



Your Inspection Report

56 Lynd Avenue
Toronto, ON M6R 1T9



PREPARED FOR:
SANDRA SHEFFIELD

INSPECTION DATE:
Monday, April 28, 2025

PREPARED BY:
Brian Hardie



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report

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A thorough home inspection, clearly communicated.

ROOFING

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles



Asphalt shingles

Flat roofing material:

- [Modified bitumen membrane](#)



Modified bitumen membrane



Modified bitumen membrane

ROOFING

56 Lynd Avenue, Toronto, ON April 28, 2025

Report No. 4489

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Modified bitumen membrane

Limitations

Inspection performed: • By walking on roof

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • The front facing shingles and flat roofing material appear to be in good condition.

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

Location: Rear Addition Roof

Task: Replace

Time: Less than 2 years

Cost: Depends on work needed



Aging (rear addition)

ROOFING

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • Buckling/wavy

Location: Northwest

Task: Further evaluation

Time: Less than 3 years

Cost: Depends on work needed



Buckling/wavy

EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Limitations

Exterior inspected from: • Ground level

Recommendations/Observations

ROOF DRAINAGE \ Downspouts

Condition: • Discharge onto roofs

Run downspout to the gutter at the edge of the flat roof.

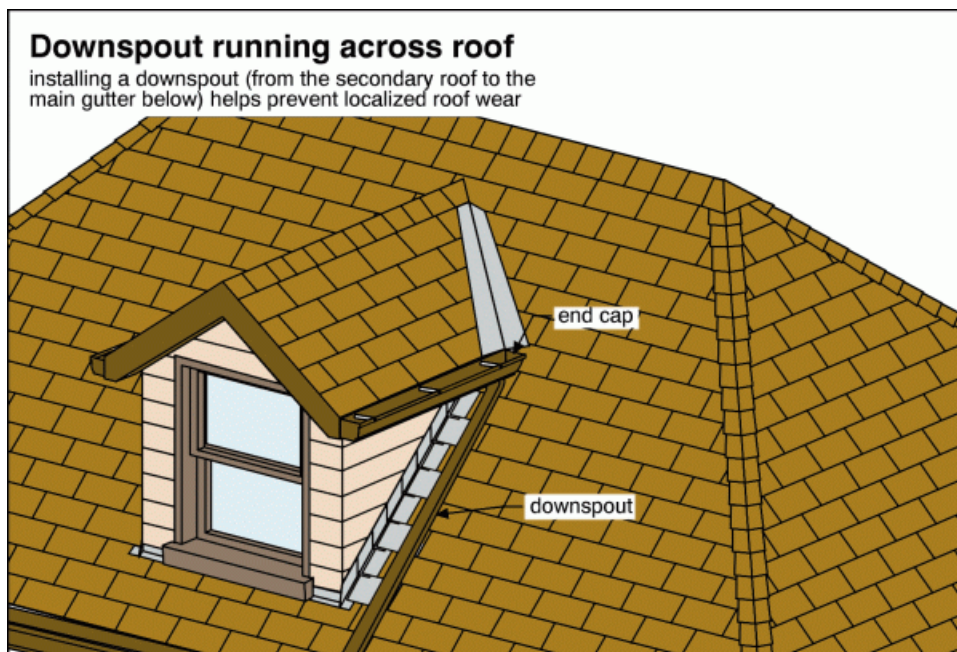
Implication(s): Localized roof wear

Location: Northwest

Task: Provide

Time: Less than 1 year

Cost: Minor



EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Discharge onto roofs

Condition: • [Discharge too close to building](#)

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

Location: North

Task: Improve

Time: Less than 1 year

Cost: Minor

EXTERIOR

56 Lynd Avenue, Toronto, ON April 28, 2025

Report No. 4489

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

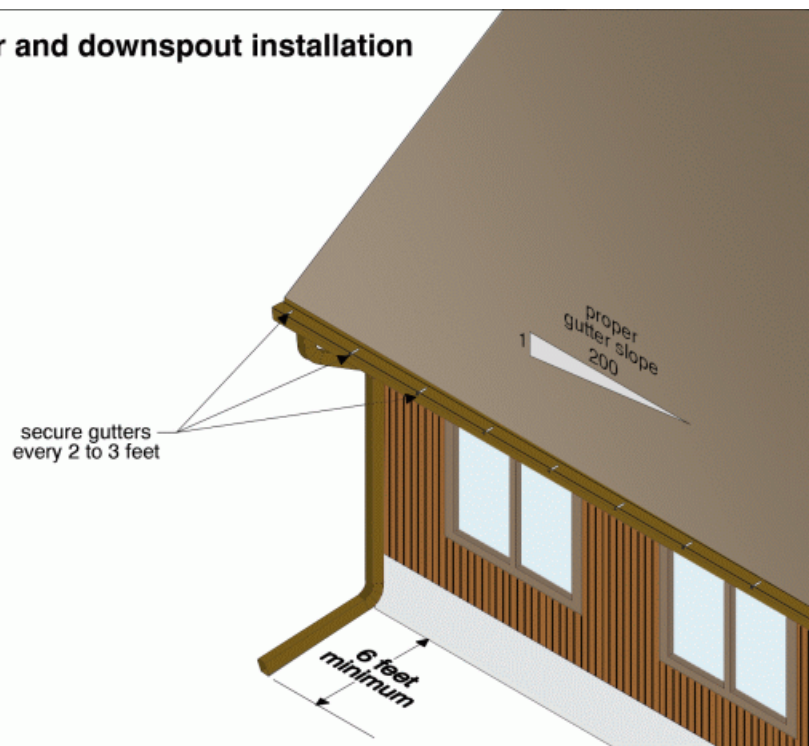
INSULATION

PLUMBING

INTERIOR

REFERENCE

Gutter and downspout installation



Discharge too close to building

WALLS \ Flashings and caulking

Condition: • [Flashings missing](#)

Due to the way the siding was installed, flashing should be installed to cover the top few inches of siding.

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

EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: West

Task: Provide

Time: Less than 1 year

Cost: Minor



Flashings missing

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

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

Location: West

Task: Provide

Time: Less than 1 year

Cost: Minor



Caulking missing or ineffective

EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Mortar deterioration](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Northeast, North

Task: Repair

Time: Less than 1 year

Cost: Minor



Mortar deterioration



Mortar deterioration

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

Condition: • Caulking deteriorated/missing

Location: West

Task: Provide

Time: Less than 1 year

Cost: Minor

EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Caulking deteriorated/missing

Condition: • Cover loose, not caulked

Location: West

Task: Repair

Time: Less than 1 year

Cost: Minor



Cover loose, not caulked

EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

EXTERIOR GLASS/WINDOWS \ General notes

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

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

Location: West, East

Task: Repair

Time: Less than 1 year

Cost: Minor



Caulking missing, loose or deteriorated



Caulking missing, loose or deteriorated



Caulking missing, loose or deteriorated

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Rot](#)

EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Location: West Third Floor

Task: Replace

Time: Less than 1 year

Cost: Depends on work needed



Rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Missing - the metal roof should be covered with decking to protect it.

Location: East Second Floor

Task: Provide

Time: Less than 1 year

Cost: Depends on approach



Deck flooring needed

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

Condition: • [Too low](#)

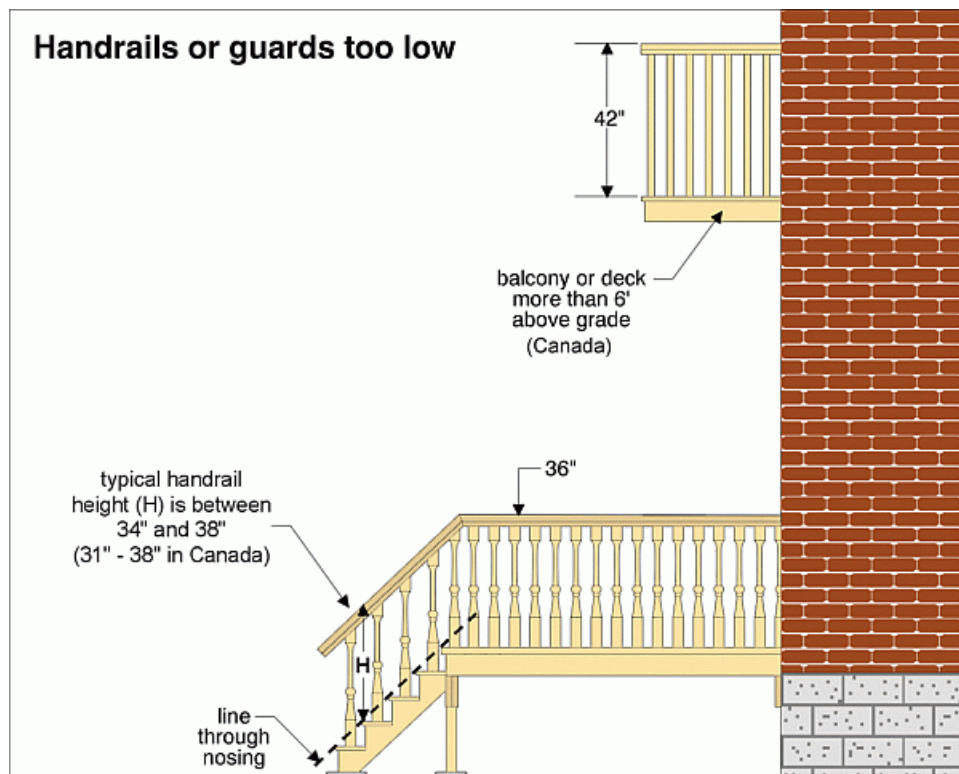
Implication(s): Fall hazard

Location: East Second Floor

Task: Correct

Time: Immediate

Cost: Depends on approach



EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

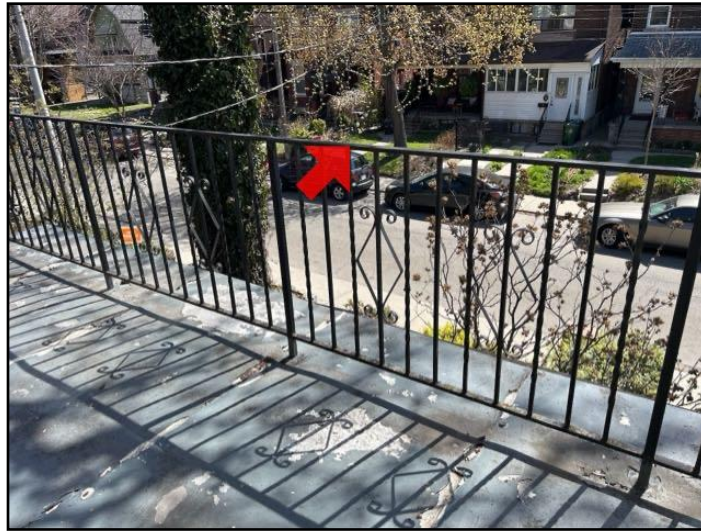
HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Too low

GARAGE \ General notes

Condition: • Disrepair

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

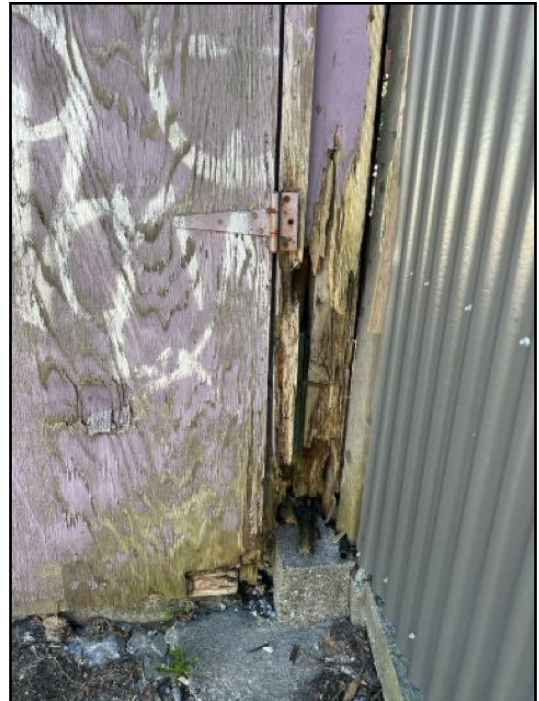
Task: Repair or replace

Time: Unpredictable

Cost: Depends on approach



Disrepair



Disrepair

EXTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Disrepair

STRUCTURE

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Stone](#) • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

Party wall: • [Masonry](#)

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:

- [Fuses - basement](#)



Main disconnect

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

Distribution panel type and location:

- [Fuses - basement](#)



Distribution panel(s)

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](#)

Smoke alarms (detectors): • [Present](#) • Combination smoke and carbon monoxide detectors noted

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

Limitations

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

Recommendations/Observations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Height over balcony](#)

A barrier (such as lattice) should be installed on the side of the balcony to prevent access to the service wire.

Implication(s): Electric shock

Location: Northeast Second Floor

Task: Improve

Time: Immediate

Cost: Depends on approach



Service wire too close

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Obsolete](#)

Some insurance companies may require upgrading to a modern breaker panel.

Implication(s): Electric shock | Fire hazard

Task: Replace

Time: Less than 1 year

Cost: Depends on work needed

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

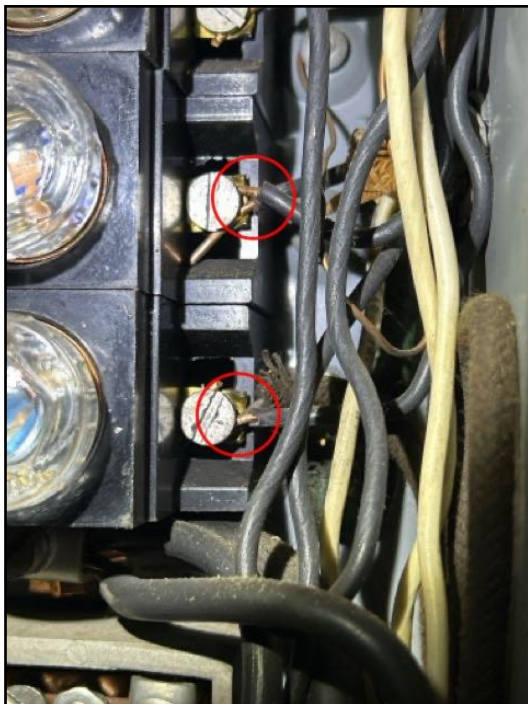
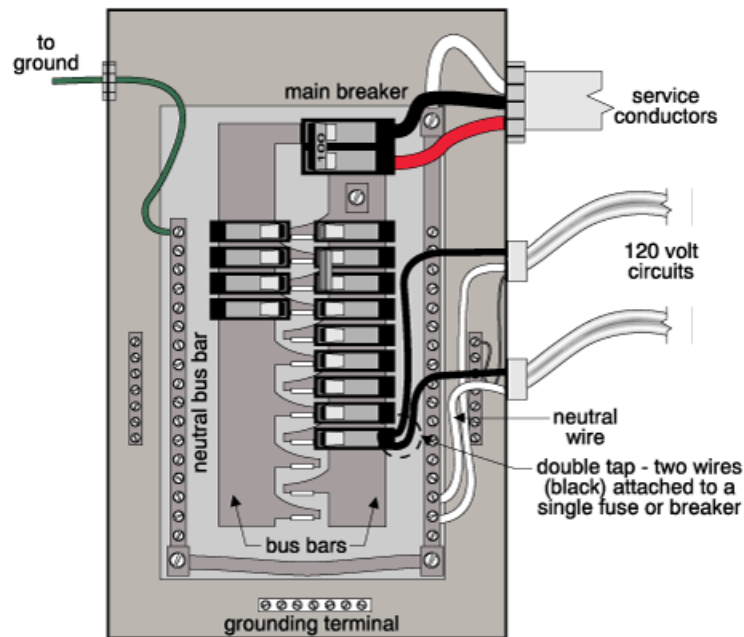
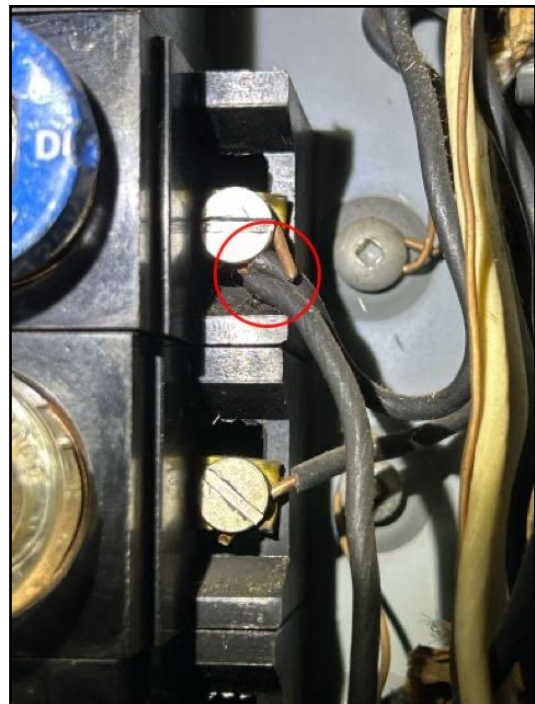
Condition: • [Double taps](#)

Implication(s): Fire hazard

Task: Correct

Time: Immediate

Cost: Minor

Double tapping (double lugging)*Double taps**Double taps*



Double taps

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

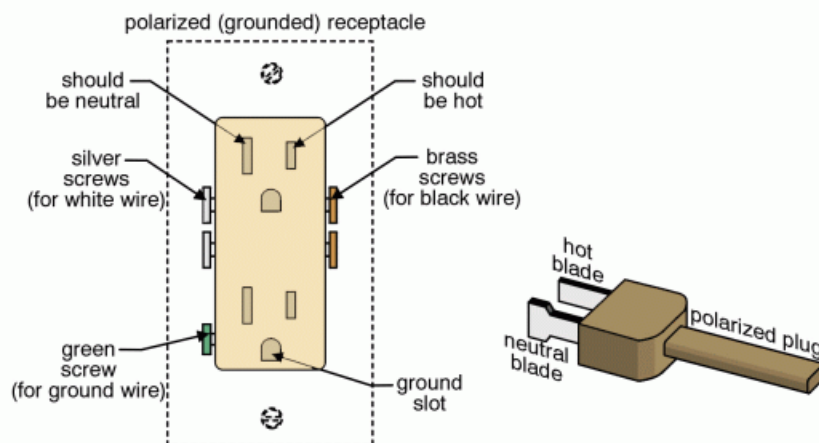
Location: West Third Floor

Task: Repair

Time: Immediate

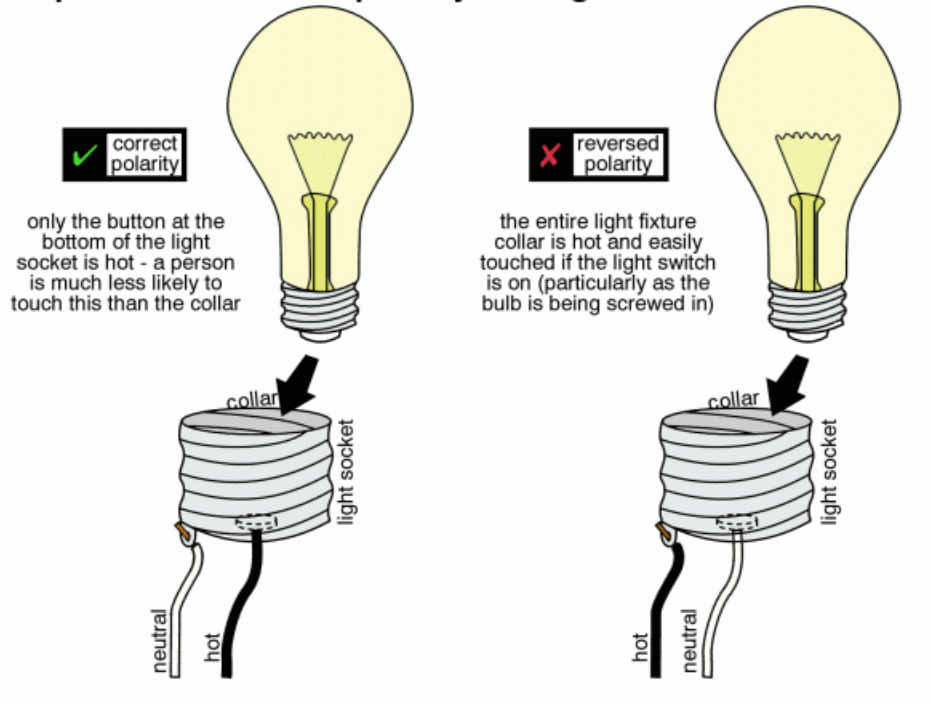
Cost: Minor

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Importance of correct polarity with light fixtures



Reversed polarity

Condition: • Ungrounded

There are a few ungrounded outlets on the second and third floor. These outlets do not appear to be connected to knob and tube wiring. Upgrade ungrounded outlets to GFCIs which give a similar protection to grounding. GFCI outlets cost about \$20 - \$30 each and should be installed by an electrician.

Implication(s): Electric shock

Location: East and West Second Floor, Third Floor Hall

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

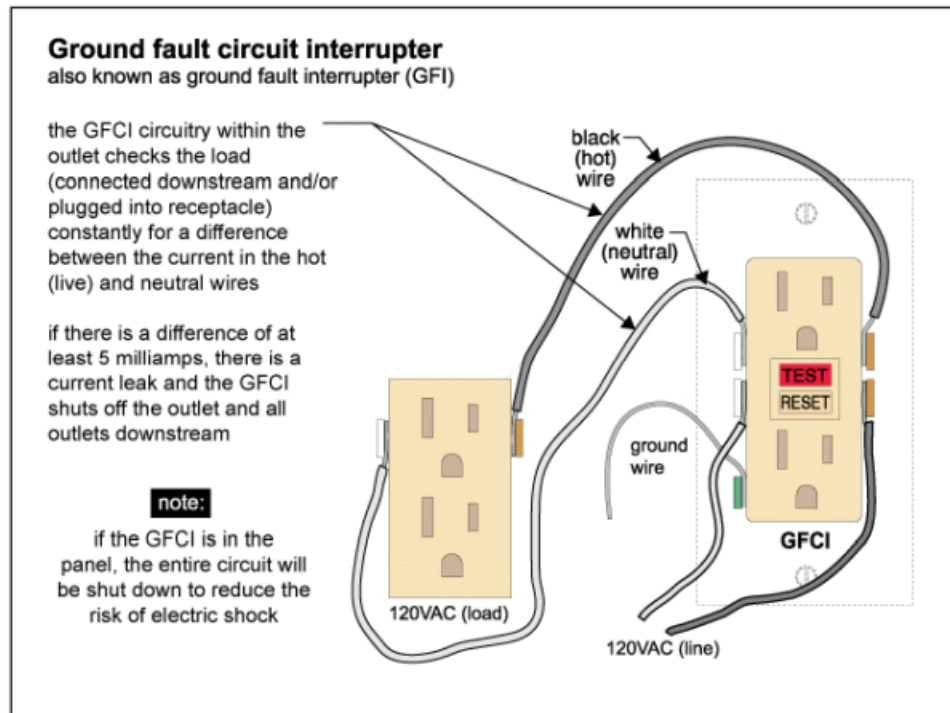
Implication(s): Electric shock

Location: Second Floor Bathroom

Task: Provide

Time: Less than 1 year

Cost: Minor



DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Utility Room

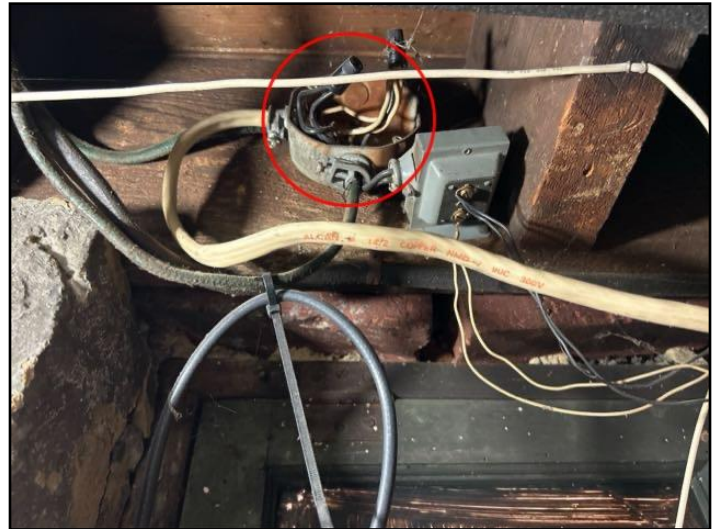
Task: Provide

Time: Immediate

Cost: Minor



Missing cover plate



Missing cover plate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Old

Implication(s): Life safety hazard

Location: First and Second Floor

Task: Replace

Time: Immediate

Cost: Minor



Old smoke alarms

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

Condition: • Missing

Location: Second Floor Hall

Task: Provide

Time: Immediate

Cost: Minor

HEATING

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heating system type: • [Furnace](#)Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Payne

Model Number PG8MAA042090ADJA
Serial Number 0809A17093

ANSI
7b-2006 • CSA-2.3b-2006
CENTRAL FURNACE

Payne Heating & Cooling
7310 West Morris Street
Indianapolis, IN 46231

DESIGN
CERTIFIED

PRODUCT / PRODUIT PG8MAA042090ADJA
MODEL / MODELE PG8MAA042090
SERIES / SERIE D
SERIAL / SERIE 0809A17093
DATE OF MANUFACTURE FEB 2009
DATE DE FABRICATION
NATURAL GAS / GAZ NATUREL
FACTORY ORIFICE / ORIFICE FOURNI 43

MAX. UNIT AMPS 8.2
AMPS MAX. MOTOR H.P. 1/3
FORCE W. 249

115 VOLTS / 60 HZ / 1 PHASE

HEAT STAGE			
INPUT / ENTREE	BTU/HR	88,000	
See note below			
OUTPUT / SORTIE	BTU/HR	71,000	
See note below			
AIR TEMPERATURE RISE	DEG. F	40 - 70	
AUGMENTATION DE LA	DEG. C	22 - 39	
TEMPERATURE DE L'AIR			
DESIGN MAX. OUTLET	DEG. F	185	
AIR TEMPERATURE			
CONCU POUR UNE	DEG. C	85	
TEMPERATURE MAX			
D'AIR DE SORTIE DE			

IN WC/POCE KPa

Furnace data plate

Heat distribution: • [Ducts and registers](#)Approximate capacity: • [90,000 BTU/hr](#)Efficiency: • [Mid-efficiency](#)Exhaust venting method: • [Induced draft](#)

Combustion air source: • Interior of building

Approximate age: • [16 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Air filter: • Disposable • 16" x 25" • 1" thick

Exhaust pipe (vent connector): • Single wall

Fireplace/stove: • [Wood-burning fireplace](#)Chimney/vent: • [Masonry](#)Chimney liner: • [Metal](#)Humidifier: • [Drum type](#)

Recommendations/Observations

GAS FURNACE \ Ducts, registers and grilles

Condition: • No heat source

There is no heat source in the second floor bathroom. It may be warm enough through natural convection.

Implication(s): Reduced comfort

Location: Second Floor Bathroom

Task: Improve

Time: If necessary

Cost: Depends on approach

FIREPLACE \ General notes

Condition: • Have a WETT certified chimney/fireplace technician review the wood burning fireplace(s) to ensure that it meets current safety requirements.

Task: Further evaluation

Time: Before first use

INSULATION AND VENTILATION

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Limitations

Inspection limited/prevented by lack of access to: • Roof space • Wall space

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:

- Front of the basement



Water shut-off valve

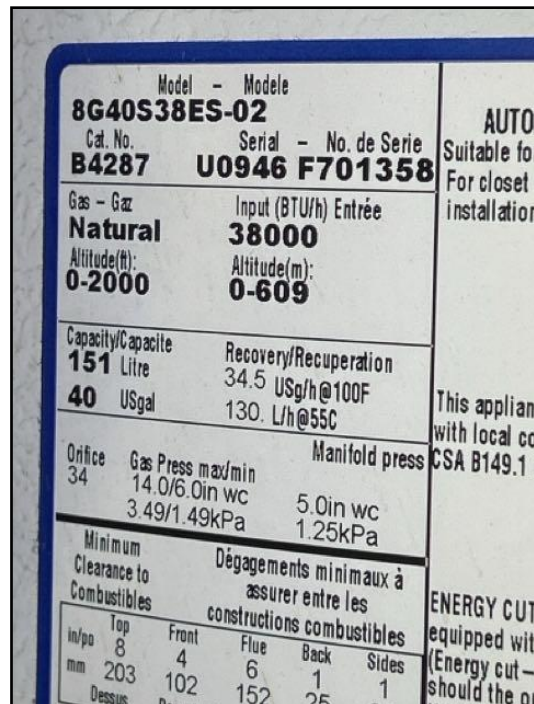
Water heater type: • [Conventional](#) • Tank • Rental

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: • 15 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Near laundry area

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

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Task: Replace

Time: Less than 1 year

Cost: Depends on approach

WASTE PLUMBING \ Floor drain

Condition: • [Not found](#)

There should be a floor drain in the lower section of the basement. There may be one located under flooring.

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

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on work needed

WASTE PLUMBING \ Venting system

Condition: • [Missing](#)

Install an automatic air vent under kitchen sink to prevent odours and gurgling noise from drain.

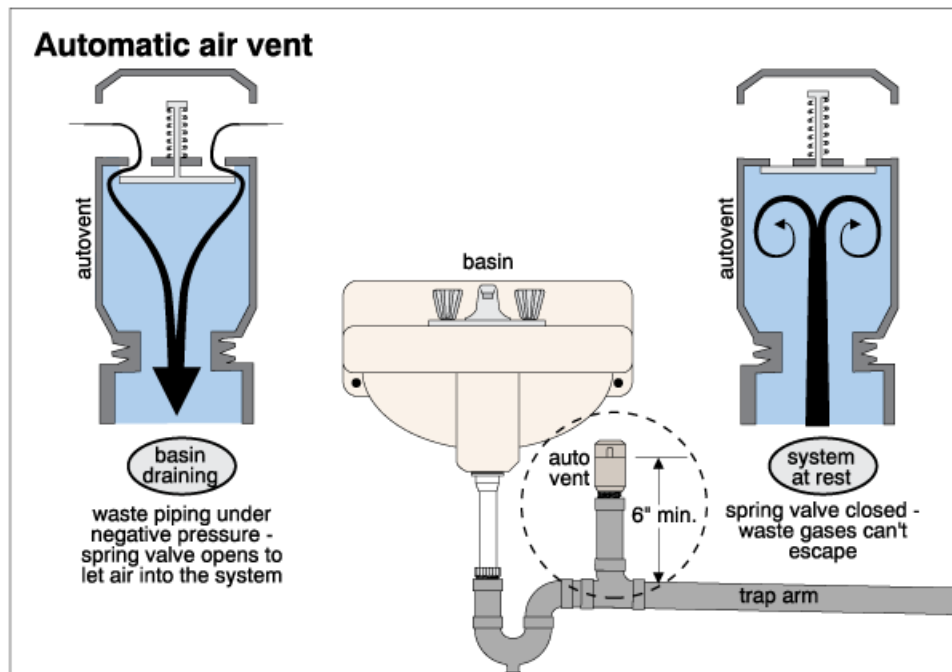
Implication(s): Sewer gases entering the building

Location: Kitchen

Task: Correct

Time: Less than 1 year

Cost: Minor



FIXTURES AND FAUCETS \ Faucet

Condition: • [Hot and cold reversed](#)

Implication(s): Scalding

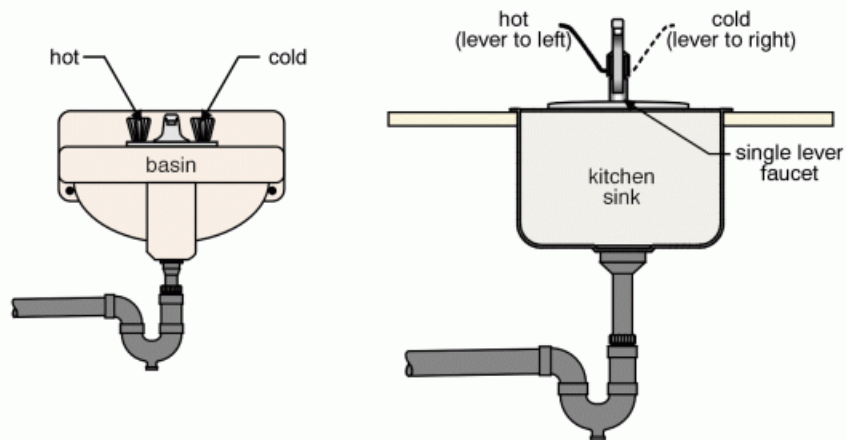
Location: Kitchen

Task: Repair

Time: Immediate

Cost: Minor

Hot/cold conventions



Hot and cold reversed

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

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

Location: Second Floor Bathroom

Task: Clean

Time: Regular maintenance



Slow drains

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Cost: Minor

Loose toilet



Loose

COMMENTS \ Additional

Condition: • In the past there were functional kitchens on the second and third floor. Supply plumbing has been capped. Waste plumbing (drains) should also be permanently capped.

Implication(s): Risk of odours

Location: Second Floor

Task: Cap drains

Time: Less than 1 year

Cost: Minor

PLUMBING

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

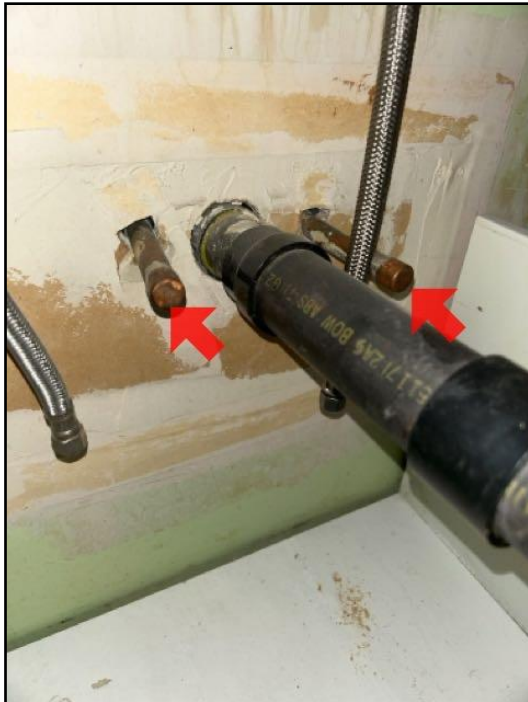
HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Capped water supplies



Capped water supplies



Uncapped drain



Uncapped drain

Description

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

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

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

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

Glazing: • [Double](#) • [Primary plus storm](#)

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

WINDOWS \ General notes

Condition: • Older, lower quality units

Implication(s): Reduced operability, increased heating and cooling costs

Task: Replace

Time: Discretionary

Cost: Depends on approach/work needed

DOORS \ General notes

Condition: • Uninsulated exterior door - Upgrade to insulated exterior door

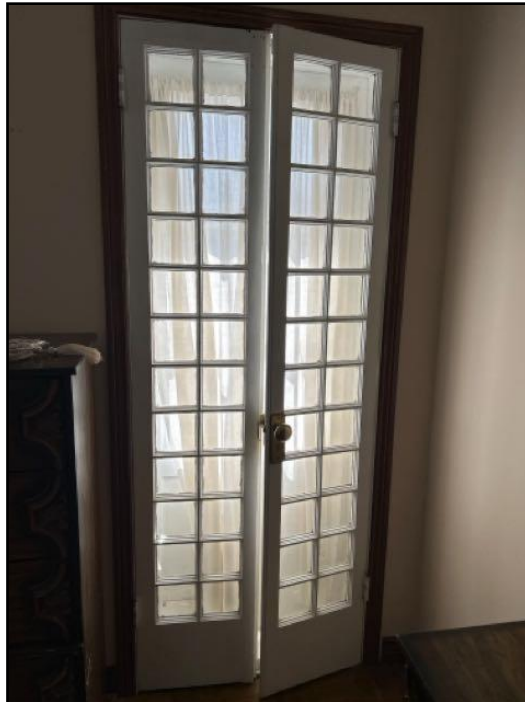
Implication(s): Increased heating costs, reduced comfort

Location: East Second Floor

Task: Replace

Time: Less than 1 year

Cost: Depends on work needed



Upgrade door

STAIRS \ Handrails and guards

Condition: • [Missing](#)

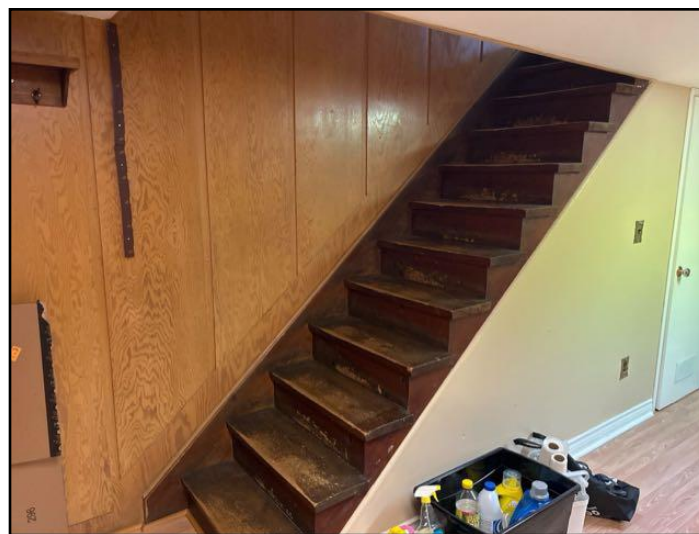
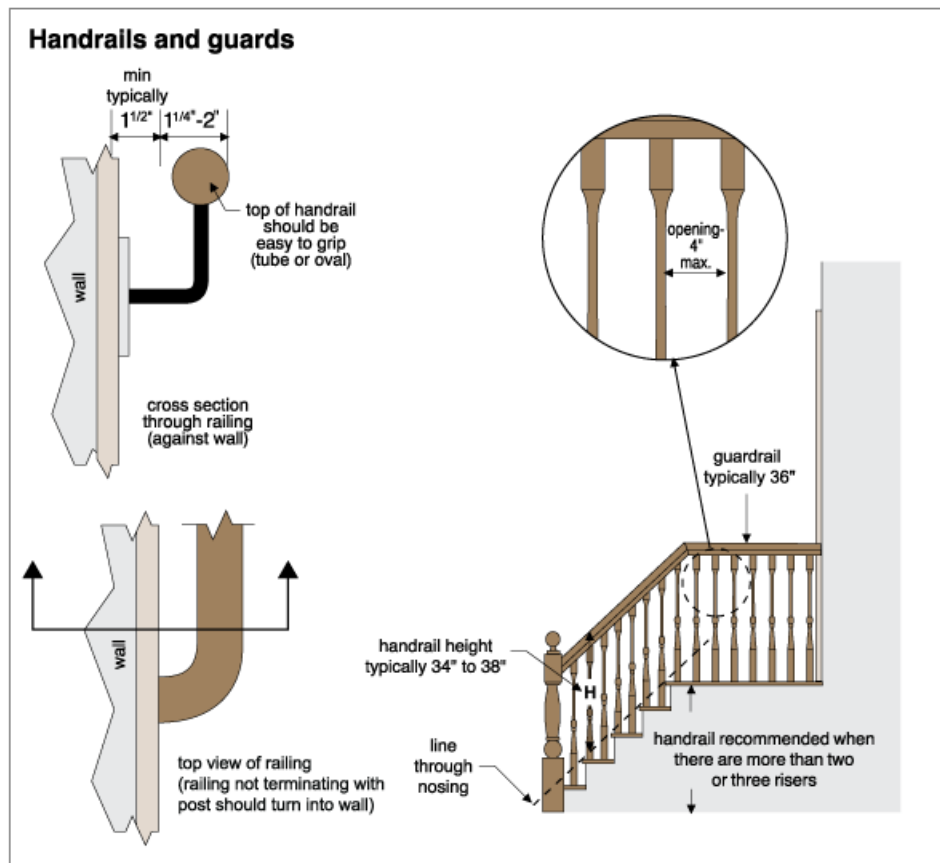
Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Minor



Missing handrail, guard

STAIRS \ Guardrails

Condition: • [Too low](#)

Implication(s): Fall hazard

Location: Second and Third Floor

Task: Improve

INTERIOR

Report No. 4489

56 Lynd Avenue, Toronto, ON April 28, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

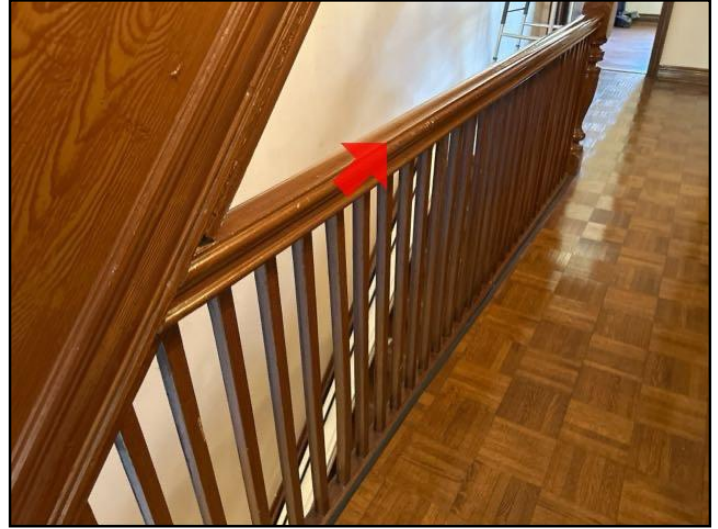
REFERENCE

Time: Immediate

Cost: Depends on approach



Too low



Too low

EXHAUST FANS \ Duct

Condition: • [Not vented to exterior](#)

Bathroom fan discharges into the utility room. It should vent on the house exterior.

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

Location: Utility Room

Task: Correct

Time: Less than 1 year

Cost: Minor



Not vented to exterior

INTERIOR

56 Lynd Avenue, Toronto, ON April 28, 2025

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

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