



Your Inspection Report

52 Dixfield Drive
Toronto, ON M9C 4J3



PREPARED FOR:
SANDRA SHEFFIELD

INSPECTION DATE:
Thursday, September 7, 2023

PREPARED BY:
Brian Hardie



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report

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A thorough home inspection, clearly communicated.

ROOFING

52 Dixfield Drive, Toronto, ON September 7, 2023

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

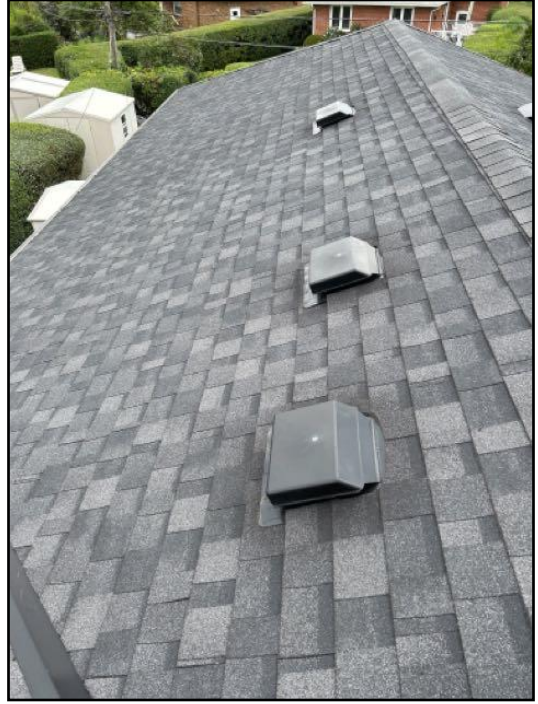
Description

Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles



Asphalt shingles



Asphalt shingles



Asphalt shingles

ROOFING

52 Dixfield Drive, Toronto, ON September 7, 2023

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Asphalt shingles



Asphalt shingles

Limitations

Inspection performed: • By walking on roof

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • Apart from the minor recommendation below, the roof shingles appear to be in good condition.

SLOPED ROOFING \ Asphalt shingles

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

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

Location: West

Task: Repair

Time: Less than 1 year

Cost: Minor

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Missing, torn

EXTERIOR

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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

WALLS \ Masonry (brick, stone) and concrete

Condition: • Typical minor cracks

Location: South

Task: Repair

Time: Less than 1 year

Cost: Minor



Typical minor cracks

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

Condition: • Caulking deteriorated/missing

Location: South

Task: Provide

Time: Less than 1 year

Cost: Minor



Caulking deteriorated/missing

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Missing](#)

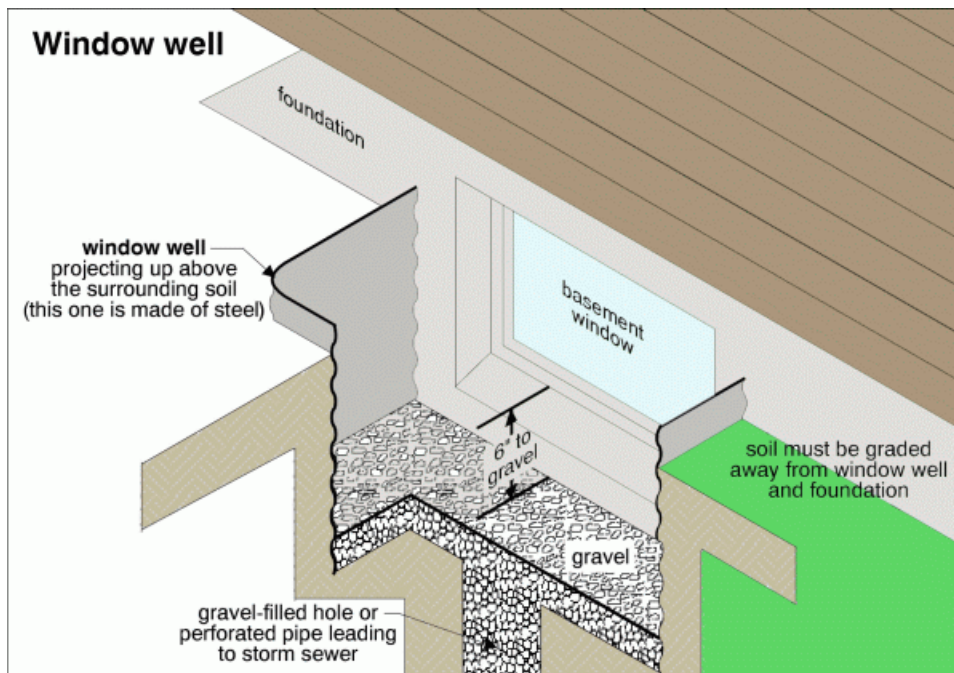
Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Southeast

Task: Provide

Time: Less than 1 year

Cost: \$800 - \$1,500



EXTERIOR

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Window well needed

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

Condition: • Damage

Location: West

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on approach/work needed



GARAGE \ Vehicle doors

Condition: • Caulking missing

Task: Provide

Time: Less than 1 year

Cost: Minor



GARAGE \ Vehicle door operators (openers)

Condition: • Safety photo electric sensors missing

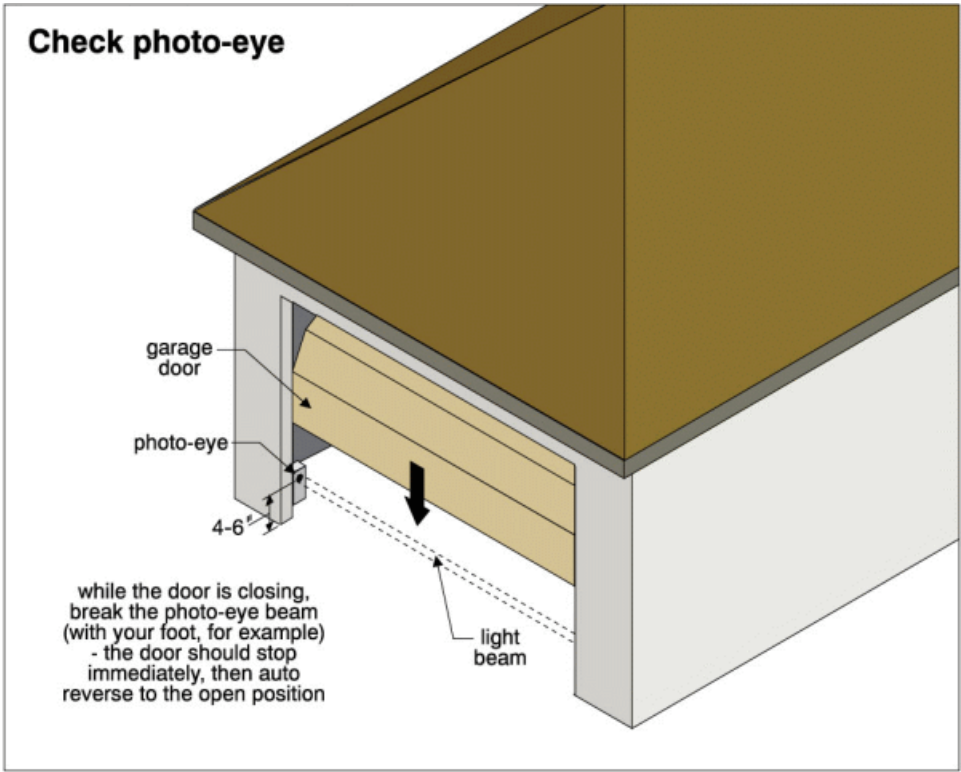
Implication(s): Risk of injury

Location: Garage

Task: Correct

Time: Immediate

Cost: Depends on work needed



Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Masonry columns • Built-up wood 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

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:

- [Breakers - basement](#)



Breakers - basement

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

Auxiliary panel (subpanel) type and location:

- [Breakers - basement](#)



Breakers - basement

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](#) • No AFCI

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

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

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

Recommendations/Observations

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Not weathertight

Location: Northeast Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor



DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Basement Bathroom

Task: Replace

Time: Less than 1 year

Cost: Minor



Inoperative

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

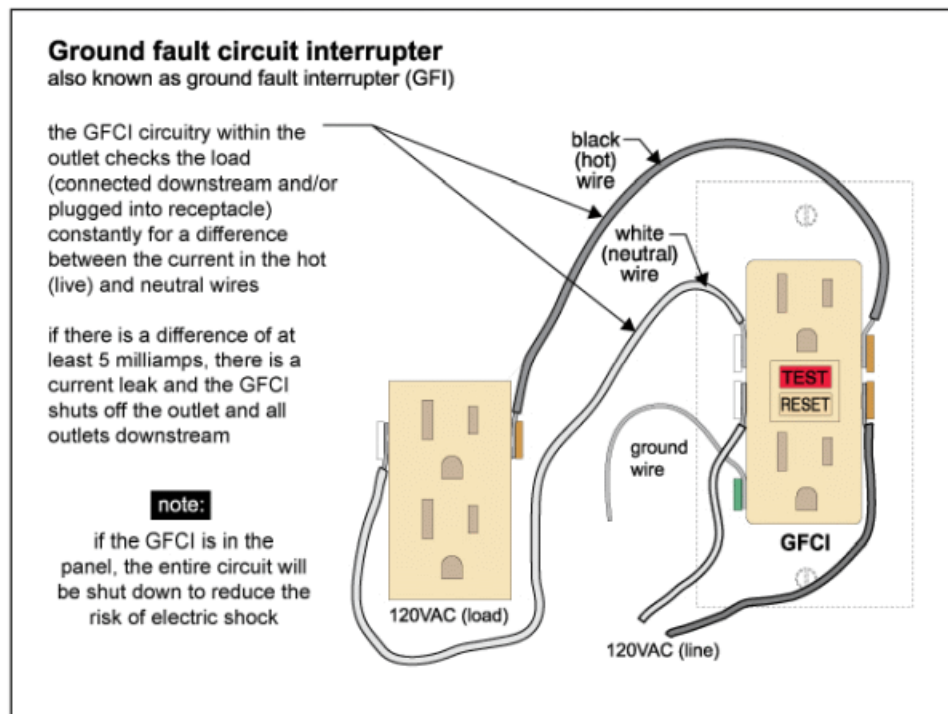
Implication(s): Electric shock

Location: First Floor Bathroom, Kitchen

Task: Provide

Time: Less than 1 year

Cost: Minor



Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Rheem



Furnace data plate

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

Approximate capacity: • [70,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Outside

Approximate age: • [4 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): • PVC plastic

Auxiliary heat: • [Electric baseboard heater](#) • Radiant floor heating (electric)

Fireplace/stove: • [Wood-burning fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

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

HEATING

Report No. 3970

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Limitations

Inspection prevented/limited by: • AC operating

Recommendations/Observations

FIREPLACE \ General notes

Condition: • Have a WETT certified Inspector review the wood burning fireplace.

Task: Further evaluation

Time: Before first use

Description

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

Manufacturer:

- Rheem



Air conditioner data plate

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

Compressor approximate age: • 1 year

Typical life expectancy: • 12 to 15 years

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • No air conditioning recommendations are offered as a result of this inspection

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)
Attic/roof insulation amount/value: • [R-40](#)
Attic/roof ventilation: • [Roof and soffit vents](#)

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: • 1/2" Copper

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

Main water shut off valve at the: • 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:

• GSW



Water heater data plate

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 5 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 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 • Pool

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

INTERIOR

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Description

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

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

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#)

Glazing: • [Double](#)

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

Limitations

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

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

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