



# Your Inspection Report

549 Legresley Lane  
Newmarket, ON L3Y 8R6

**PREPARED FOR:**  
SANDRA SHEFFIELD

**INSPECTION DATE:**  
Friday, February 24, 2023

**PREPARED BY:**  
Brian Hardie



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A thorough home inspection, clearly communicated.

# ROOFING

Report No. 3785

549 Legresley Lane, Newmarket, ON February 24, 2023

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

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

## Limitations

**Inspection performed:** • With binoculars

## Recommendations/Observations

### RECOMMENDATIONS \ Overview

**Condition:** • Roof shingles appear to be in fair condition. Re-inspect roof every 2-3 years.

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Patched](#)

**Location:** South

**Task:** Monitor



*Patched*

# 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

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

No or limited access to: • Area below steps, deck, porches

Exterior inspected from: • Ground level

## Recommendations/Observations

### ROOF DRAINAGE \ Downspouts

Condition: • [Discharge onto roofs](#)

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

Location: Southeast

Task: Improve

Time: Less than 1 year

Cost: Minor



*Discharge onto roofs*



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

**Condition:** • Caulking deteriorated/missing

**Location:** Northeast

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor



*Caulking deteriorated/missing*



*Caulking deteriorated/missing*

## EXTERIOR GLASS/WINDOWS \ General notes

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

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

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor

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*Caulking missing, loose or deteriorated*



*Caulking missing, loose or deteriorated*



*Caulking missing, loose or deteriorated*



*Caulking missing, loose or deteriorated*

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

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

**Location:** North end of rear deck



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**Task:** Provide

**Time:** Immediate

**Cost:** Minor



*Missing*

## LANDSCAPING \ Driveway

**Condition:** • Poor transition: Driveway not flush with garage floor slab

**Implication(s):** Trip hazard

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Depends on approach/work needed



*Poor transition*

# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

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

**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

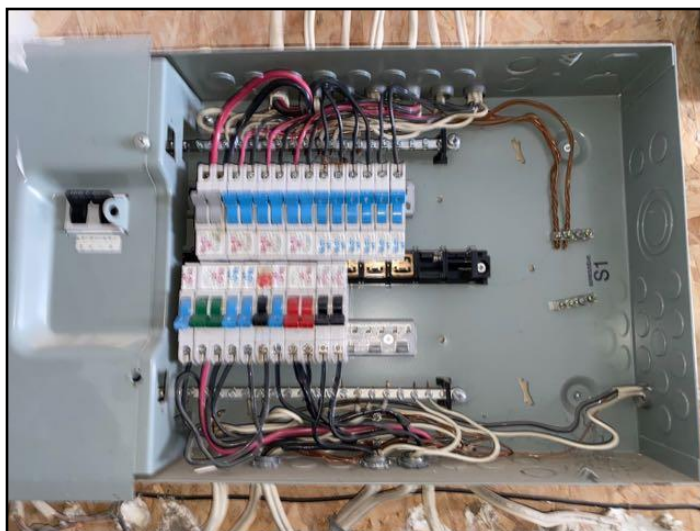
**Service entrance cable and location:** • Underground

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

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

**Main disconnect/service box type and location:**

- [Breakers - garage](#)



*Breakers - garage*

**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](#)

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

**Carbon monoxide (CO) alarms (detectors):**

- Present
- Plug in type

## Limitations

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

## Recommendations/Observations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

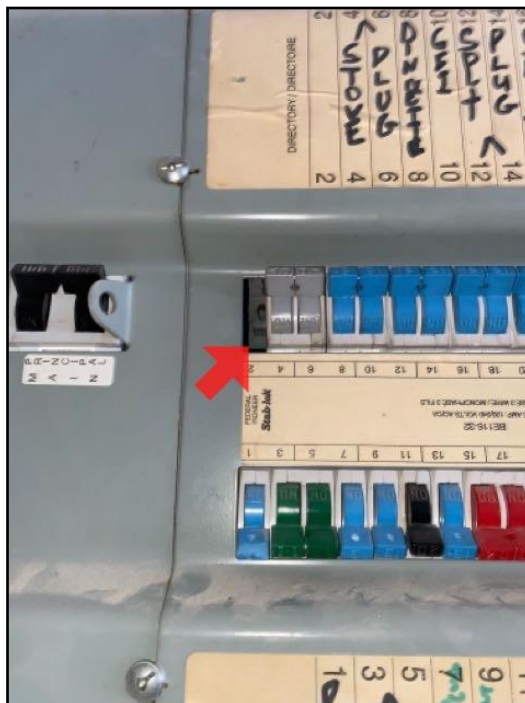
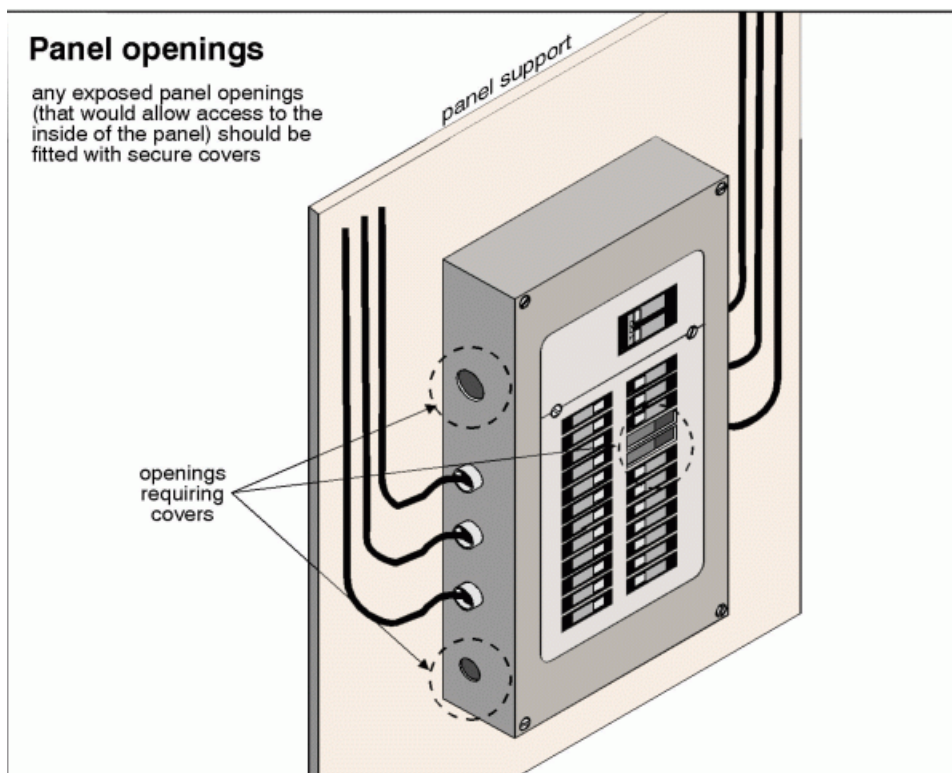
**Condition:** • [Openings in panel](#)

**Implication(s):** Electric shock | Fire hazard

**Task:** Correct

**Time:** Immediate



**Cost:** Minor

*Openings in panel*

#### **DISTRIBUTION SYSTEM \ Wiring (wires) - installation**

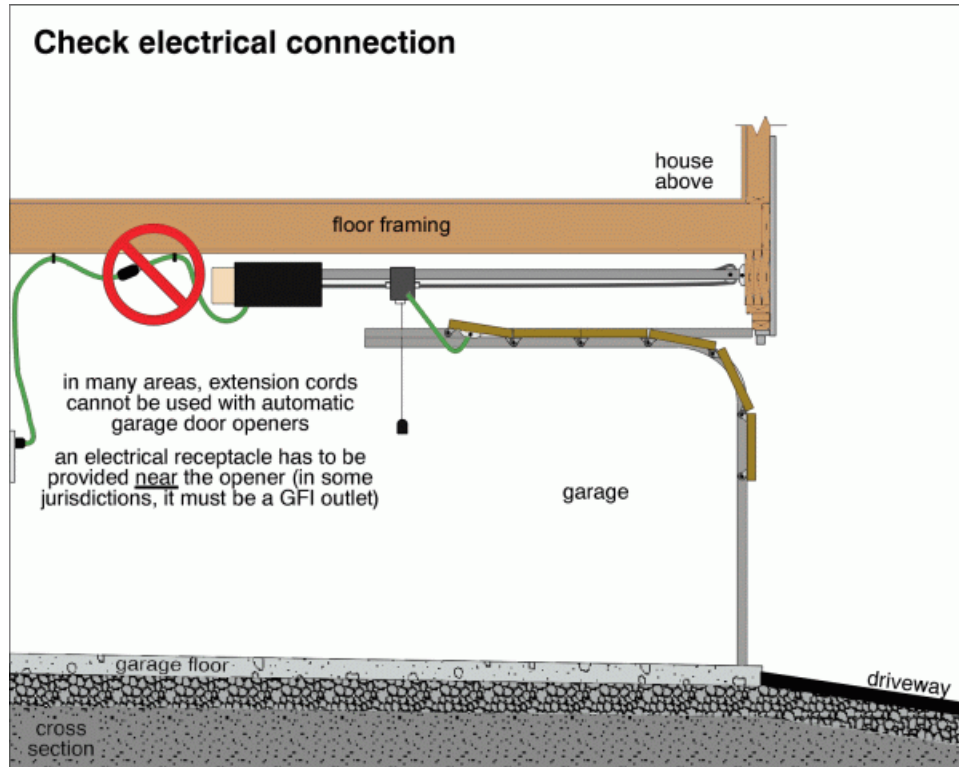
**Condition:** • Extension cord for garage door operator (opener)

**Implication(s):** Electric shock

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Minor



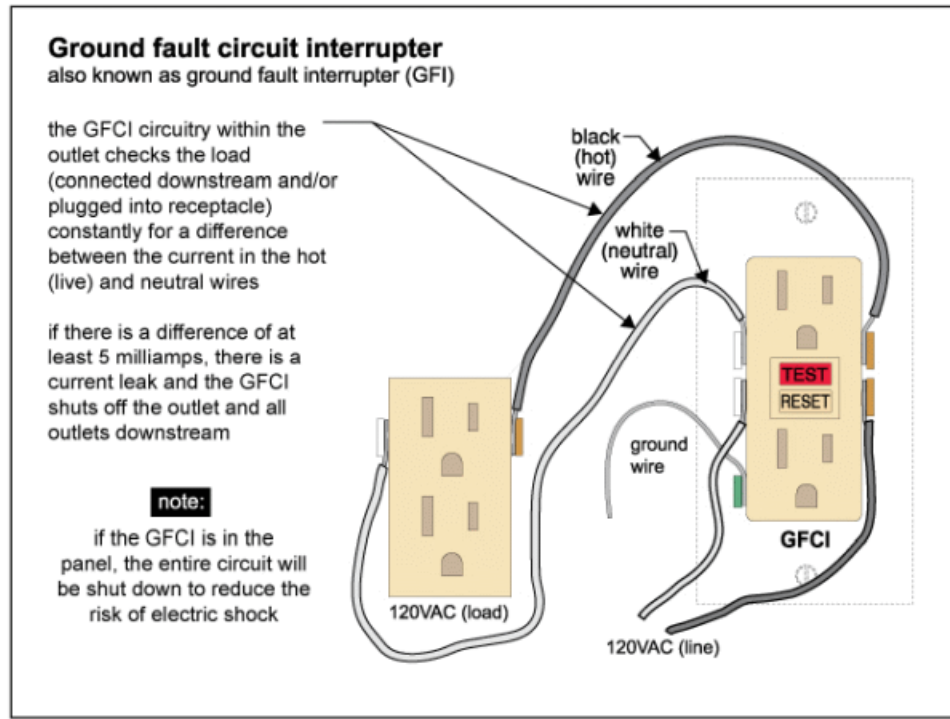
*Extension cord for garage door operator...*

## 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**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)****Condition:** • Old

There is a newer battery operated snake alarm in the basement, but the old one is hard wired and therefore interconnected to the other hard wire smoke alarms in the house. Replace the hard

**Implication(s):** Life safety hazard**Location:** Basement**Task:** Replace**Time:** Immediate**Cost:** Minor



# HEATING

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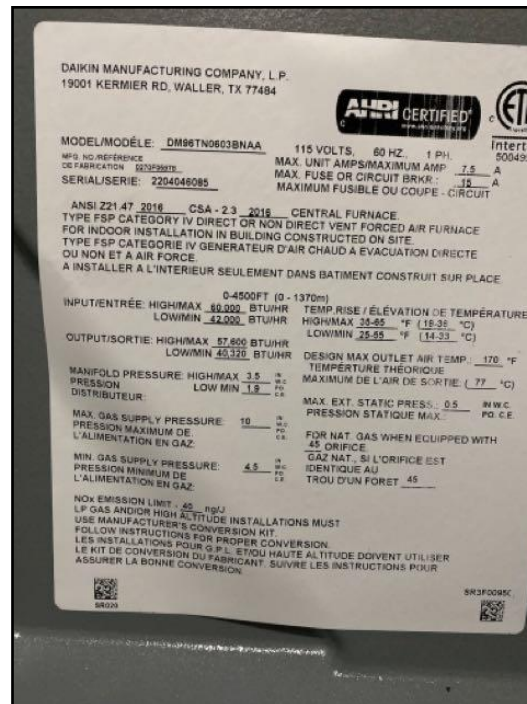
REFERENCE

## Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Daikin



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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Outside

Approximate age: • [New](#)

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

# HEATING

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## Recommendations/Observations

### RECOMMENDATIONS \ Overview

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

# COOLING & HEAT PUMP

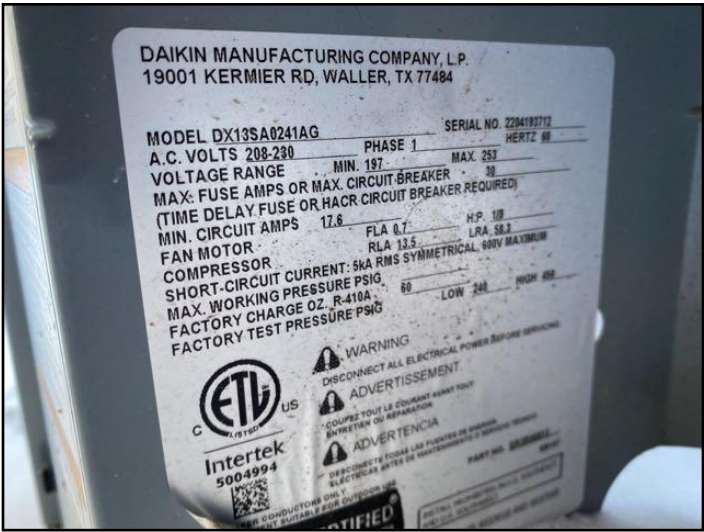
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## Description

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

Manufacturer: • Daikin



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

Compressor approximate age: • New

Typical life expectancy: • 12 to15 years

## Limitations

Inspection limited/prevented by: • Heating system on



# INSULATION AND VENTILATION

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## Description

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

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

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: \$1,500 - \$3,000

## Description

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

**Service piping into building:** • 1" Copper

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

**Main water shut off valve at the:**

- Utility room



*Water shut-off valve*

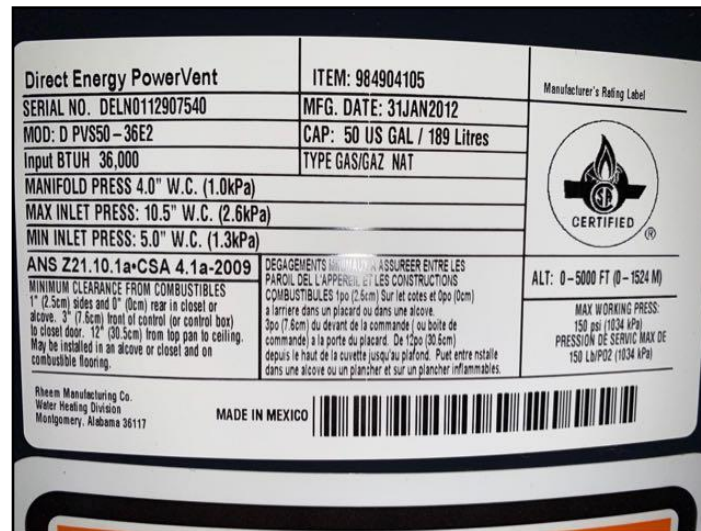
**Water heater type:** • Tank • Rental

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

**Water heater exhaust venting method:** • Direct vent • Induced draft

**Water heater manufacturer:**

- Rheem



Rheem

- Water heater tank capacity: • 50 gallons
- Water heater approximate age: • 11 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

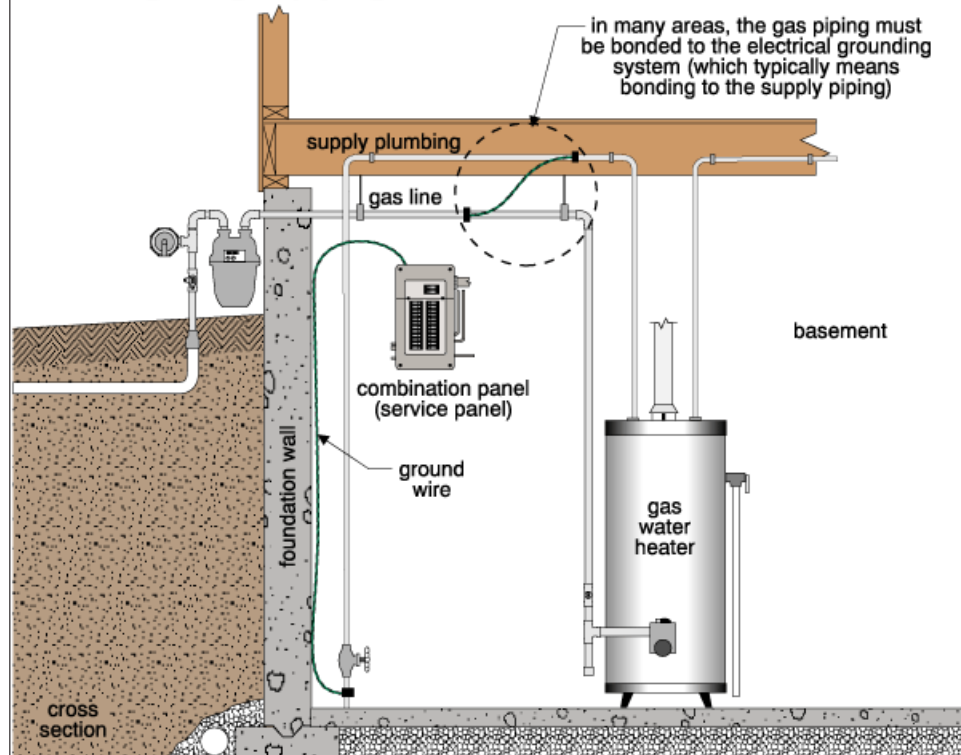
## Recommendations/Observations

### GAS SUPPLY \ Gas piping

- Condition: • Piping not properly bonded
- Task: Correct
- Time: Immediate
- Cost: Minor



## Bonding the gas piping



### WASTE PLUMBING \ Traps - performance

**Condition:** • [Double trapping](#)

No issues with water drainage at present. Double trapping can result in slow drains and/or odours.

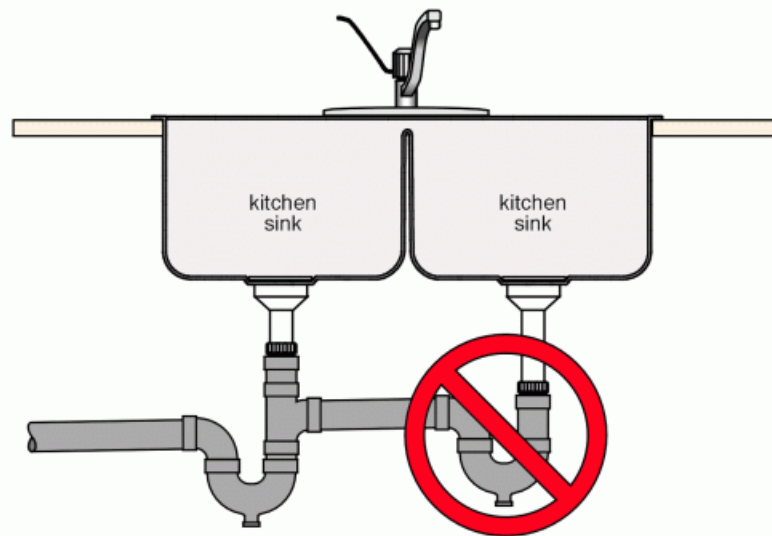
**Location:** Kitchen

**Task:** Repair

**Time:** If necessary

**Cost:** Minor

## Double trapping doesn't work



Double trapping

### 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:** Provide

**Time:** Less than 1 year

**Cost:** Minor

# PLUMBING

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*Caulking loose, missing or deteriorated*

## Description

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

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

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

**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

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

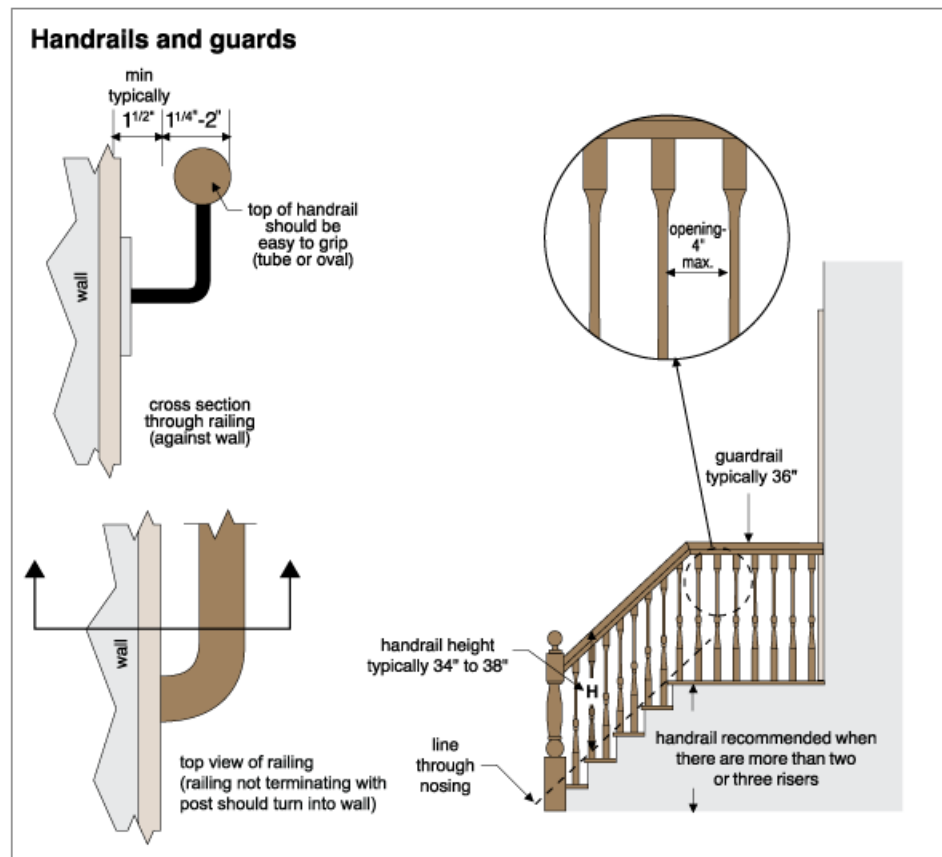
**Implication(s):** Fall hazard

**Location:** Bottom section of basement staircase

**Task:** Provide

**Time:** Immediate

**Cost:** Minor





# INTERIOR

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*Missing handrail*

**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