



Your Inspection Report

8-1 Bradbrook Road
Toronto, ON M8Z 5V3

PREPARED FOR:
SANDRA SHEFFIELD

INSPECTION DATE:
Wednesday, March 6, 2024

PREPARED BY:
Brian Hardie



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A thorough home inspection, clearly communicated.

ROOFING

8-1 Bradbrook Road, Toronto, ON March 6, 2024

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles



Asphalt shingles

Limitations

Inspection performed: • With binoculars • 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.

Description

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

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

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Stucco/EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Wall surfaces - masonry: • [Brick](#)

Limitations

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

Exterior inspected from: • Ground level

Recommendations/Observations

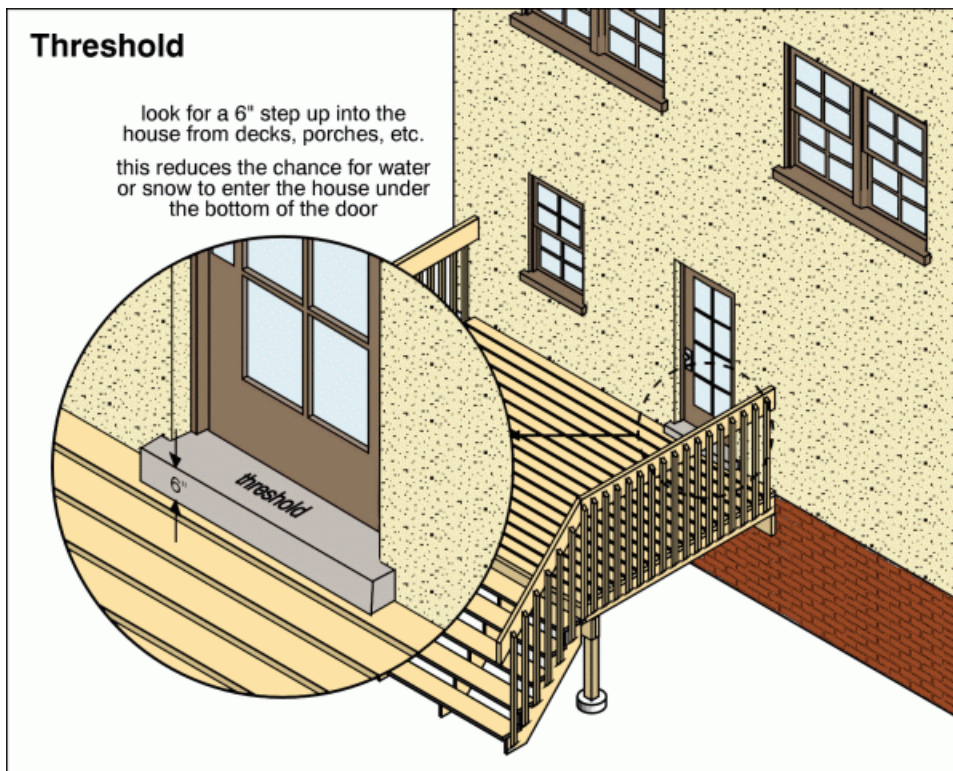
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [No step up into building](#)

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

Location: Rear

Task: Keep a door area cleared of snow in winter



EXTERIOR

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- ROOFING
- EXTERIOR**
- STRUCTURE
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No step up into building

Condition: • [Rot](#)

Implication(s): Material deterioration | Chance of movement | Weakened structure

Location: Rear

Task: Repair

Time: Less than 1 year

Cost: Minor



Rot

GARAGE \ Vehicle door operators (openers)

Condition: • Garage wall switch damaged

Location: Garage
Task: Replace
Time: Less than 1 year
Cost: Minor



Switch damaged

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

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

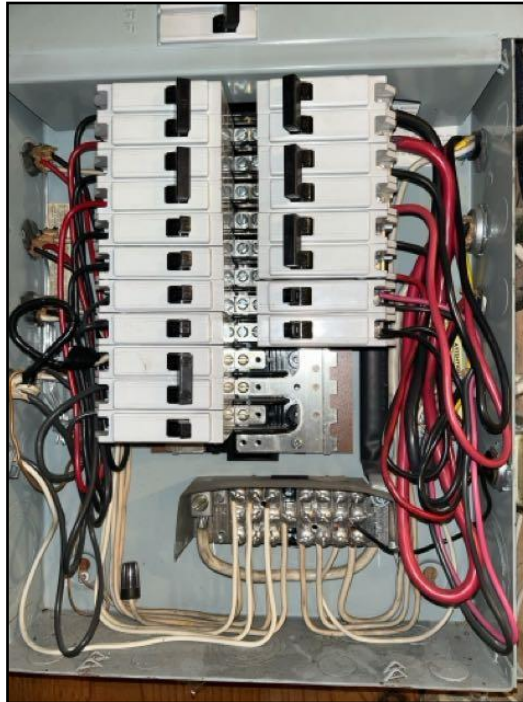
Service entrance cable and location: • Underground

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](#)

Some insurance companies may require an ESA (Electrical Safety Authority) certificate when aluminum wire is present. It appears that copper 'pigtailed' have been installed at switches and outlets which should result in a passed inspection.

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#) • No AFCI

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

Limitations

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

Recommendations/Observations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

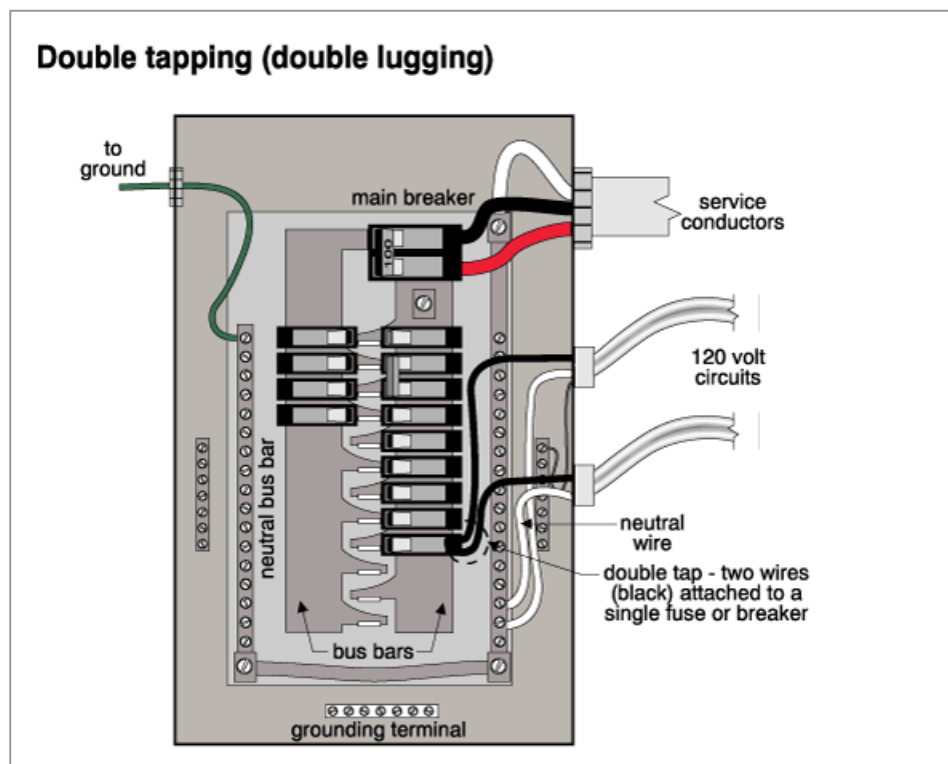
Condition: • [Double taps](#)

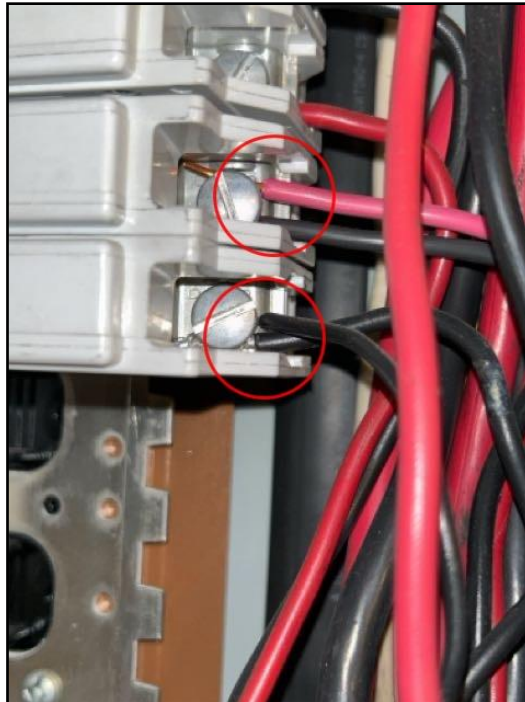
Implication(s): Fire hazard

Task: Correct

Time: Immediate

Cost: Minor





Double taps

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Garage, Utility Room

Task: Provide

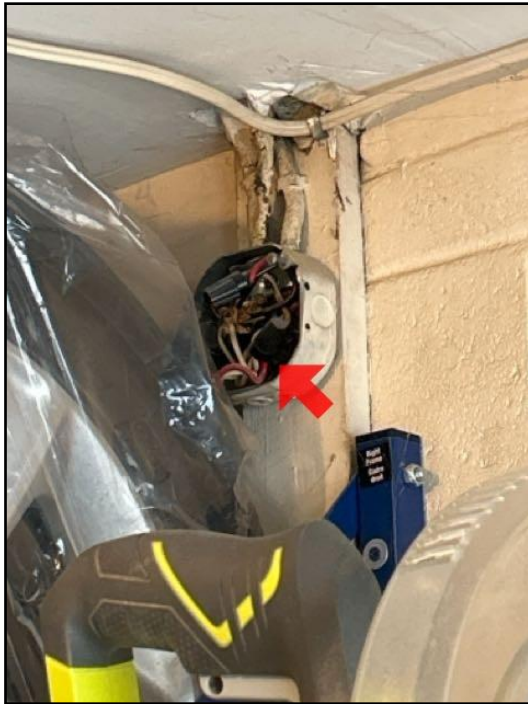
Time: Immediate

Cost: Minor

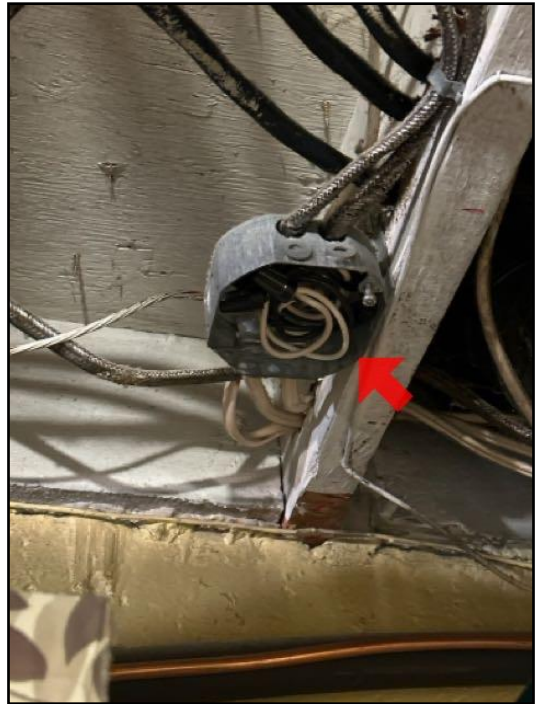
ELECTRICAL

8-1 Bradbrook Road, Toronto, ON March 6, 2024

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	REFERENCE
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Missing cover plate



Missing cover plate

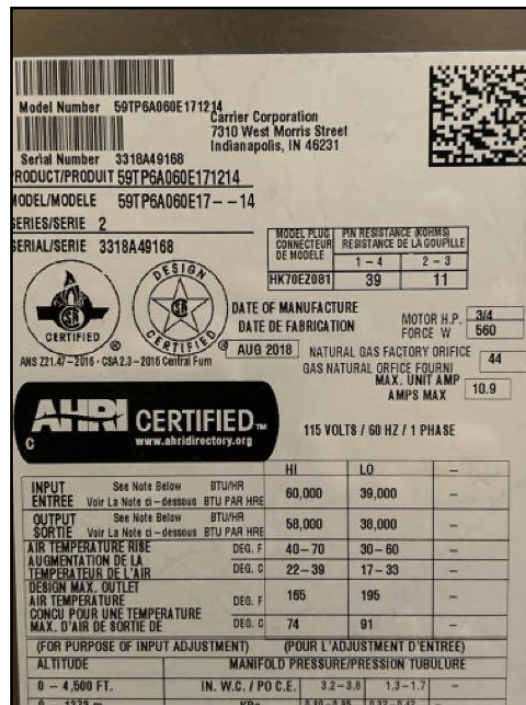
Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Carrier



Furnace data plate

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: • [5 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

Chimney/vent: • [Metal](#)

Recommendations/Observations

FURNACE \ Humidifier

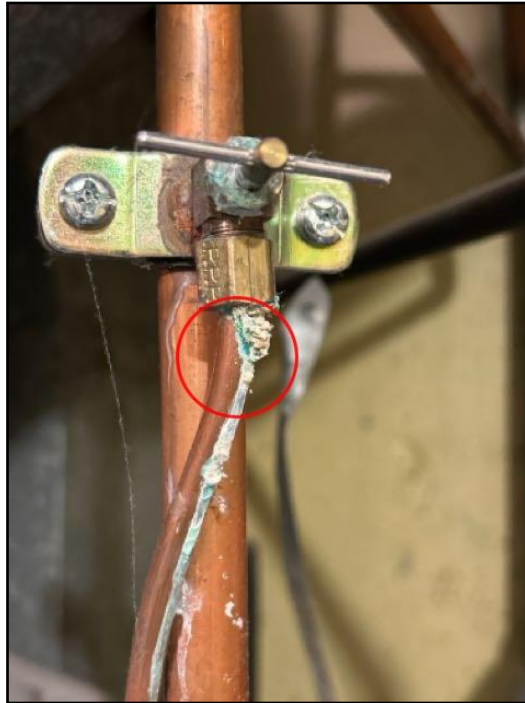
Condition: • Corrosion on water supply line for humidifier

Location: Utility Room

Task: Repair

Time: Less than 1 year

Cost: Minor



Corrosion

COOLING & HEAT PUMP

8-1 Bradbrook Road, Toronto, ON March 6, 2024

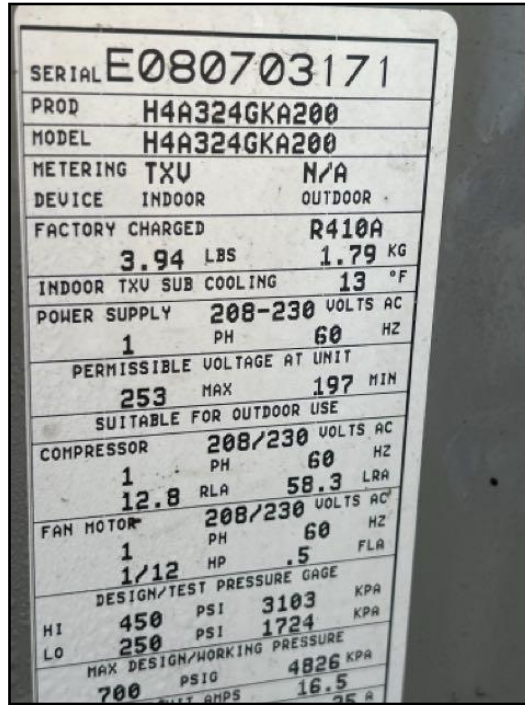
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Description

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

Manufacturer:

- ICP



Air Conditioner data plate

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

Compressor approximate age: • 15 years

Typical life expectancy: • 12 to 15 years

Limitations

Inspection limited/prevented by: • Heating system on

Recommendations/Observations

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of 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

COOLING & HEAT PUMP

Report No. 4079, v.3

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Location: Front Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor



Insulation damaged/missing

INSULATION AND VENTILATION

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Description

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

Attic/roof insulation amount/value: • R50 - R60

Attic/roof ventilation: • [Roof and soffit vents](#)

Limitations

Attic inspection performed: • From access hatch

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

Description

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

Service piping into building: • 3/4" Copper

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene) - Not Kitec • [Not visible](#)

Main water shut off valve at the:

- Utility room
- Behind water heater



Water shut-off valve

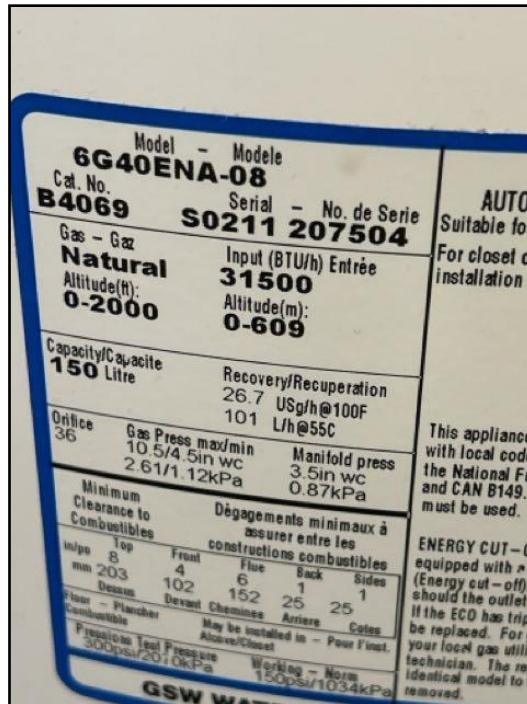
Water heater type: • [Conventional](#) • Tank • Owned

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

- GSW



Water heater data plate

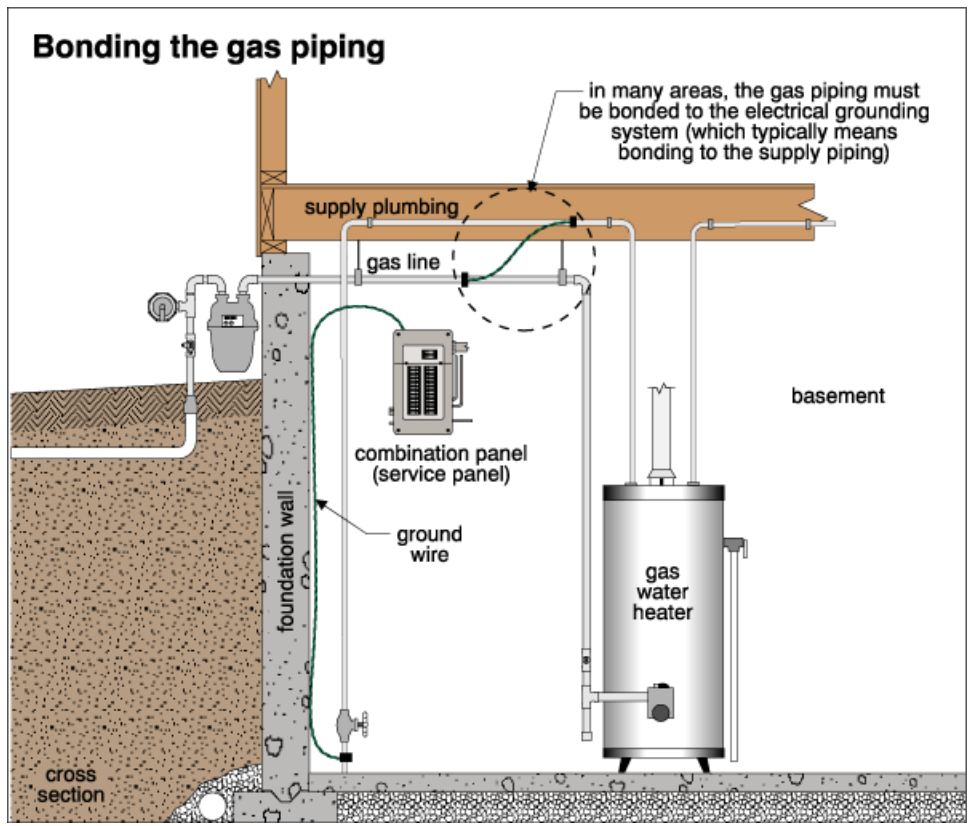
- Water heater tank capacity: • [40 gallons](#)
- Water heater approximate age: • 22 years
- Water heater typical life expectancy: • 10 to 15 years
- Waste and vent piping in building: • [ABS plastic](#) • [Not visible](#)
- Floor drain location: • Near laundry area
- Backwater valve: • None noted

Limitations

- Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

Recommendations/Observations

- GAS SUPPLY \ Gas piping**
- Condition: • Piping not properly bonded
- Task: Correct
- Time: Immediate
- Cost: Minor



WATER HEATER \ Life expectancy

Condition: • [Old](#)

Implication(s): No hot water

Task: Replace

Time: Less than 1 year

Cost: Minor

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

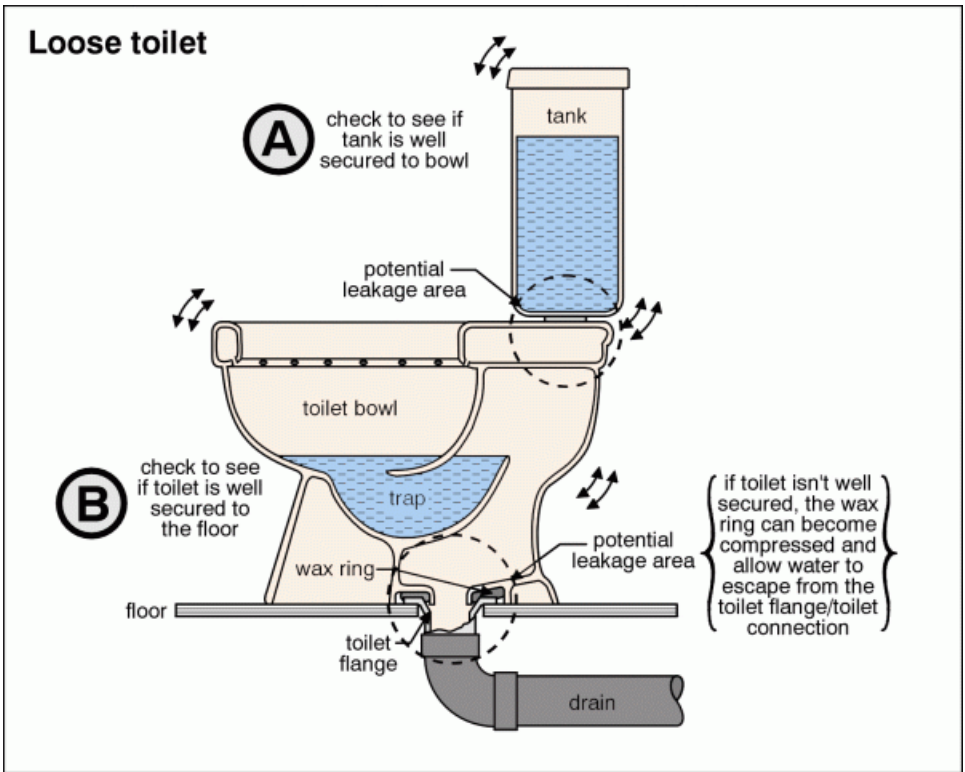
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Cost: Minor



Loose

Description

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

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

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

Windows: • [Fixed](#) • [Sliders](#)

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

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