



Your Inspection Report

194 Roxton Rd
Toronto, ON M6J2Y5

PREPARED FOR:
KARIN ROSENDORFER

INSPECTION DATE:
Thursday, September 20, 2018

PREPARED BY:
Michael Mischke



4Sight Home Inspections
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September 20, 2018

Dear Karin Rosendorfer,

RE: Report No. 5125
194 Roxton Rd
Toronto, ON
M6J2Y5

I would like to take an opportunity to say thank you for choosing 4Sight Inspections and for putting your trust in me to provide your home inspection service. I am grateful for your faith in me and am confident that you are not disappointed in the service and report provided.

If you are happy with my service and reports please take a few moments to add a review on the website at www.4sight.homestars.com. If, however, you are not happy with any part of your home inspection, my service or this report, please contact me immediately. My goal is to ensure your satisfaction not only during booking and the inspection but long after your transaction is complete. If you have not already done so please refer to the Home Assure Plus page on my website (www.4sightinspections.com/homeassure.html), to find details on the many after-inspection services I provide at no charge to you. Again, my goal is to ensure you are satisfied with my services and I will do whatever it takes to make that happen.

Now, the legal stuff. This report has been prepared for the exclusive use of you, our client. A copy may be sent to your agent/representative unless you specifically request no copies to be sent. 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.

Sincerely,

Michael Mischke
on behalf of
4Sight Home Inspections

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ROOFING

194 Roxton Rd, Toronto, ON September 20, 2018

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ROOFING

EXTERIOR

STRUCTURE

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PLUMBING

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REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



Probability of leakage: • Medium

Limitations

Roof inspection limited/prevented by: • Various areas not visible. • Working at heights regulations limits access to below 3 meters.

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

Inspection performed: • From the ground

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

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

Location: Exterior

Task: Replace

Time: Less than 2 years

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Description

Gutter & downspout material:

- [Aluminum](#)



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

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

Lot slope:

- [Flat](#)

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Wall surfaces and trim:

- [Vinyl siding](#)



Wall surfaces - masonry:

- [Brick](#)

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Walkway:

- Concrete
- Sloped to center



- Pavers

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Porch:

- Concrete



Exterior steps:

- Concrete

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Balcony: • Concrete



Garage:

- General



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Limitations

General: • Many older homes did not have a drainage system around the base of the foundation. Stone and brick foundations can show signs of water seepage, efflorescence and mortar deterioration and are often typical of the foundation type. If there are concerns a structural specialist can be brought in to ensure the foundation is structurally sound.

Upper floors inspected from: • Ground level

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Masonry or concrete cracking](#)

Implication(s): Weakened structure

Location: Basement walkout

Task: Repair

Time: Immediate

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LANDSCAPING \ Retaining wall

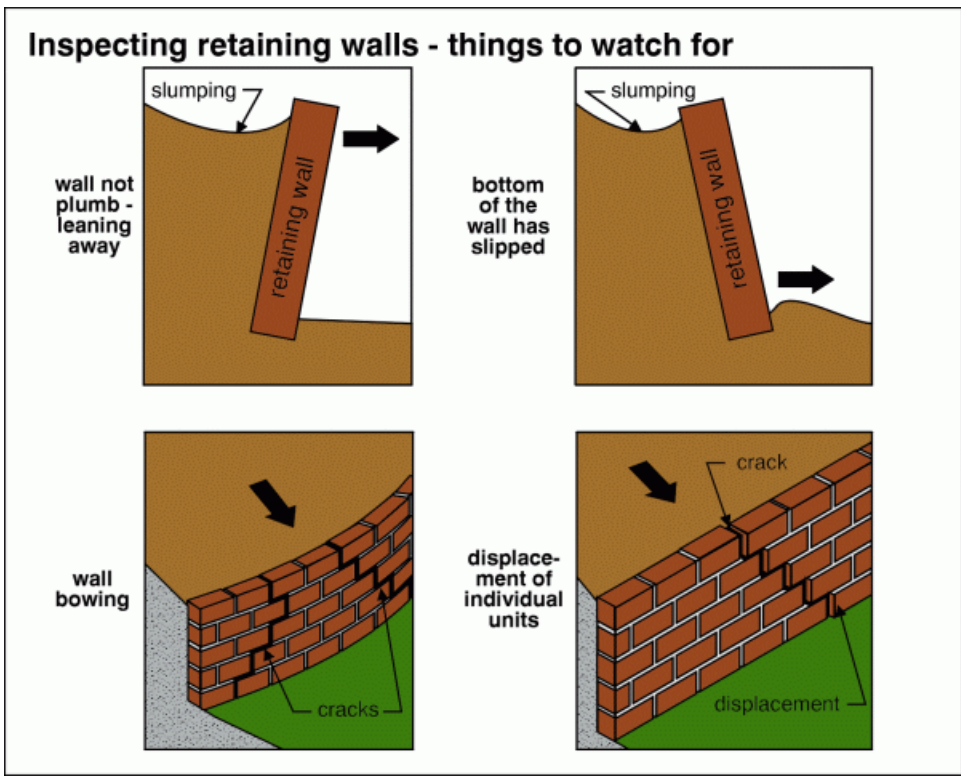
Condition: • [Settling or shifting](#)

Implication(s): Chance of movement | Weakened structure

Location: Basement walkout

Task: Monitor

Time: Ongoing



Description

Configuration:

- [Basement](#)



STRUCTURE

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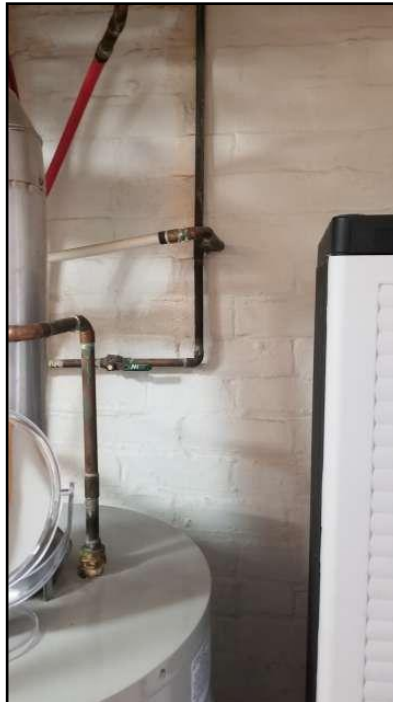


Foundation material:

- [Masonry block](#)



- [Brick](#)



Roof and ceiling framing:

- Rafters/ceiling joists



Limitations

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

Attic/roof space: • Limited Access - inspected by inserting arm and camera into attic space and snapping photos.



Percent of foundation not visible: • 90 %

Description

Service entrance cable and location:

- [Overhead - cable type not determined](#)



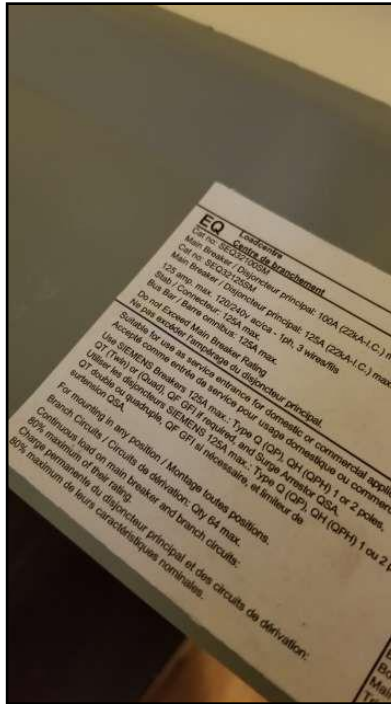
Service size:

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



Main disconnect/service box rating:

- [125 Amps](#)



Main disconnect/service box type and location:

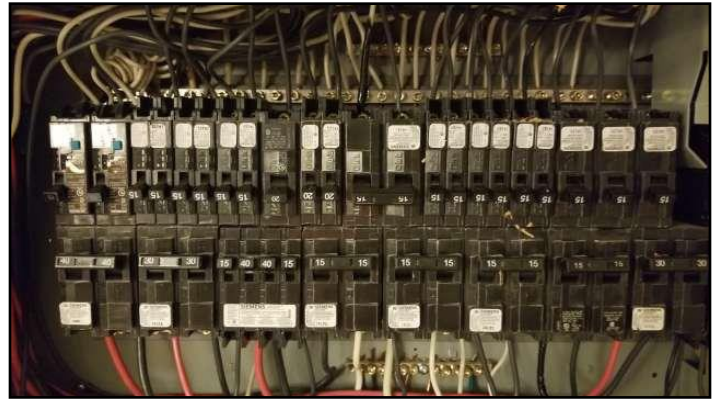
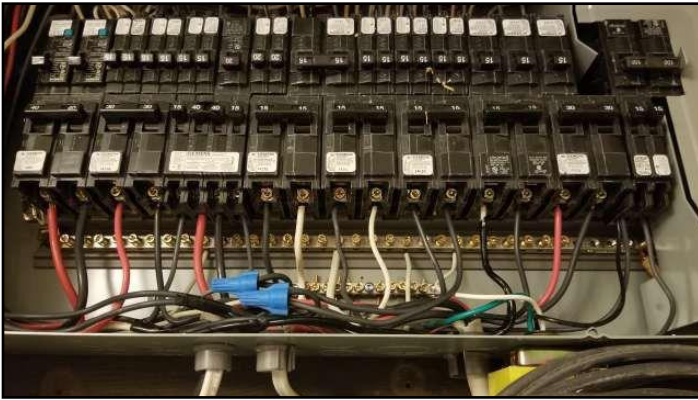
- [Breakers - basement](#)



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

Distribution panel type and location:

- [Breakers - basement](#)



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

Electrical panel manufacturers: • Siemens

Number of circuits installed:

• 33



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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

General: • Aluminum wiring was used primarily between 1965 and 1973. Often, through renovations, a home originally wired with Aluminum will have a mixture of aluminum and copper. As such it is always advisable to obtain an ESA certificate.

General: • In homes built before or around 1935 Knob and Tube wiring was widely used. In homes of this age there may still be knob and tube wiring behind walls and powering one or more fixtures or outlets. Ungrounded outlets are often a sign that knob and tube may still be present.

Inspection limited/prevented by:

• Restricted access

Electrical components and wiring hidden behind finished walls and ceilings and or storage is not visible and, therefore,

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not inspected.

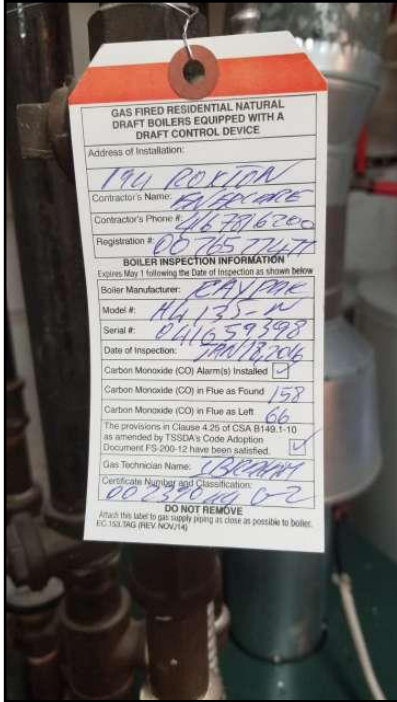
System ground: • Continuity not verified • Quality of ground not determined

Description

System type:

- [Boiler](#)

Inspected 2016



Fuel/energy source:

- [Gas](#)

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Boiler manufacturer: • Raypak

Heat distribution:

- [Radiators](#)



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Approximate capacity: • 140,000 BTU/hr

Failure probability: • [Low](#)

Fireplace/stove:

• [Wood-burning fireplace](#)

WETT certify before use



• Wood-burning fireplace - not in service



Limitations

General: • Venting effectiveness of the furnace/boiler or any other gas or propane fired heating system, including fireplace, is not tested in the process of a home inspection

General: • In older homes where boilers and radiant heat was used asbestos wrap insulation was often used around boiler pipes feeding the radiators. Even if the heating systems have been changed there can often be asbestos left behind walls or in ceilings.

Inspection prevented/limited by: • Buried oil tanks are not within the scope of a home inspection • Ducts and other components hidden behind finished walls and ceilings and or storage are not visible and, therefore, not inspected.

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

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

Fireplace/wood stove: • Quality and or effectiveness of gas fireplace venting system is not tested as part of a home inspection.

Heat exchanger: • Not accessible

Recommendations

FIREPLACE \ Hearth and extension

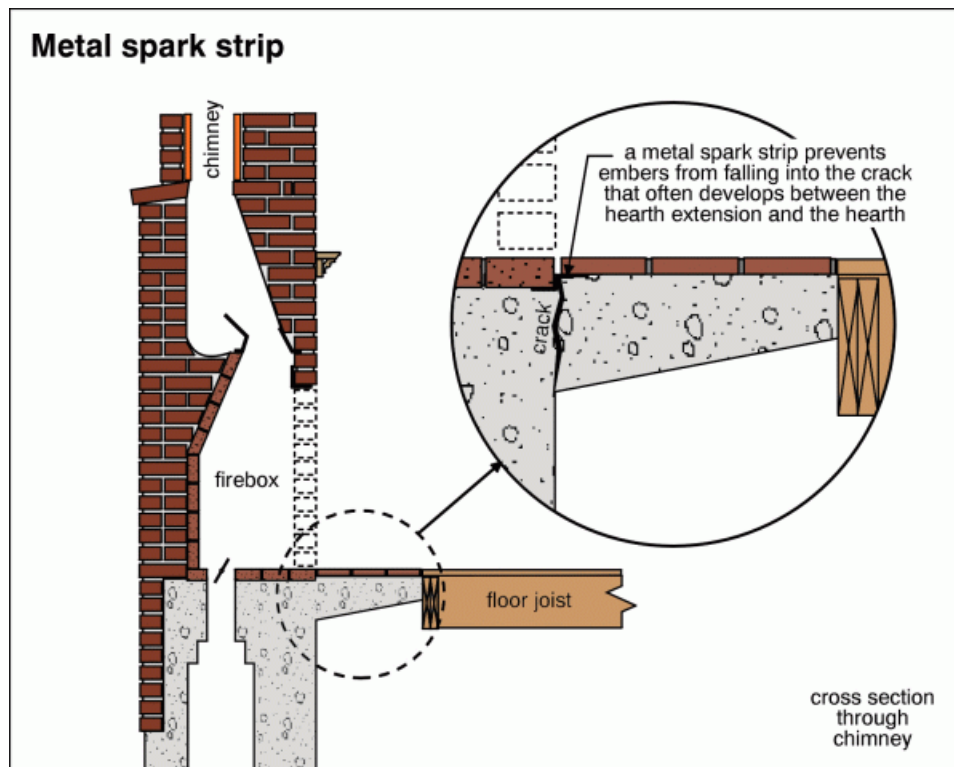
Condition: • [Gaps or cracks](#)

Implication(s): Fire hazard

Location: Basement

Task: Repair or replace

Time: Discretionary



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COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)



Compressor type: • Electric

Compressor approximate age: • Not accessible

Limitations

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

Limitations

General: • Older homes can contain UFFI behind walls used as an insulator. UFFI cannot be seen unless there are open areas around trim, doors or windows or open areas in walls. Urea formaldehyde foam insulation (UFFI) became popular as a residential retrofit insulation in the mid-1970s. UFFI was banned in Canada in December 1980 because of the suspected health hazards. In the United States it was banned in 1982, then the ban was lifted. Different colors and textures of UFFI are variable; however, it can be distinguished from other insulating foams by its frail, crumbly structure and powdery residue. Positive identification can only be made through laboratory testing. Because UFFI is a highly expandable foam, it was used to insulate hard to reach areas. Holes were typically drilled in exterior walls or ceilings and the material injected from the outside. Although it is sometimes possible to see plugged application holes on the exterior, a new siding material, ivy, or even paint can hide evidence of application. Occasionally, UFFI was injected from inside the building, in which case its application is typically disguised by interior finishes. INSPECTION Some specialists look for UFFI by drilling holes in wall cavities and performing air quality testing. This is not always conclusive. Some maintain that only with the removal of all interior finishes can one say that there is no foam in the building. For this reason, the identification of UFFI is beyond the scope of a professional home inspection. The U.S. Consumer Product Safety Commission (1-800-638-CPSC or www.cpsc.gov) can provide additional information. A UFFI information booklet can be obtained by contacting Canada Mortgage and Housing Corporation at 1-613-748-2000 or on the web at www.cmhc.ca.

Inspection prevented by no access to: • Although thermal camera's are used as part of our home inspection, the condition and overall depth of insulation behind finished walls and ceilings cannot be determined.

Description

Supply piping in building:

- [Copper](#)
- [Plastic](#)

No kitec markings visible

Water heater type:

- [Conventional](#)



- Rental

Water heater fuel/energy source:

- [Gas](#)



Water heater exhaust venting method:

- Natural draft



Water heater manufacturer: • Bradford White

Tank capacity: • [40 gallons](#) • 151 liters

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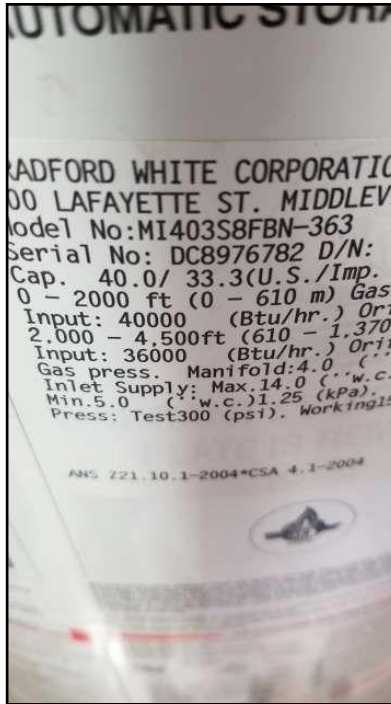
PLUMBING

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Water heater approximate age:

- 11 years



Water heater location: • Basement • Boiler room

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Medium](#)

Waste disposal system: • [Public](#)

Limitations

General: • Cast iron drain pipes are prone to damage and or collapse in underground applications. It is advisable to have the cast iron drains leading to the sewer system or septic system video scoped to ensure they are free of damage..

Items excluded from a building inspection: • Water pipes and fittings behind finished walls and ceilings.

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

Recommendations

WATER HEATER \ Life expectancy

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

Implication(s): No hot water

Location: Basement

Task: Replace

Time: When necessary

Description

General: • It should be noted that homes of this age may contain asbestos related building materials.

Major floor finishes:

- [Hardwood](#)



- [Laminate](#)

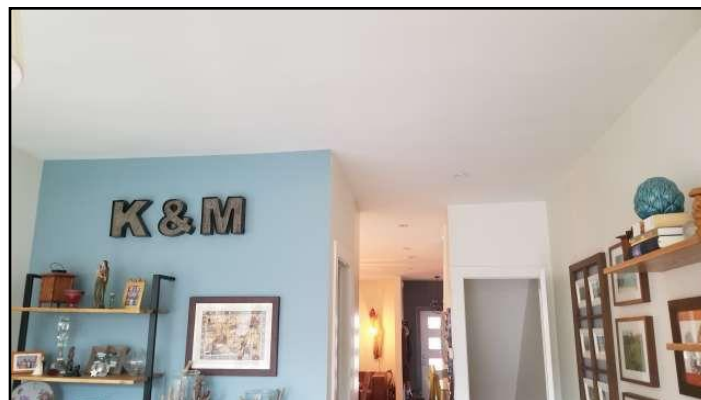
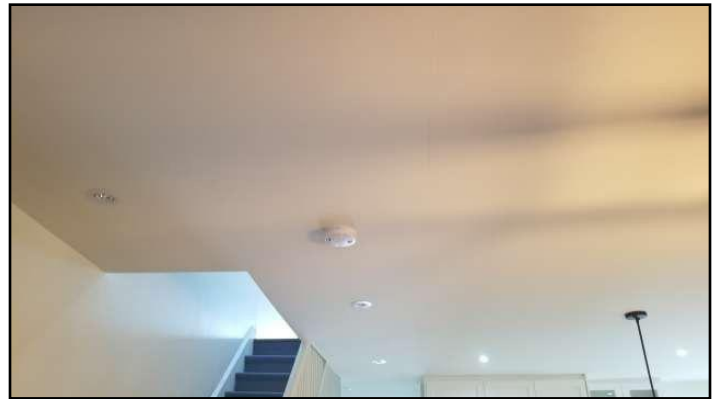


- [Ceramic](#)



Major wall and ceiling finishes:

- [Plaster/drywall](#)



Windows:

- [Sliders](#)



- [Casement](#)



- [Awning](#)

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Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material:

• Hinged



Oven type: • Convection

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Oven fuel:

- Electricity



Kitchen ventilation:

- Range hood



- Discharges to exterior

Inventory Cooktop: • AEG

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Inventory Dryer: • LG



Inventory Refrigerator: • Samsung



Inventory Wall Oven: • AEG



Inventory Washing Machine: • LG



Limitations

General: • There were many building products used over the years that contained asbestos. As such it is possible that the home may contain some asbestos related building materials.

Not included as part of a building inspection: • Components behind finished walls and ceilings and or storage

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

Cosmetics: • No comment offered on cosmetic finishes

Recommendations

CEILINGS \ Plaster or drywall

Condition: • Crack

Location: First Floor Foyer

Task: Repair

Time: Regular maintenance



DOORS \ Doors and frames

Condition: • [Swings open or closed by itself](#)

Implication(s): Physical injury

Location: Second Floor Bathroom

Task: Adjust

Time: Regular maintenance



STAIRS \ Guardrails

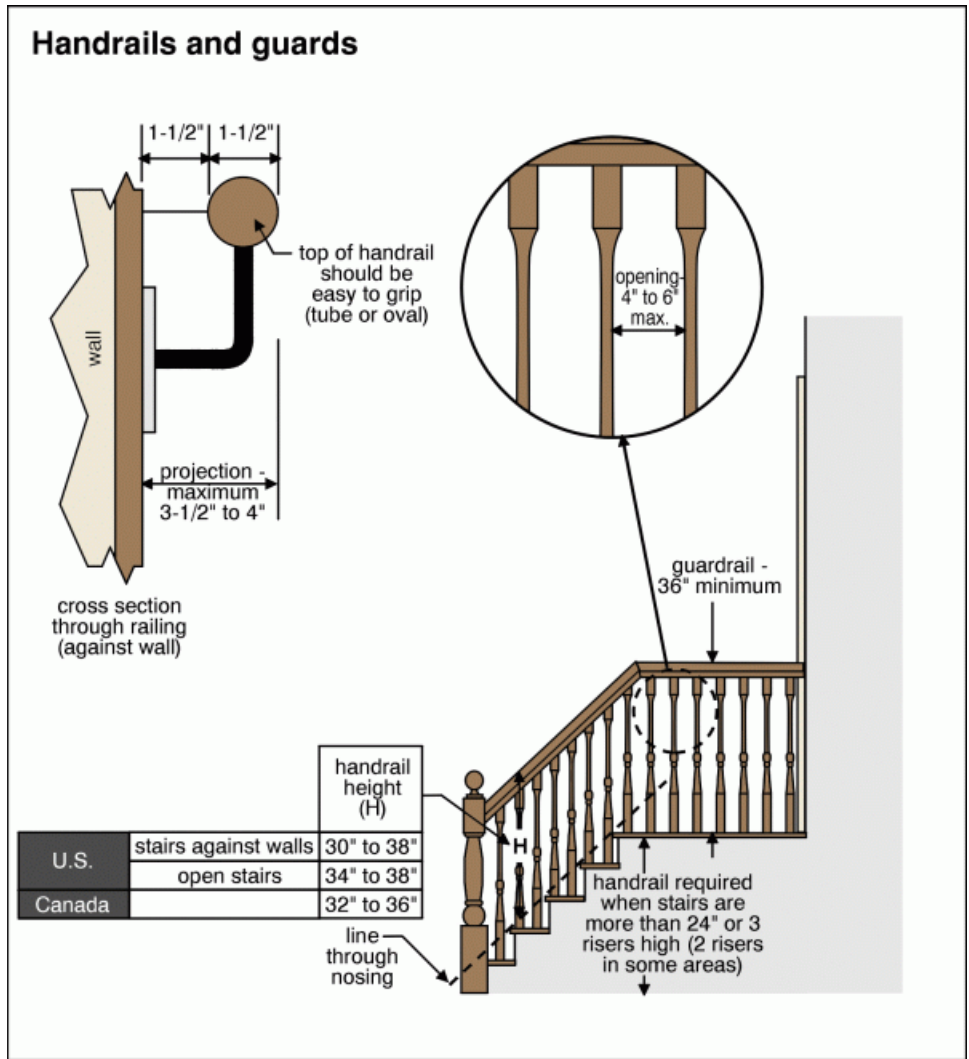
Condition: • [Too low](#)

Implication(s): Fall hazard

Location: Second Floor Hall

Task: Replace

Time: When remodelling



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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

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» 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