



# Your Inspection Report

7 Redstone Path  
Toronto, ON M9C 1Y7



**PREPARED FOR:**  
SANDRA SHEFFIELD

**INSPECTION DATE:**  
Wednesday, March 6, 2024

**PREPARED BY:**  
Brian Hardie



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report

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A thorough home inspection, clearly communicated.

# ROOFING

7 Redstone Path, Toronto, ON March 6, 2024

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

## Description

**Sloped roofing material:** • [Wood shakes](#)

**Flat roofing material:**

• [Modified bitumen membrane](#)



*Modified bitumen membrane*



*Modified bitumen membrane*

## Limitations

**Inspection performed:** • With a camera on pole

## 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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## Description

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

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

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

## Limitations

Exterior inspected from: • Ground level

## Recommendations/Observations

### ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

Roof debris is blocking the scupper drains, causing ponding on the roof.

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

Location: Northwest

Task: Clean

Time: Regular maintenance

Cost: Minor



*Clogged*



*Clogged*

# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

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

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Masonry](#)

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

**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

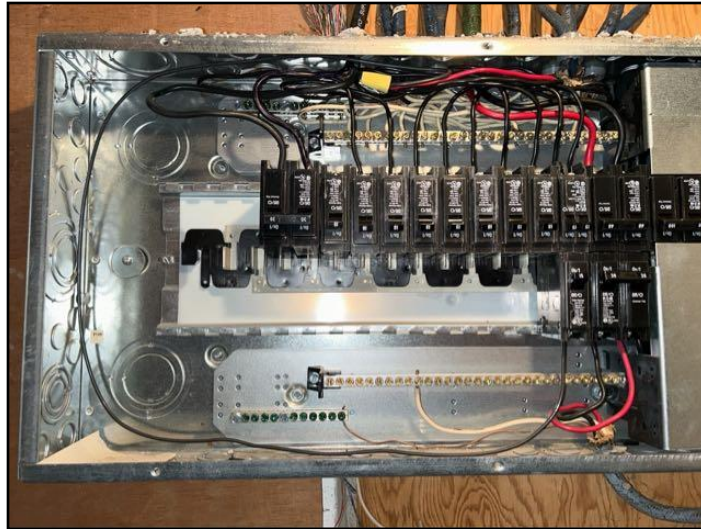
**Service entrance cable and location:** • Underground

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

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

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

• [Breakers - basement](#)



*Breakers - basement*

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

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - exterior](#) • 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 \ Aluminum wiring (wires)**

**Condition:** • [Connectors not compatible with aluminum](#)

The seller has contracted to have this issue remedied prior to listing. Once completed, there should be no issue with the presence of the aluminum wiring.

**Location:** Various

**Task:** Correct

**Realtor's Note - Electrical repairs have been made.  
Invoice with work description can be provided.**

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

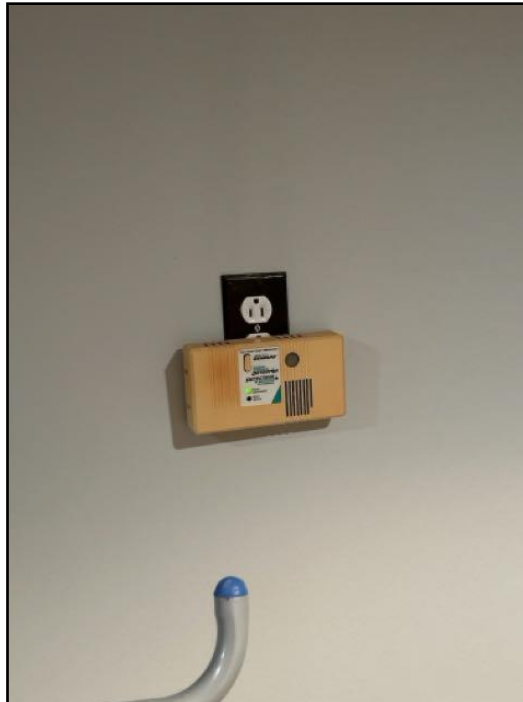
**Condition:** • Ungrounded

The seller has contracted to have this issue remedied prior to listing.

**Implication(s):** Electric shock

**Location:** Laundry Area

**Task:** Repair



*Ungrounded*

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

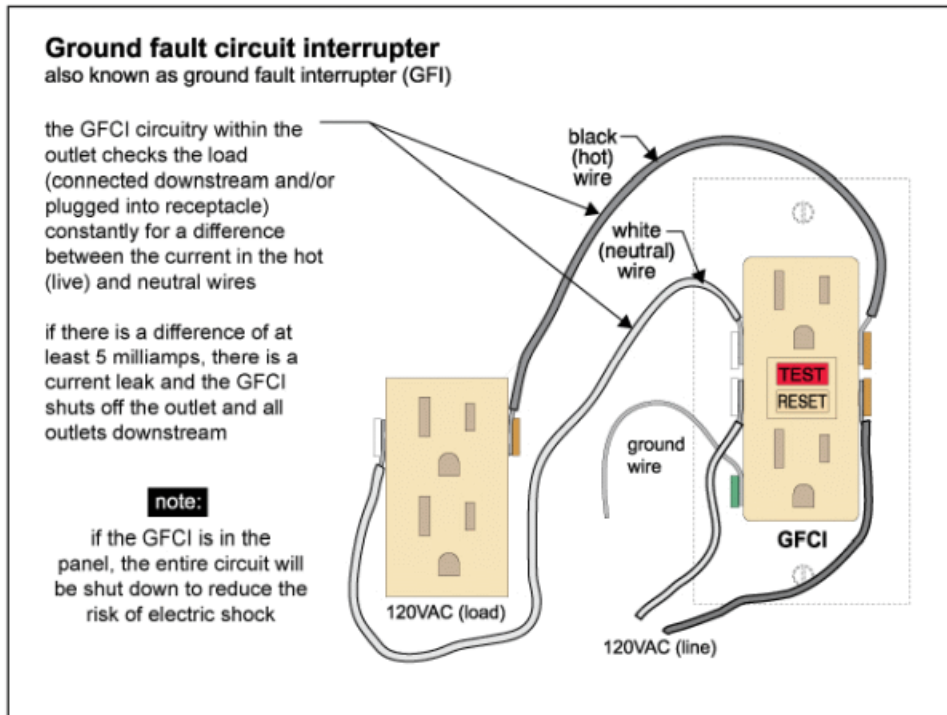
The seller has contracted to have this issue remedied prior to listing.

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Provide

**Realtor's Note - Electrical repairs have been made.  
Invoice with work description can be provided.**



## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • End of life expectancy

**Location:** Basement, Second Floor

**Task:** Replace

**Time:** Less than 1 year

**Cost:** Minor



*End of life expectancy*

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

**Condition:** • Missing

**Location:** Second floor hall, Basement in or near bedroom

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



## Description

**Heating system type:**

- [Integrated \(Combination\) system](#)

The gas furnace and electric air conditioner are combined in one unit located at the rear exterior.



*Integrated furnace and air conditioner*

**Fuel/energy source:** • [Gas](#)

**Furnace manufacturer:**

- Carrier

CARRIER CORPORATION 7810 W. Morris Street Indianapolis, IN 46231-U.S.A.		MODEL N° DU MODELE 48VL-E2406030..	
SERIAL / SERIE 1721F50416		FACTORY CHARGED WITH R-410A REFRIGERANT	
POWER SUPPLY	208/230 V 1 PH 60 HZ	MINIMUM CIRCUIT AMPACITY (MCA)	15.4 AMPS
PERMISSIBLE VOLTAGE AT UNIT		MAX. 253	MIN. 197
Short-Circuit Current: 5kA rms, symmetrical, 230V		Maximum Overcurrent Protection Device (Per NEC) 20 AMPS	
COMPRESSOR	208/230 V 1 PH 60 HZ	FLA 8.7	HP (W) 46
MOTOR	208/230 V 1 PH 60 HZ	FLA 0.8	HP (W) 1/12 (62)
INDUCED DRAFT	208/230 V 1 PH 60 HZ	FLA 0.85	HP (W) 1/25 (30)
MAX EXTERNAL STATIC PRESSURE		0.5 IN. W.C.	
PRESS. STATIQUE EXTERIEURE MAX		125 Pa	
HIGH STAGE GAS HEAT		LOW STAGE GAS HEAT	
GAS INPUT / GAZ ENTREE (See Note Below)		60000 BTU/HR	
GAS OUTPUT / GAZ SORTIE (See Note Below)		49000 BTU/HR	
AIR TEMPERATURE RISE / AUGMENTATION DE LA TEMPERATURE DE L'AIR		25.65 °F	
DESIGN MAXIMUM OUTLET AIR TEMPERATURE / CONCU POUR UNE TEMPERATURE MAX D'AIR DE SORTIE DE THERMAL EFFICIENCY		14.31 °C	
		170 °F	
		76.7 °C	
		82 °F	
		15 °C	
MAX INLET GAS PRESSURE / PRESURE MAX. D'ADMISSION DE GAZ		4 IN. W.C.	
		Pa 3235	
MIN INLET GAS PRESSURE / PRESURE MIN. D'ADMISSION DE GAZ		4 IN. W.C.	
		Pa 895	

*Furnace/air conditioner data plate*

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

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

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

**Combustion air source:** • Outside

# HEATING

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**Approximate age:** • [2 years](#)

**Typical life expectancy:** • 15 - 20 years

**Main fuel shut off at:** • Meter

**Air filter:** • Disposable

**Chimney/vent:** • [Metal](#)

**Humidifier:**

• [Trickle/cascade type](#)

Located in laundry room



*Humidifier*

## Recommendations/Observations

### **FURNACE \ Humidifier**

**Condition:** • Service access blocked by dryer exhaust vent. Humidifier contains a mesh pad that should be replaced annually.

**Location:** Laundry Area

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor

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*Access blocked by duct*

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • Central

**Air conditioning type:** • Integrated system

**Manufacturer:** • Carrier

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

**Compressor approximate age:** • 2 years

## Limitations

**Inspection limited/prevented by:** • Heating system on

# INSULATION AND VENTILATION

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## 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:** • [Not visible](#)

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

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

- Basement



Water shut-off valve



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: • Basement bedroom
- 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 \ Traps - performance**
- Condition: • Corrosion

# PLUMBING

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**Location:** Second Floor Bathroom

**Task:** Replace

**Time:** Less than 1 year

**Cost:** Minor



*Corrosion*



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## Description

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

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

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

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

**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

### WALLS \ General notes

**Condition:** • Buckled/torn wallpaper - the corner tests dry with a moisture meter. This may due to some old, minor settling/movement.

**Location:** Middle Bedroom

**Task:** Repair

**Time:** When remodelling

**Cost:** Minor



*Buckled/torn wallpaper*

## WINDOWS \ General notes

**Condition:** • Older, lower quality units

**Location:** Various

**Task:** Replace

**Time:** Discretionary

**Cost:** Depends on approach

## WINDOWS \ Interior trim

**Condition:** • Water damage - likely caused by window being left open during rain.

**Location:** Principal Bedroom

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor



*Water damage*

## POTENTIALLY HAZARDOUS MATERIALS \ General notes

**Condition:** • Possible asbestos containing materials

**Implication(s):** Health hazard

**Location:** Basement Bedroom

**Task:** Further evaluation/remove if necessary

**Time:** Less than 1 year

**Cost:** Depends on work needed

**Realtor's Note - Tiles tested negative for asbestos.  
Lab certificate can be provided.**



*Possible asbestos containing materials*

**END OF REPORT**

**Realtor's Note - Tiles tested negative for asbestos.  
Lab certificate can be provided.**

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