



Your Inspection Report

6 Basildon Crescent
Toronto, ON M1M 3E2



PREPARED FOR:
SANDRA SHEFFIELD

INSPECTION DATE:
Monday, July 24, 2023

PREPARED BY:
Brian Hardie



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report

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A thorough home inspection, clearly communicated.

ROOFING

Report No. 3929

6 Basildon Crescent, Toronto, ON July 24, 2023

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

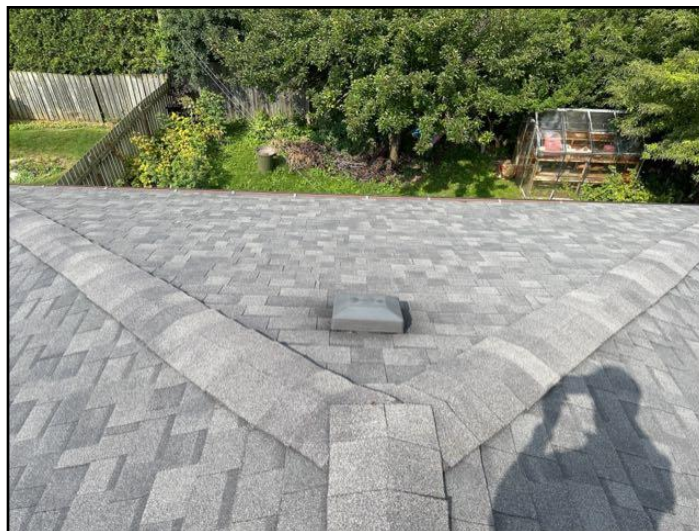
- [Asphalt shingles](#)



Asphalt shingles



Asphalt shingles



Asphalt shingles

Flat roofing material:

- [Built-up membrane](#)

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Built-up membrane

Limitations

Inspection limited/prevented by: • Gravel covering membrane

Inspection performed: • By walking on roof

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • The asphalt shingle sloped roof appears to be in good condition. Built up or tar-and-gravel roofs (on the garage) cannot be well assessed as the membrane is covered with gravel.

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Missing](#)

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

Location: North Garage

Task: Provide

Time: Less than 1 year

Cost: Minor

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Missing flashing

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

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

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Interlocking brick

Limitations

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Outbuildings other than garages and carports

Recommendations/Observations

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge below grade](#)

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

Location: North

Task: Correct

Time: Less than 1 year

Cost: Minor

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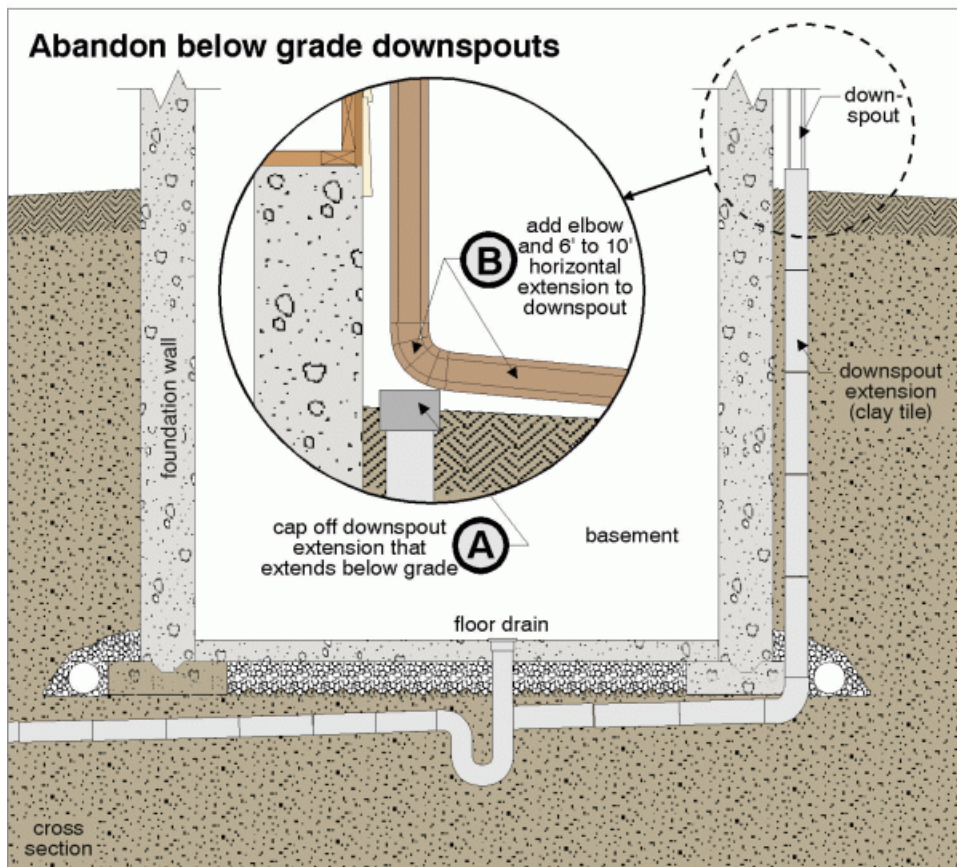
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WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • [Damage](#)

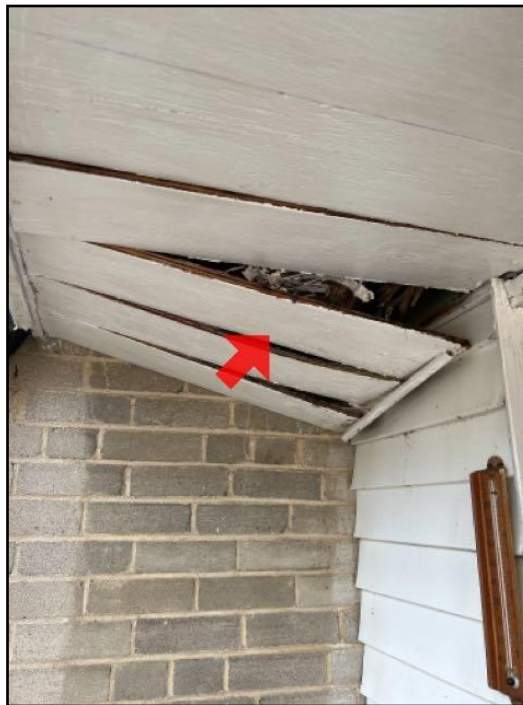
Implication(s): Chance of water damage to structure, finishes and contents

Location: Garage

Task: Repair

Time: Less than 1 year

Cost: Minor



Damage

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

Condition: • Cover damaged

Apply caulking around replacement vent covers.

Implication(s): Increased operating costs

Location: North

Task: Replace

Time: Less than 1 year

Cost: Minor

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Cover damaged



Cover damaged

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Less than 6 inches below window](#)

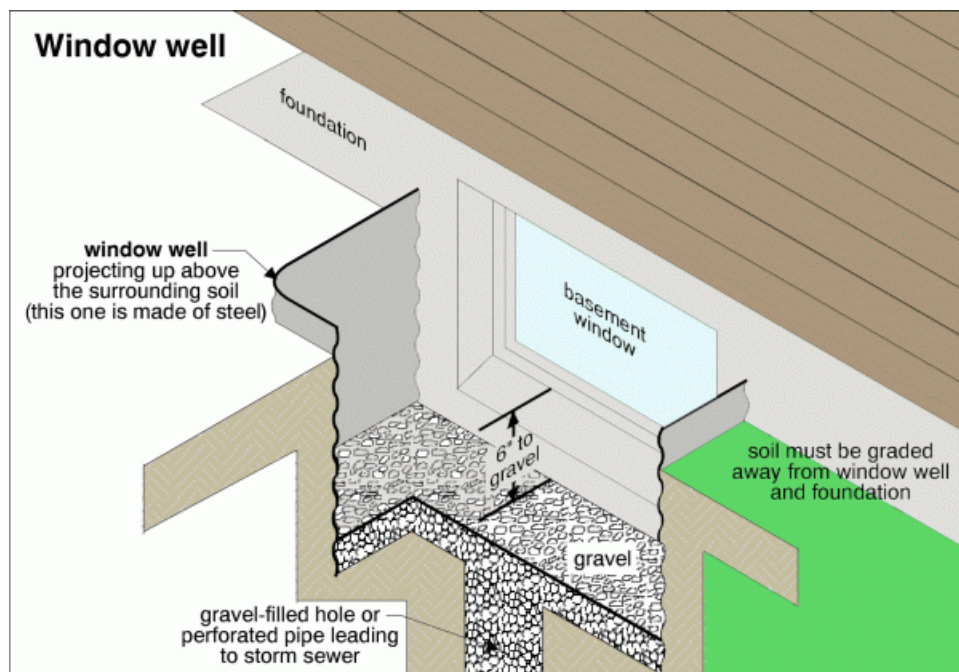
Implication(s): Chance of water entering building

Location: North

Task: Improve

Time: Less than 1 year

Cost: Minor



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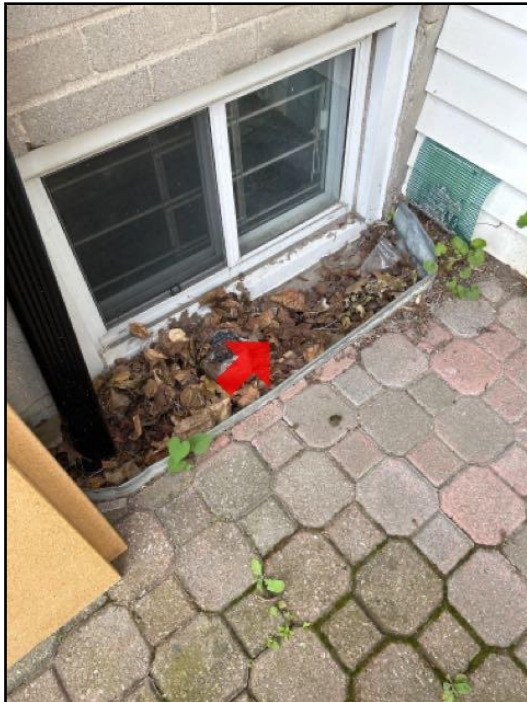
COOLING

INSULATION

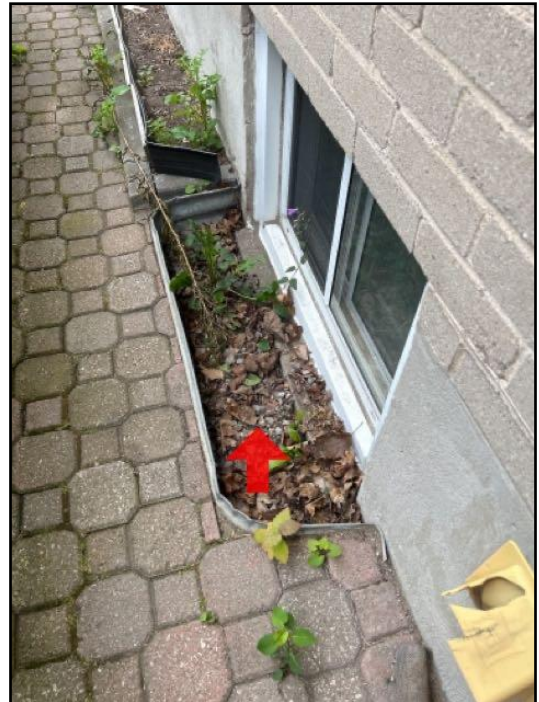
PLUMBING

INTERIOR

REFERENCE



Less than 6 inches below window



Less than 6 inches below window

Condition: • [Missing](#)

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

Location: South

Task: Provide

Time: Less than 1 year

Cost: \$700 - \$1,500 each

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Missing window well



Missing/inadequate window well

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

Condition: • [Too low](#)

Implication(s): Fall hazard

Location: West

Task: Correct

Time: Immediate

Cost: Depends on approach

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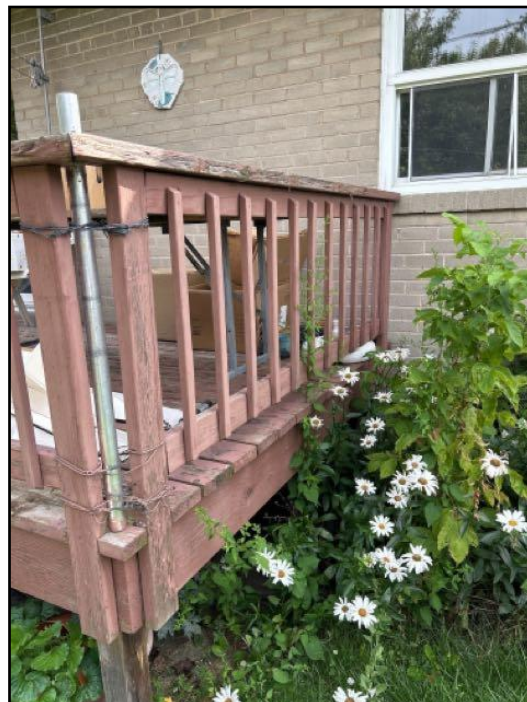
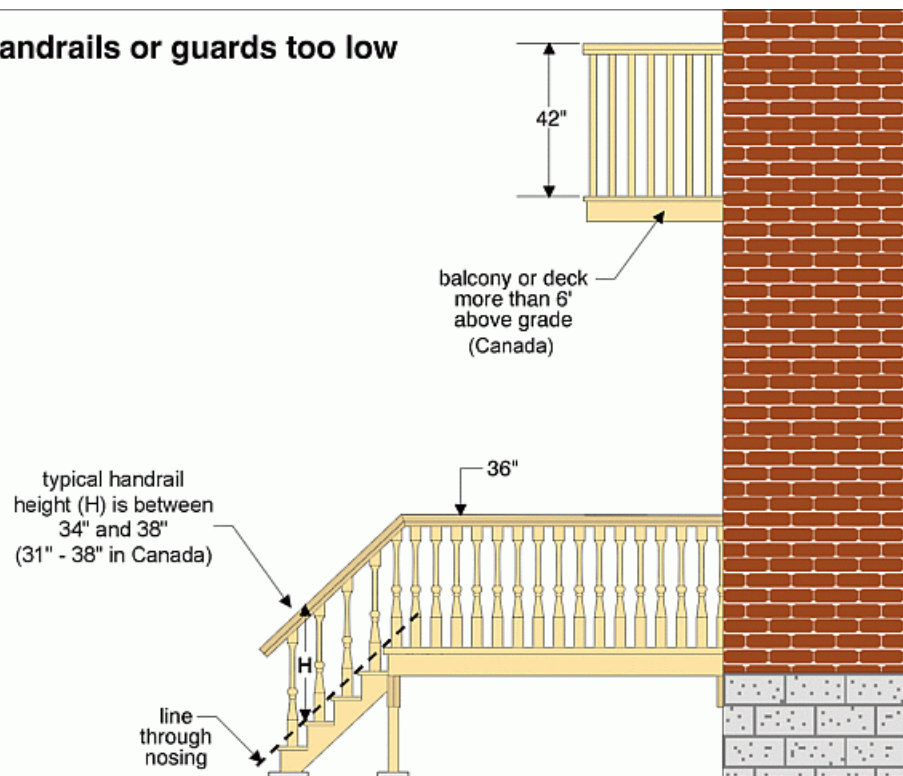
INSULATION

PLUMBING

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Handrails or guards too low



Too low

LANDSCAPING \ Walkway

Condition: • [Improper slope or drainage](#)

No current interior water issues were noted.

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

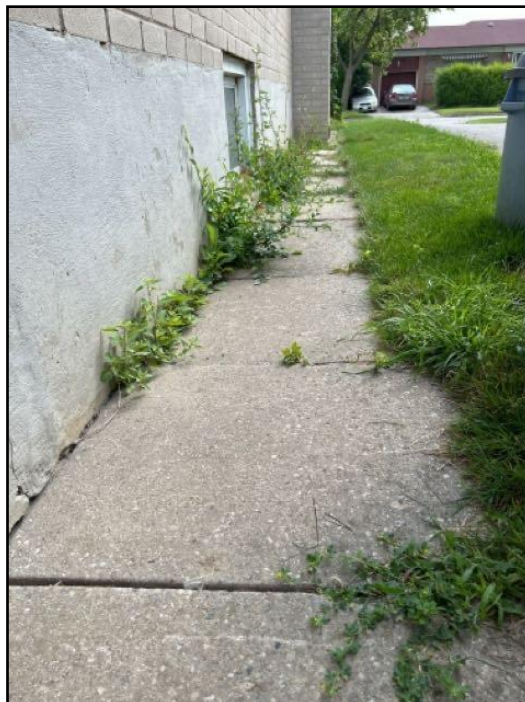
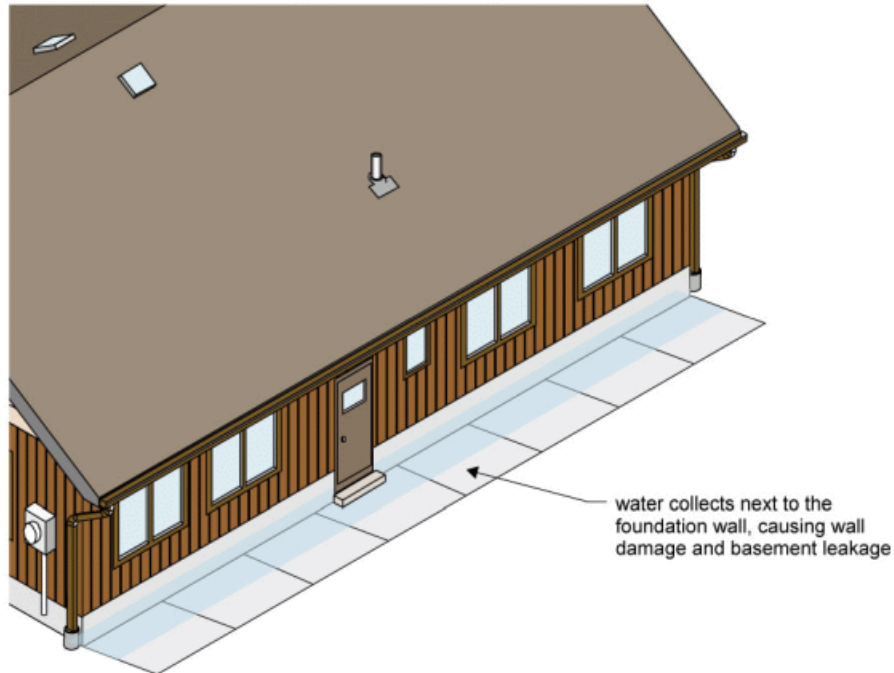
Location: South

Task: Improve

Time: Unpredictable

Cost: Depends on approach/work needed

Walk/patio sloping towards house



Improper slope or drainage

STRUCTURE

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Description

Configuration: • [Basement](#)

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 - basement](#)



Fuses - basement

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 - minimal](#) • [Ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

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

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

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

Recommendations/Observations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Obsolete](#)

Upgrade old fuse panel to a modern breaker panel.

Implication(s): Electric shock | Fire hazard

Task: Replace

Time: Less than 1 year

Cost: \$800 - \$1,500

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

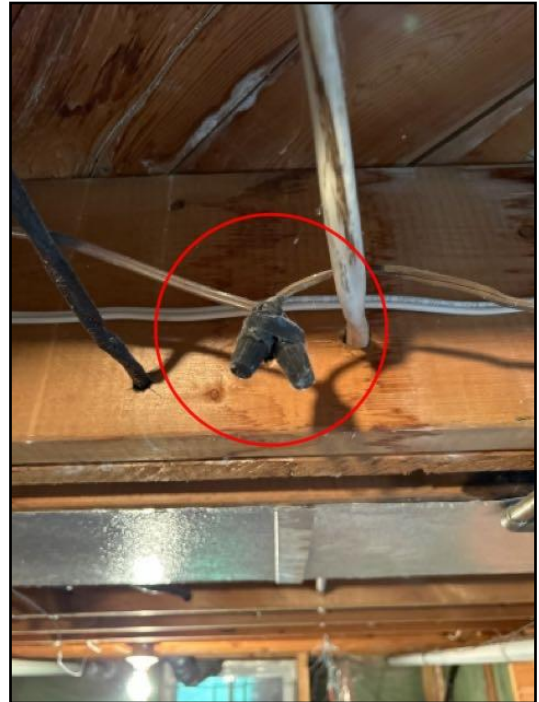
Task: Correct

Time: Immediate

Cost: Minor



Extension cord used as permanent wiring



Splice should be in a junction box



Extension cord used as permanent wiring

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Much of the wiring in the house is ungrounded (it is not knob and tube wiring). Individual outlets can be updated to GFCIs (which give similar protection to grounding) as necessary. If undertaking renovations, re-wiring is recommended.

Implication(s): Electric shock

Task: Upgrade

Time: Less than 1 year

Cost: Deepends on approach/work needed

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

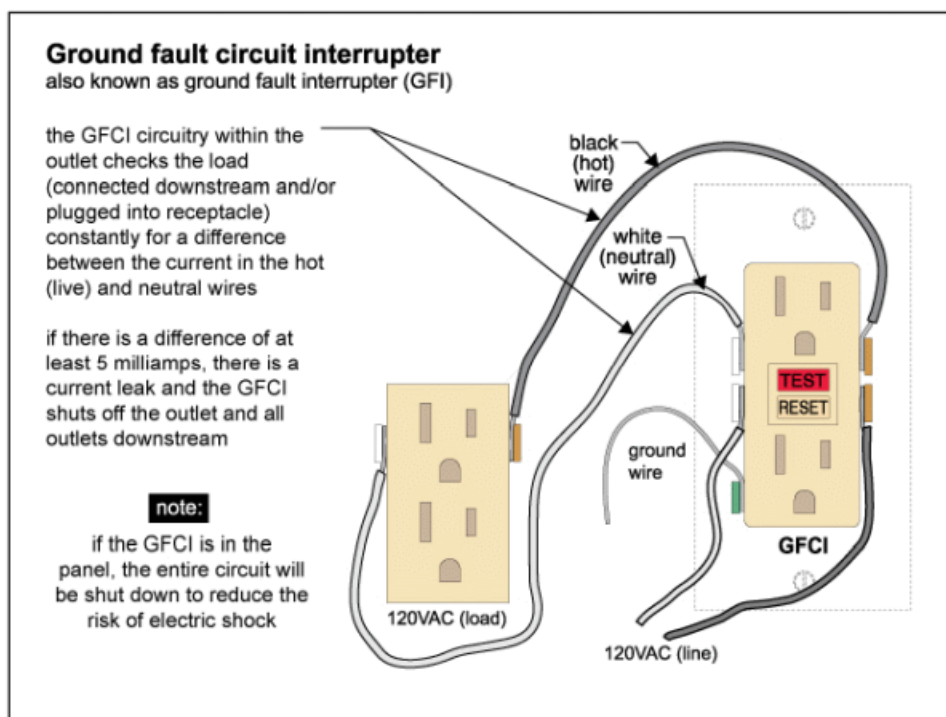
Implication(s): Electric shock

Location: Bathroom, Kitchen

Task: Provide

Time: Less than 1 year

Cost: Minor

**DISTRIBUTION SYSTEM \ Cover plates****Condition:** • [Missing](#)**Implication(s):** Electric shock**Location:** Various**Task:** Provide**Time:** Immediate**Cost:** Minor

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Missing cover plate



Missing cover plate



Missing cover plate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Old

Implication(s): Life safety hazard

Location: Basement, First Floor

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Task: Replace

Time: Immediate

Cost: Minor



Old

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

Condition: • Missing

Location: First Floor Hall

Task: Provide

Time: Immediate

Cost: Minor

HEATING

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Description

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

Furnace manufacturer:

• Lennox

HEATING DATA	CHAUFFAGE	
EQUIPPED FOR USE WITH NATURAL GAS	EQUIPE POUR GAZ NATUREL	66,000
INPUT (BTUH)	PUISSANCE NOMINALE (BTUH)	62,000
OUTPUT (BTUH)	RENDEMENT NOMINALE (BTUH)	3.5
MANIFOLD PRESSURE (IN. W.C.)	PRESSION DU COLLECTEUR (PO. D'EAU)	13.0 / 4.5
TEAS SUPPLY LINE PRESS (MAX/MIN IN. W.C.)	PRESSION DANS LA CANALISATION DE GAZ (MAX/MIN PO. D'EAU)	180"
FOR PURPOSE OF INPUT ADJUSTMENT	POUR BESOIN D'AJUSTEMENT	40 - 70
MAXIMUM OUTLET AIR TEMPERATURE (°F)	TEMP. MAXIMALE D'AIR DE SORTIE (°F)	.063
TEMPERATURE RISE (°F)	L'ELEVATION DE TEMPERATURE (°F)	0.5
WFR. RECOMMENDED ORIFICE SIZE (IN.)	TAILLE D'ORIFICE RECOMMANDEE PAR FABRICANT (PO.)	0 - 4500
MAX. STATIC PRESSURE (IN. W.C.)	PRESSION STATIQUE MAX. (PO. D'EAU)	4500
FOR ALTITUDES TO (FEET)	POUR L'ALTITUDE JUSQU'A (PIEDS)	60488 - 628973
SEE INSTALLATION INSTRUCTIONS FOR INSTALLATIONS ABOVE (FEET)	VOIR LE MANUEL D'INSTALLATION POUR DES INSTALLATIONS A DES ALTITUDES EXCEDANT (PIEDS)	.034
A CONVERSION KIT, AS SUPPLIED BY THE MANUFACTURER, MUST BE USED TO CONVERT THIS UNIT TO LPPROPROPANE.	UNE TROUSSE DE CONVERSION, FOURNIE PAR LE FABRICANT, DOIT ETRE UTILISEE POUR PASSER D'UN COMBUSTIBLE A L'AUTRE.	10.0
MFG'S RECOMMENDED ORIFICE SIZE (IN.)	TAILLE D'ORIFICE RECOMMANDEE PAR FABRICANT (PO.)	
MANIFOLD PRESSURE (IN. W.C.)	PRESSION DU COLLECTEUR (PO. D'EAU)	
FOR INDOOR INSTALLATION IN A BUILDING CONSTRUCTED ON SITE IN HEATED OR UNHEATED SPACES. THIS FURNACE MUST BE INSTALLED SO THERE ARE PROVISIONS FOR VENTILATING AIR. SEE INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION. THICKNESS OF CONSTRUCTION THROUGH WHICH VENT/AIR INTAKE PIPES MAY BE INSTALLED (MAX/MIN IN.)	POUR INSTALLATION DANS UN BATIMENT CONSTRUIT SUR LES LIEUX POUR INSTALLATION A L'INTERIEUR DANS DES PIECES CHAUFFEES OU NON. UTILISE COMME AREOTHERME. CET APPAREIL DOIT ETRE INSTALLE HORIZONTALEMENT ET LE COMPARTIMENT DU SOUFFLEUR D'AIR CIRCULANT DOIT DE TROUVER DE COTE DE L'APPAREIL OU DE DEVANT. (MAX/MIN PO.)	24" / 3/4"
NOTE: SPECIFY MODEL NO. & SERIAL NO. WHEN ORDERING REPAIR PARTS.	NOTE: POUR COMMANDER DES PIECES DE RECHANGE, INDIQUEZ TOUJOURS LE NUMERO DU MODELE ET LE NUMERO DE SERIE.	
LENNOX		
ASSEMBLED IN THE USA		
M/N ML193UH070XP36B - 07		
S/N		

Furnace data plate

Heat distribution: • [Ducts and registers](#)Approximate capacity: • [65,000 BTU/hr](#)Efficiency: • [High-efficiency](#)Exhaust venting method: • [Direct vent](#) • [Induced draft](#)

Combustion air source: • Outside

Approximate age: • [8 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

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

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Limitations

Inspection prevented/limited by: • AC operating

Recommendations/Observations

FURNACE \ Filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Task: Replace

Time: Regular maintenance

GAS FURNACE \ Humidifier

Condition: • Drum missing, motor inoperative

Task: Replace

Time: Less than 1 year

Cost: \$300 - \$600



Drum missing/inoperative

GAS FURNACE \ Ducts, registers and grilles

Condition: • [Weak airflow](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Dining Room

Task: Further evaluation/repair

Time: Less than 1 year

Cost: Depends on work needed

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Weak airflow

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Condensate leak](#)

This could be an old issue that has already been repaired. Have it checked by an HVAC professional.

Task: Further evaluation/Repair

Time: Less than 1 year

Cost: Minor



Condensate leak

WOOD STOVE \ General notes

Condition: • The wood stove should be inspected by a WETT certified chimney/fireplace professional.

HEATING

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ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	REFERENCE
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Task: Further evaluation
Time: Before first use

COOLING & HEAT PUMP

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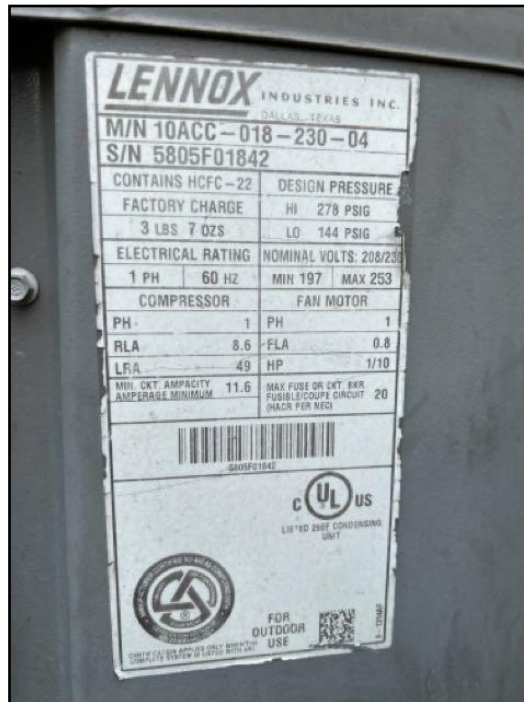
REFERENCE

Description

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

Manufacturer:

• Lennox



Air conditioner data plate

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • 18 years

Typical life expectancy: • 12 to 15 years

Recommendations/Observations

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: When necessary

Cost: \$4,000 - \$6,000

AIR CONDITIONING \ Refrigerant lines

Condition: • Insulation damaged/missing

Location: Northwest Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor

COOLING & HEAT PUMP

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Insulation damaged/missing



Insulation damaged/missing

INSULATION AND VENTILATION

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Attic/roof insulation material: • [Glass fiber](#) • [Vermiculite](#)

Attic/roof insulation amount/value: • [R-24](#)

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 work needed

Condition: • Vermiculite insulation was found in the attic. Some vermiculite comes from a mine in Libby, Montana and may contain asbestos. Laboratory testing of the material is required to determine its contents. Left undisturbed it poses little risk.

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on work needed

Agent's Note - Vermiculite was tested - lab results available upon request. The attic insulation does NOT contain asbestos.



Vermiculite insulation

INSULATION AND VENTILATION

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ATTIC/ROOF \ Hatch/Door

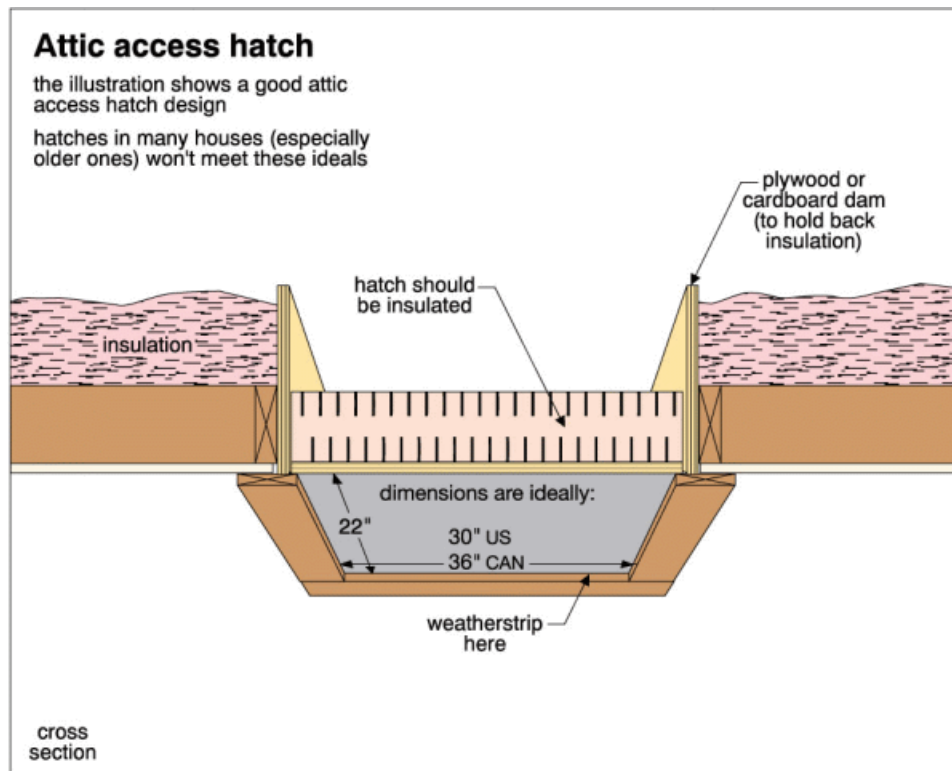
Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Task: Improve

Time: Less than 1 year

Cost: Minor



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:

- 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:

- Giant



Water heater data plate

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

Water heater approximate age: • 11 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Center of basement

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

WASTE PLUMBING \ Drain piping - performance

Condition: • Cast iron: A few insurance companies (not all) are requesting to know the amount of cast iron waste plumbing and requiring that it be replaced with ABS plastic. The cost for this is approximately \$1,000 per floor, exclusive of cosmetic repairs. The inspection did not reveal current issues with the pipe.

A cast iron waste pipe appears to run from the basement to the first floor.

Implication(s): More than one insurance quote may be required.



Cast iron

FIXTURES AND FAUCETS \ Faucet

Condition: • [Drip, leak](#)

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

Location: Laundry Area

Task: Repair or replace

Time: Less than 1 year

Cost: Minor

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Drip, leak

Condition: • [Drip, leak](#)

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

Location: Basement Bathroom

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on work needed



Drip, leak

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Taped connection may indicate a poor seal/leak

Location: Basement Bathroom, Kitchen

Task: Further evaluation

Time: Less than 1 year

Cost: Minor

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Possible poor seal/leak



Possible poor seal/leak

FIXTURES AND FAUCETS \ Bathtub

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

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

Location: First Floor Bathroom

Task: Repair/Provide

Time: Less than 1 year

Cost: Minor



Caulking loose, missing or deteriorated

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

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

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

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

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

WALLS \ Masonry or concrete

Condition: • [Efflorescence](#)

Some efflorescence is common on foundation walls in old houses. No water leakage/dampness was noted where efflorescence is present.

Location: Basement

Task: Monitor



Efflorescence

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: Dining Room

Task: Repair or replace

Time: Discretionary

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Cost: Depends on approach



Lost seal on double or triple glazing

WINDOWS \ Sashes

Condition: • Damage

Location: Kitchen

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on work needed



DOORS \ Hardware

Condition: • [Missing](#)

INTERIOR

Report No. 3929

6 Basildon Crescent, Toronto, ON July 24, 2023

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

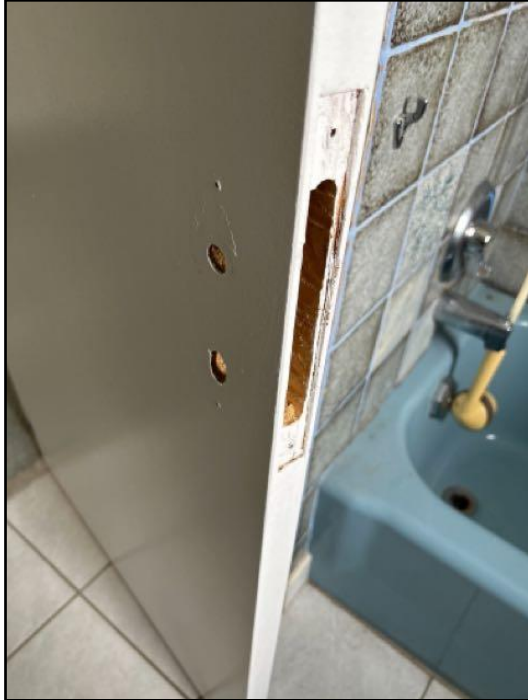
Implication(s): System inoperative or difficult to operate

Location: Various First Floor

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on work needed



Missing hardware



Missing hardware

STAIRS \ Spindles or balusters

Condition: • [Easy to climb](#)

Implication(s): Fall hazard

Location: Basement Staircase

Task: Correct

Time: Immediate

Cost: Depends on approach



Easy to climb

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials

Old acoustic ceiling tiles may contain asbestos. Left undisturbed, they pose little risk. Asbestos content can only be determined through laboratory testing.

Implication(s): Health hazard

Location: Basement

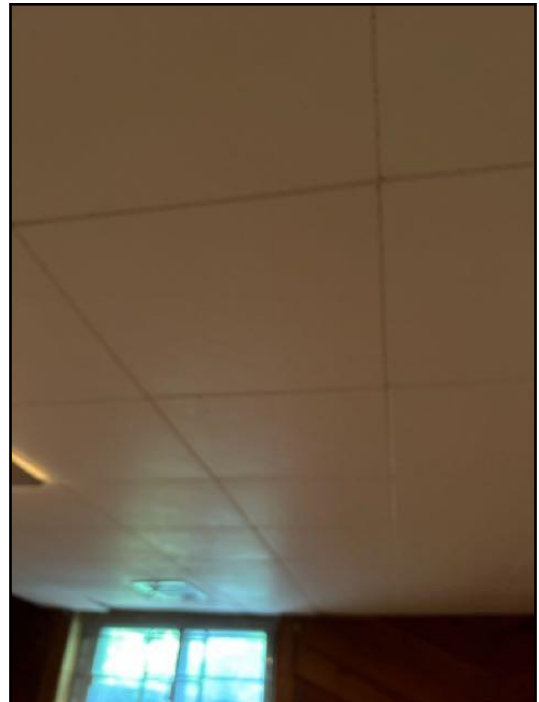
Task: Further evaluation

Time: When remodelling

Cost: Depends if/on work needed



Possible asbestos containing materials



Possible asbestos containing materials

INTERIOR

6 Basildon Crescent, Toronto, ON July 24, 2023

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	REFERENCE
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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

» 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