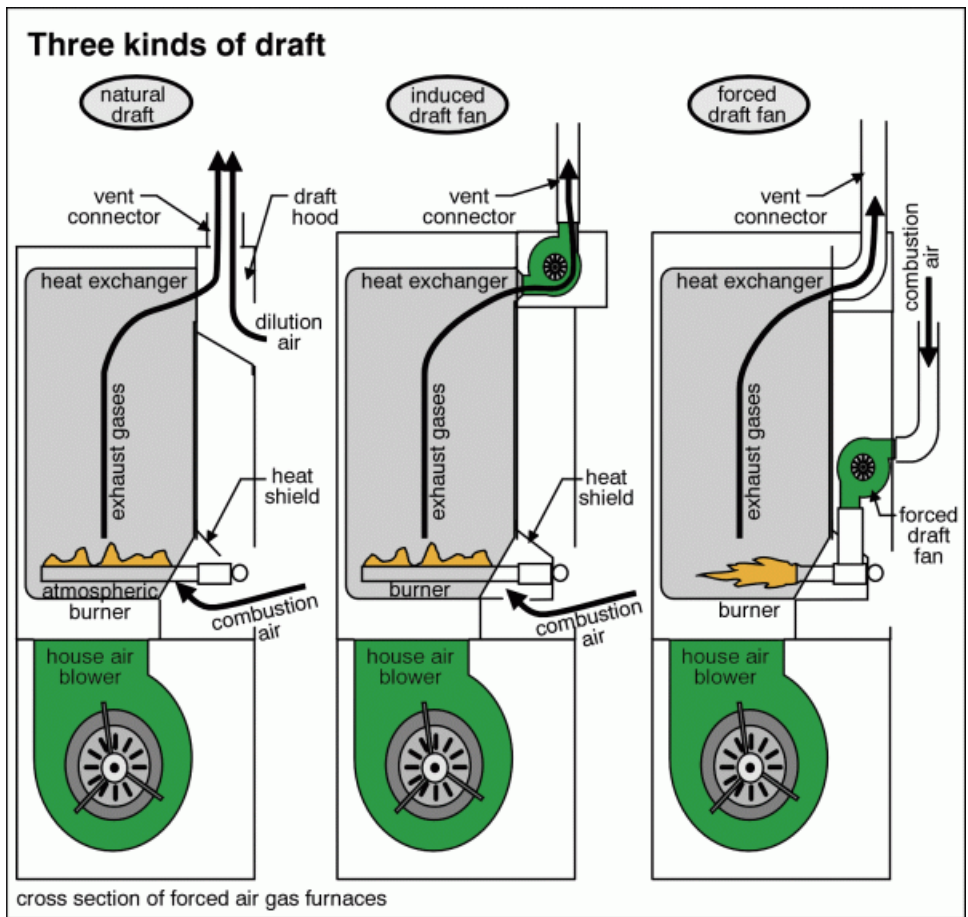
Noisy draft fan may indicate it is near end of service.

Implications: Risk of equipment failure, no heat

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on work needed



COOLING & HEAT PUMP

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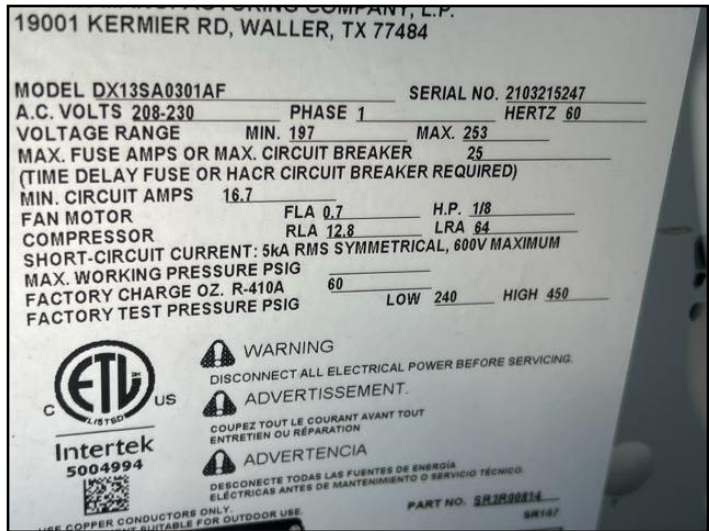
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Description

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

Manufacturer:

- Daikin



Air conditioner data plate

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

Compressor approximate age: • 3 years

Typical life expectancy: • 12 to 15 years

Limitations

Inspection limited/prevented by: • Heating system on

INSULATION AND VENTILATION

Report No. 4380, v.3

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Description

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

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

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](#) • [Not visible](#)

Main water shut off valve at the:

- Utility room



Water shut-off valve

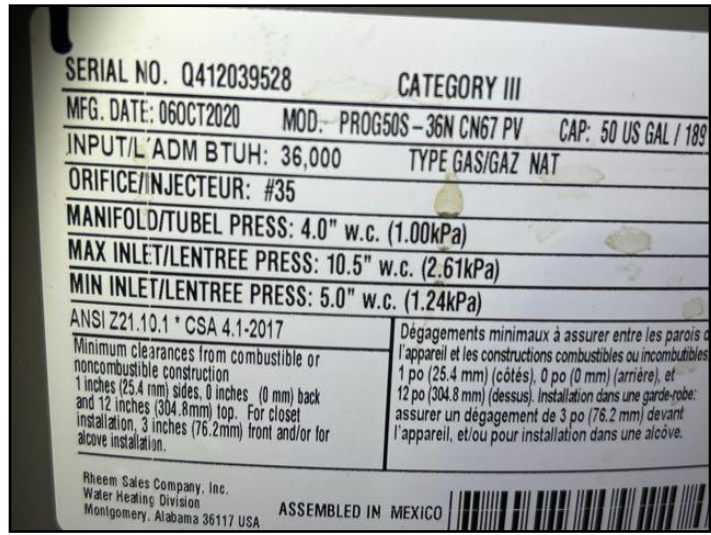
Water heater type: • Tank • Owned

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

Water heater exhaust venting method: • Direct vent

Water heater manufacturer:

- Rheem



Water heater data plate

- Water heater tank capacity: • 50 gallons
- Water heater approximate age: • 4 years
- Water heater typical life expectancy: • 10 to 15 years
- Waste and vent piping in building: • [ABS plastic](#) • [Not visible](#)
- Floor drain location: • Near heating system
- 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

- FIXTURES AND FAUCETS \ Shower stall**
- Condition: • [Caulking loose, missing or deteriorated](#)
- Implication(s): Chance of water damage to structure, finishes and contents
- Location: Principal Ensuite Bathroom
- Task: Repair
- Time: Less than 1 year
- Cost: Minor



Caulking loose or deteriorated

Description

Major floor finishes: • Tile • Tile • [Carpet](#) • Engineered wood

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

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

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

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [French](#)

Limitations

Inspection limited/prevented by: • Storage/furnishings

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

Recommendations/Observations

WINDOWS \ Hardware

Condition: • [Broken](#)

Implication(s): System inoperative or difficult to operate

Location: Rear Third Floor Bedroom

Task: Repair

Time: Less than 1 year

Cost: Minor



Broken

DOORS \ Doors and frames

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

A cold draft at the bottom of the french doors suggests a weatherstripping issue.

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Living Room

Task: Further evaluation/repair

Time: Less than 1 year

Cost: Minor



Weatherstripping missing or ineffective

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