



Your Inspection Report

139 Verobeach Boulevard
Toronto, ON M9M 1R2



PREPARED FOR:
SANDRA SHEFFIELD

INSPECTION DATE:
Thursday, May 25, 2023

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

139 Verobeach Boulevard, Toronto, ON May 25, 2023

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



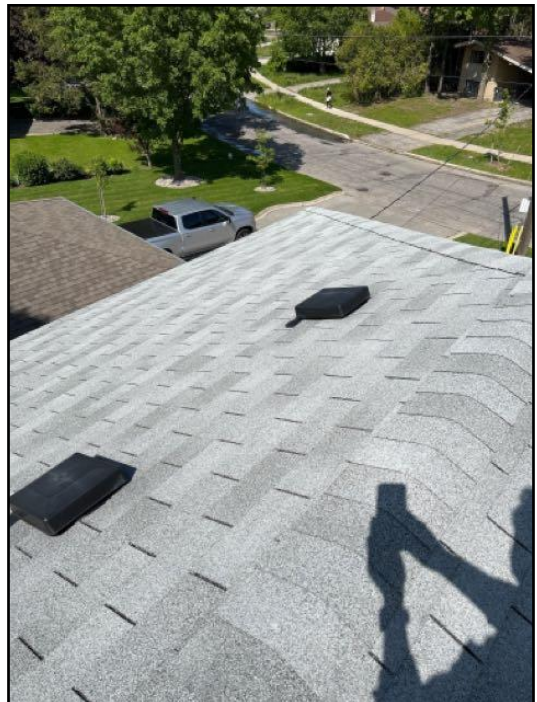
Asphalt shingles



Asphalt shingles



Asphalt shingles



Asphalt shingles

ROOFING

139 Verobeach Boulevard, Toronto, ON May 25, 2023

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



Asphalt shingles

Limitations

Inspection performed: • By walking on roof

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • No roofing recommendations are offered as a result of this inspection. Roofing material appears to be in good condition.

EXTERIOR

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ROOFING

EXTERIOR

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REFERENCE

Description

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

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

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Asphalt

Limitations

Exterior inspected from: • Ground level

Recommendations/Observations

DOORS \ General notes

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

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

Location: Garage Door (Vehicle and access doors)

Task: Repair

Time: Less than 1 year

Cost: Minor



Caulking - deteriorated, loose or missing



Caulking - deteriorated, loose or missing

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

Condition: • [Too low](#)

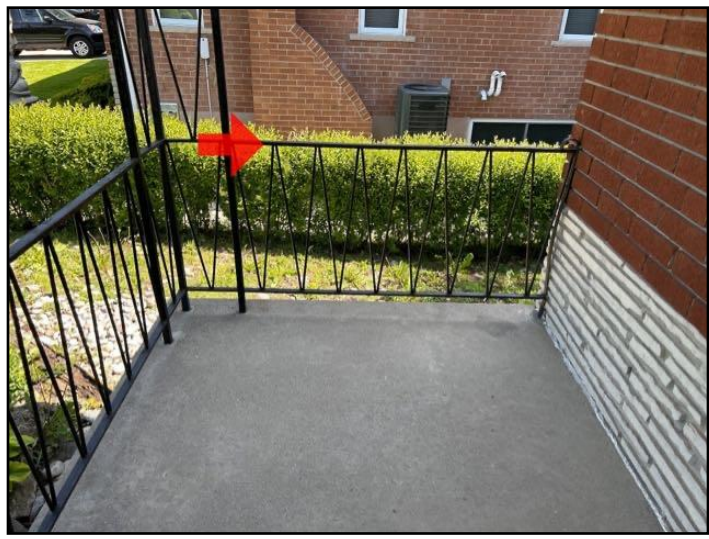
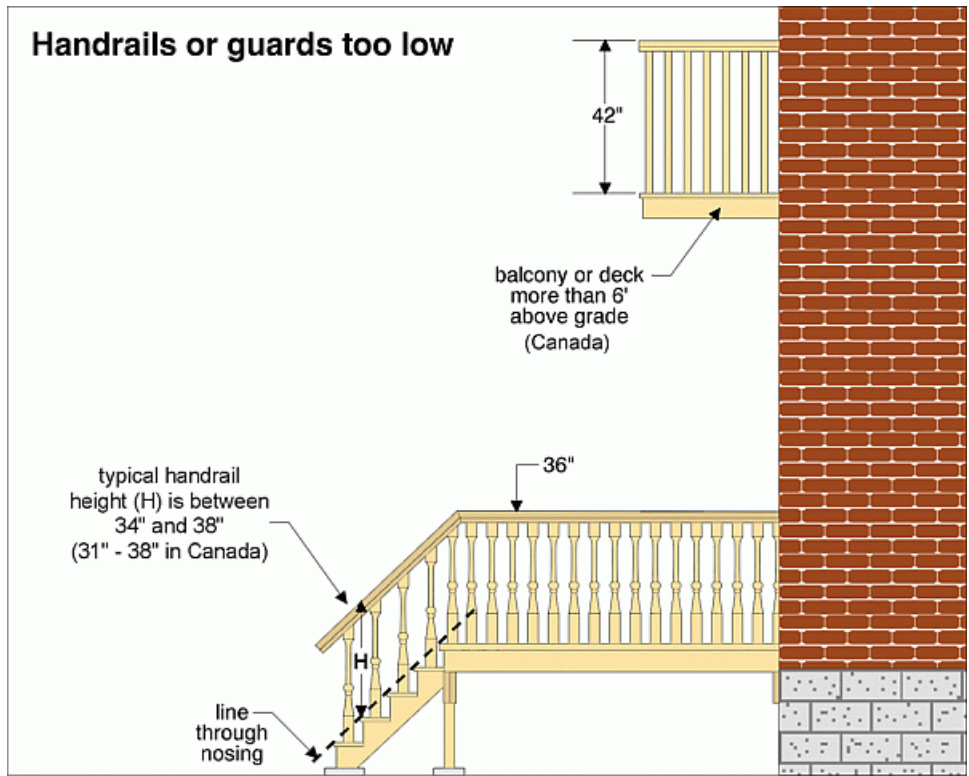
Implication(s): Fall hazard

Location: Front

Task: Correct

Time: Immediate

Cost: Depends on approach



Too low

STRUCTURE

Report No. 3884

139 Verobeach Boulevard, Toronto, ON May 25, 2023

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#) • [Crawlspace](#)

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: • [100 Amps](#)

Main disconnect/service box type and location:

- [Fuses - garage](#)

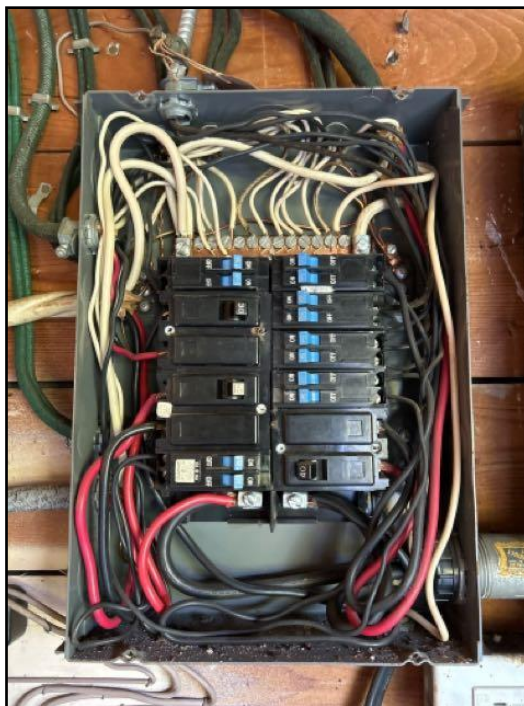


Fuses - garage

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

Distribution panel 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](#) • [Ungrounded - minimal](#)
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 \ Service box

Condition: • [Unprotected openings](#)

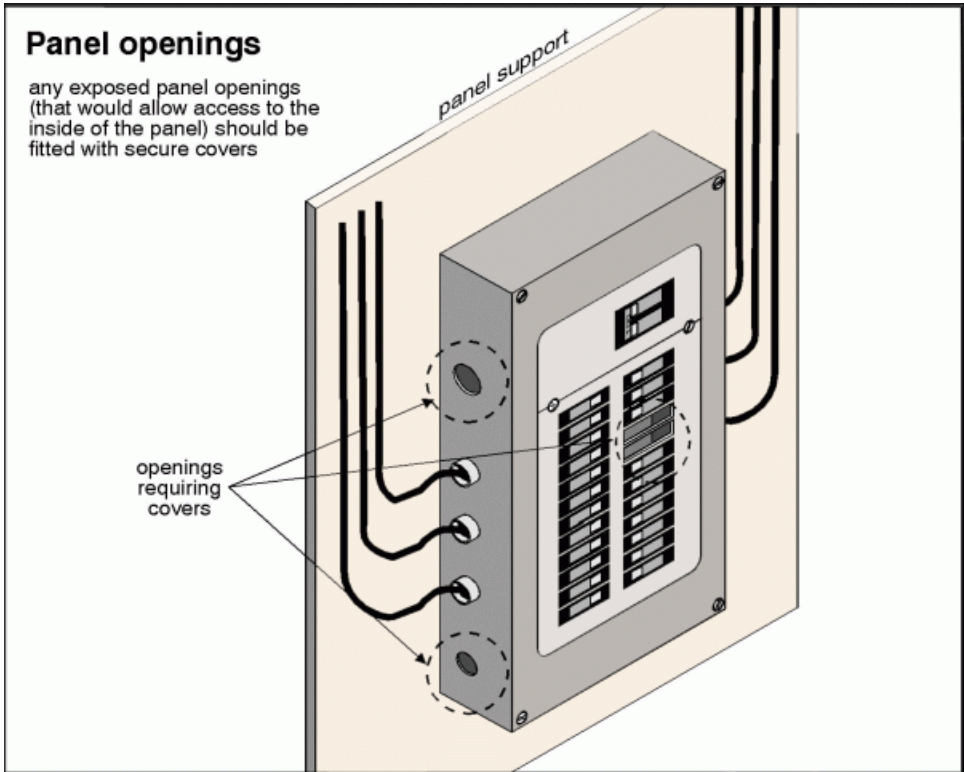
Implication(s): Electric shock

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor



Unprotected openings

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

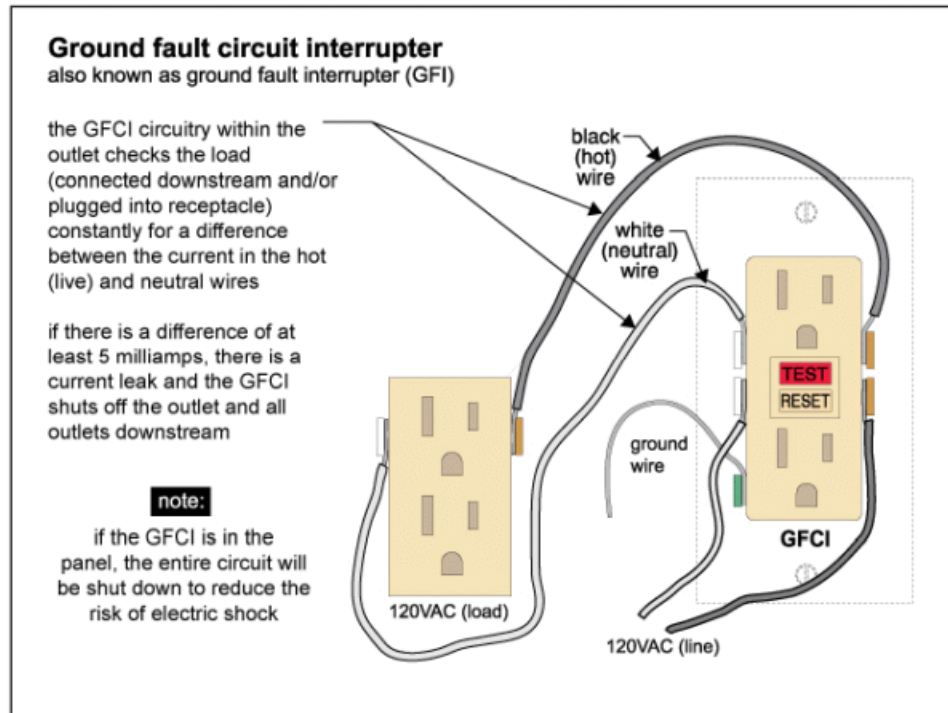
Implication(s): Electric shock

Location: Exterior, Kitchen, Bathrooms

Task: Provide

Time: Less than 1 year

Cost: Minor



DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Old

Implication(s): Life safety hazard

Location: Basement, Foyer

Task: Replace

Time: Immediate

Cost: Minor

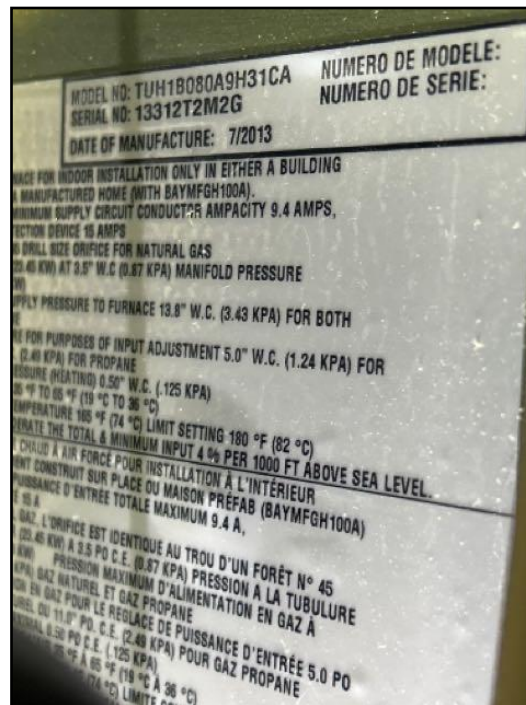
Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- Trane



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: • [10 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](#)

Recommendations/Observations

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Condensate problems](#)

Condensate drain line from furnace discharges into the clean-out in the cold room. This can lead to sewer odours in the cold room and through the heating system.

Location: Basement

Task: Correct

Time: Less than 1 year

Cost: Depends on approach



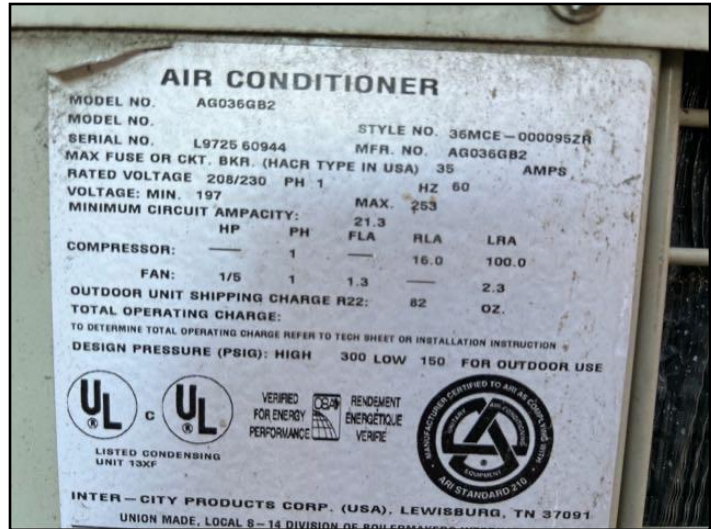
Condensate drains into clean-out

Description

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

Manufacturer:

- Keeprite



Air conditioner data plate

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • 26 years

Typical life expectancy: • 12 to 15 years

Limitations

Inspection limited/prevented by: • Heating system on • 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 - \$7,000

INSULATION AND VENTILATION

139 Verobeach Boulevard, Toronto, ON May 25, 2023

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Description

Attic/roof insulation material: • [Glass fiber](#)
Attic/roof insulation amount/value: • R12 - R20
Attic/roof ventilation: • [Roof 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: • [Copper](#)

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

Main water shut off valve at the:

- Utility room



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: • 23 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near laundry area

Backwater valve: • None noted

Limitations

Inspection limited/prevented by:

- Water supply turned off
- City maintenance crew had water shut off on the street at time of inspection.

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: • [Old](#)

Implication(s): No hot water

Task: Replace

Time: Less than 1 year

Cost: Depends on approach

Description

- Major floor finishes: • [Carpet](#) • Tile
- Major floor finishes: • Linoleum
- Major wall finishes: • [Plaster/drywall](#) • [Paneling](#)
- Major ceiling finishes: • [Plaster/drywall](#) • [Acoustic tile](#)
- Windows: • [Fixed](#) • [Sliders](#) • [Casement](#)
- Glazing: • [Double](#)
- 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

CEILING AND WALLS \ General notes

Condition: • Minor cracks noted on upper floor ceilings and on wall under rear window are not a structural concern.

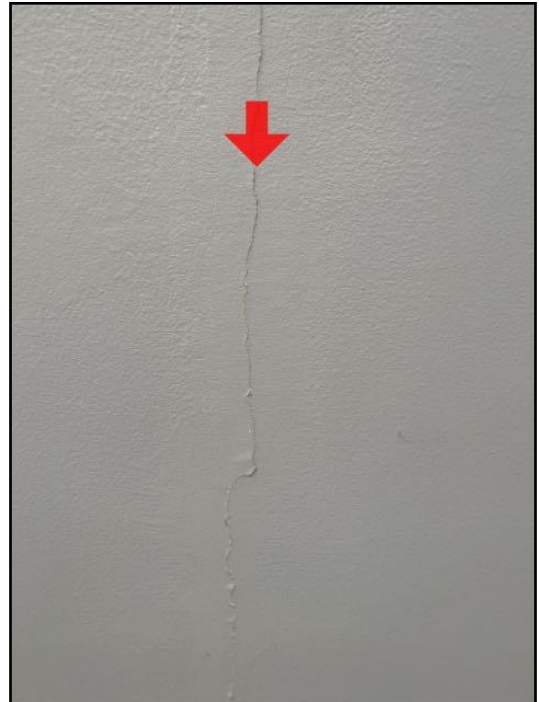
Location: Upper floor

Task: Repair

Cost: Minor



Minor cracks



Minor cracks



Minor cracks

STAIRS \ Guardrails

Condition: • [Too low](#)

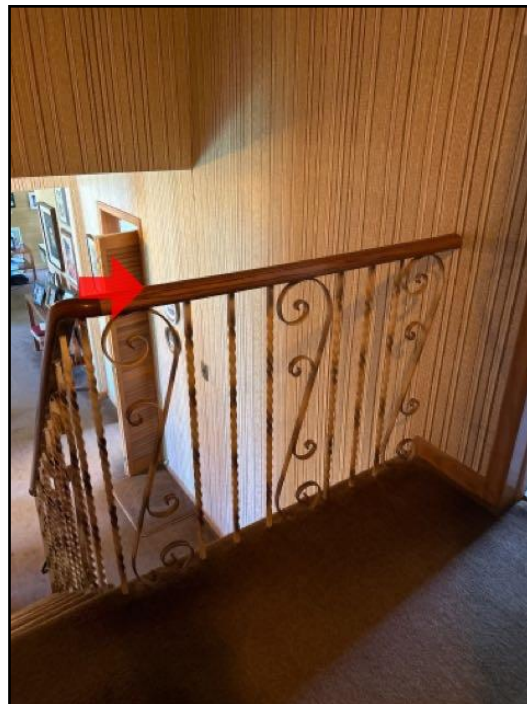
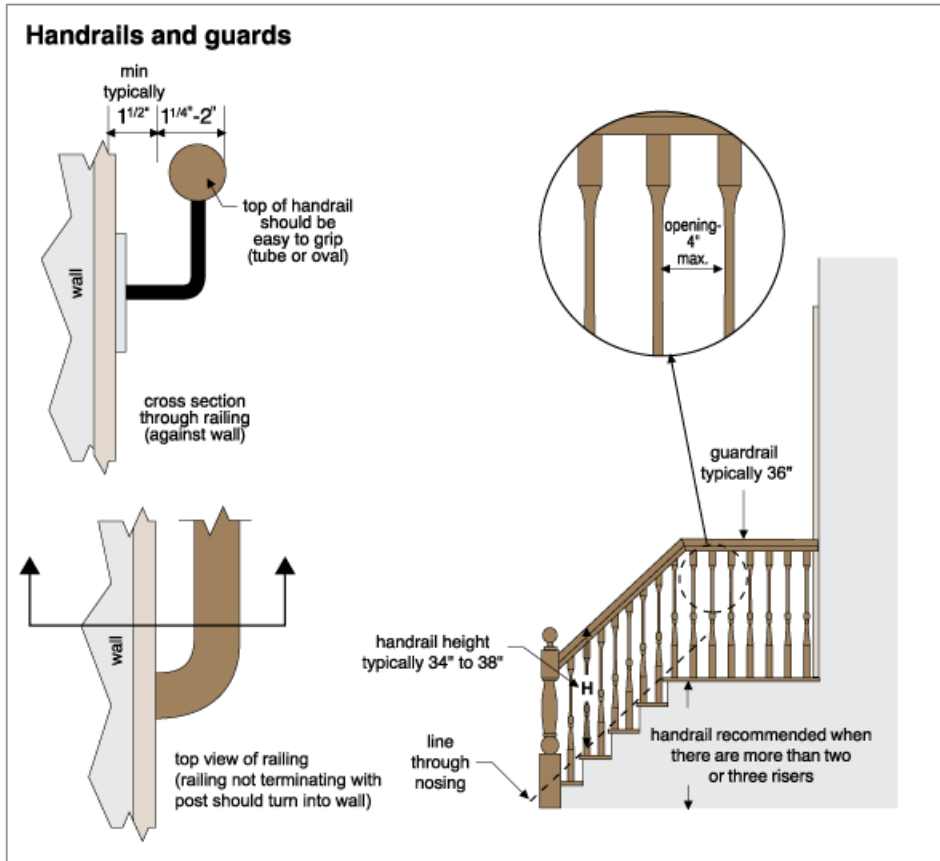
Implication(s): Fall hazard

Location: Second Floor

Task: Correct

Time: Immediate

Cost: Depends on approach



Too low

BASEMENT \ Wet basement - evidence

Condition: • Stains/damage - The areas pictured measured as mildly damp with a moisture meter.

Location: Cold Room

Task: Further evaluation/repair

Time: Less than 1 year

Cost: Depends on work needed



Stains/damage



Stains/damage

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials

Old linoleum floor tile and acoustic ceiling tile may contain asbestos. Left undisturbed the pose little risk.

Implication(s): Health hazard

Location: Basement

Task: Further evaluation

Time: When remodelling

Cost: Depends on work needed

INTERIOR

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ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	REFERENCE
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Possible asbestos containing materials



Possible asbestos containing materials



Possible asbestos containing materials

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