



# Home Inspection Report



21 Millbrook Cr, Toronto

Prepared by  
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[www.apghomeinspections.ca](http://www.apghomeinspections.ca)

Inspection Component Summary:

Approximate Age of Home:

Report #

Roof Covering Type  Estimated Age

Inspection Address

Foundation Type

Insulation R Value:

AC Make:  Furnace Make:

Unit Age:  Age:

Tons  Age of Hot Water Tank

Panel:  Amperage:

Location:

Circuit Type:

Branch Wiring:  Estimated Age

Insulation:

Water Meter Location:

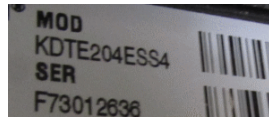
- Copper Distribution     Synthetic Distribution (100%)     SyntheticAluminum Core (Kitec - PE-AL-PE)     Galvanized Plumbing
- Synthetic Drainage     Copper Drainage     Cast Iron Drainage     Galvanized Drainage
- Estimated Age of Plumbing      Backwater Valve Exists     Storm Crocks Still Connected



Refrigerator



Stove



Dishwasher



Washer



Dryer



HW Tank



Furnace



AC

## Executive/Narrative Summary

Good Overall Condition     Minor Concerns     Substantial Concerns     Major Concerns     Potential Hazards Exist

### Roofing Observations

Flat Torched Membrane  
Standard Shingles  
Roof Observed to be in Very Good Condition

### Electrical Observations

Good Condition  
Copper Wiring  
Breaker Panel

Panel  Amperage  Circuit

### HVAC System Observations

Newer Furnace and AC  
Newer 40 Gallon HW Tank  
HVAC in Excellent Condition

AC Make  Age  Size   
Furnace Make:  Age:  Type:

### Attic and Insulation Observations

Thermal Imaging Normal  
Ceilings Well Insulated

Insulation:  Estimated R Value:

### Masonry/Chimney Observations

Good Condition

### Plumbing/Washroom Observations

Good Condition

Copper Distribution     Synthetic Distribution (100%)     Synthetic Aluminum Core (Kitec - PE-AL-PE)     Galvanized Plumbing  
 Synthetic Drainage     Copper Drainage     Cast Iron Drainage     Galvanized Drainage

Executive/Narrative Summary

Window Observations

Good Overall Condition

Siding Observations

Good Overall Condition

Observed Condition of Exterior Foundation

Restricted View - Parged  
No Damages Observed

Observed Condition of Landscape and Grade

None Observed

Miscellaneous Safety Recommendations

None Observed

Exterior Deck

Good Condition

Observed Condition of Basement

No Damages Observed  
Good Overall Condition

Observed Condition of Drainage, Gutters, Downspouts

Good Condition

Miscellaneous Recommendations

House in Excellent Overall Condition

**Exterior**

Observed Condition of Chimney(s)

Good Condition



**Garage**

- Garage Door Damages Exist
- Drywall Damages Exist - S/B Repaired
- Extension Cord Wiring of Opener (recommend outlet install)
- Fire-Rated/Auto-Closure Door
- Missing/Non-Functional Auto-Closure
- Improper or Non-Functional Fire Door

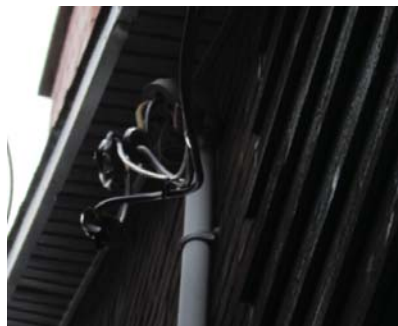
\*\* It is Code to Have a Fire Rated Door to Garage with an Auto-Closure Mechanism to Prevent Fire Spread and CO Penetration

N/A

Foundation Type:

Concrete - Parged - Restricted View

- Step or Vertical Cracks Visible
- Tree Root Obstructions Possible due to Size/Proximity
- Walkout/Basement Access with Drain s/b Clear of Obstructions
- Neighbouring Grading may Drain onto Property
- Grade Infringes on Weeper Holes at Sill Plate
- Grading Requires Adjustment/Repairs
- Window Well Re-Grading Required
- Exposed Delta Wrap
- Parging Damages
- Basement Windows Should Have Wells Installed
- Gas Line to House < 1"
- Gas Line to House 1" +



Overhead Service: Secure  
Gas Line to House - 1" Feed

**Exterior**

Roof Accessed in Compliance with 2015 Working at Heights Legislation (< 3 Meters Access)

Inspected by

Covering Type

- Flashings  Good condition  Poor condition  Unable to inspect
- Valleys  Metal valleys  Asphalt valleys  N/A
- Vents  Roof vents  Soffit vents  Ridge Vent  Turbine vent  Gable vents
- Exhaust Vents  Visible/Proper  Improper  None Observed
- Cross Venting Exists
- Ice Damming  Re-engineer Roof Drainage
- Tree Overhang S/B Monitored  Evidence of Critter Penetration
- Improper Mixture of Roof Venting Exists  Vent Stacks Too Short - S/B Extended
- Possible Leak Points Identified  Multi-layer Shingles: Not Recommended



- Low Failure Risk  Moderate Failure Risk  High Failure Risk  Further Evaluation/Inspection/Repairs Required

**Observed Condition of Roof/Shingles**

Flat Torched Membrane  
Standard Shingles  
Roof Observed to be in Very Good Condition

**Exterior**

Fascia/Soffit Damages Visible

Siding Damages/Deficiencies Exist - Further Inspection Recommended

Siding: Brick/Wood

Good Overall Condition

**Grading Deficiencies**

None Observed

Trip Hazards Exist

**Exterior Deck**

Potentially Unsafe Decking (Missing Handrails, Rotting Deck, Unstable) - REPAIRS REQUIRED \*see below\*

Good Condition

- Improper Build/Fastening
- Further Inspection Required
- Rotting/Unstable - Damaged

Hot Tub < 4 Feet From Foundation; Recommend Verifying Local (Municipal Code) Regulations

Hornets/Wasp/Insect Infestation etc... Visible Around House - Recommend Removal (Pest Control)

Grade, Slope or Concrete Repairs Required on Front Porch (Uneven Treads and Risers etc...)

Repairs Required to Gutters and Downspouts (Slope and Secure)

Downspout Elbows Require Repointing to Drain away from Foundation

**General Drainage, Gutters and Downspouts**

Good Condition

Neighbouring Grading may Drain onto Property

Separate Sewer/Storm

Possible Weeping System Damages/Failure Due to Age/Root Obstructions

Septic

Damages Observed to Gutters/Downspouts-Repairs Recommended

Storm Crocks Still Connected

Gutters are Clogged - Require Cleaning

Missing or Damaged Elbow/Splash Blocks

Combined Sewer/Storm

Extend Downspouts Away From House

Ensure all gutters and downspouts drain minimum 2 feet from house. Maintain a positive grade away from house. Ensure minimum 5 degree slope away from foundations. Maintain and inspect grading and drainage often. Storm crocks should capped and sealed and all downspouts empty well away from house.

**Interior Components**

Location  Branch Wiring:

Panel  Amperage  Circuit

Sub-Panels Exist Amperage  Location

- Electrical Deficiencies Observed: Recommend Electrical Inspection/Repairs by Licensed Electrician
- Further Evaluation/Inspection Required (ESA Inspection)
- Obsolete Panel Type (Pushmatic, Federal Pacific, Sylvania etc...)
- Service Upgrade Recommended (Panel or Amperage)
- Knockouts/Grommets Missing -At Panel
- Double Tapping Exists at Panel
- Ungrounded Outlets Observed
- Overfusing at Panel Exists
- Reversed Polarity on Existing Outlets Detected
- Fuse to Breaker Upgrade Recommended
- Breakers other than Panel Manufacturer Exist

Observed Electrical/Wiring Details

Good Condition  
Copper Wiring  
Breaker Panel

- Low Failure Risk     Moderate Failure Risk     High Failure Risk     Further Evaluation/Inspection/Repairs Required





**Interior**

Washroom Ventilation  All  HRV  None  Grandfathered (Window Vented Washrooms) - Pre-1994  
Electrical  GFCI  Faulty  Recommend GFCI  Unsafe Washroom Electrical - SB Inspected by Electrician

GFCI Reset:

Pressure:   Caulked Toilet Base (not recommended)  
Drainage:   Recommend Installation of Ventilation Fans  
Stoppers:   Exhaust or Light Installed in Shower or Above Bath (Verify Model Specs)  
 Suspect Possible Improper Shower Installation  
 Loose Toilets - Soft Floors Observed - FURTHERINSPECTION RECOMMENDED

Cross Connections:

City  Well  Cistern  Potability Tests Required  Well Inspection Recommended  
 Copper Distribution  Synthetic Distribution (100%)  Synthetic Aluminum Core (Kitec - PE-AL-PE)  Galvanized Plumbing  
 Synthetic Drainage  Copper Drainage  Cast Iron Drainage  Galvanized Drainage

Meter Location:   Lead Feed Line

Observed Plumbing Conditions  Electrical is Grounded

Observed Drain Pipe Material (If Visible)

Sanitary Supply  
 City  Septic  Recommend Septic Inspection

Backwater Valve Exists  
 Slow Draining/Clogs Exist  
 Further Evaluation/Inspection/Repairs Required  
 Video Inspection of Sewage/Waste Drains Recommended (Sewage Drains are Considered Hidden Components and not in Scope of Inspection)  
 Older Plumbing Should be Assessed by Plumber and Should be Scoped if Necessary (Where Cast Iron/Clay Pipes Exist-High Recommendation)

In Older Homes, A Sewer Drain Scope Can Assess the Condition of Older Street Drains and Can Detect Potential Problems that May Occur  
Most Regions Offer Excellent Rebates for Installation of Flood Prevention Devices: Contact Your Region for Details

**Interior**

- Mould/Mildew in Cold Cellar
- Missing or Blocked Venting in Cold Room
- Wood Framing S/B Removed From Cold Room
- High Moisture/Water Penetration Visible

N/A

**Living Space**

- Water Staining Visible:
- Structural Concerns:
- Safety Issues:
- Waterproofing System:

- Some Doors Require Adjustment/Repairs
- Damages or Possible Concealed Damages Consistent with Potential "Grow House" Operation
- Damages or Possible Concealed Damages Consistent with Fire or Smoke Damages
- All Stairwells with More than 3 Treads/Risers Should Have Handrails Meeting Building Code (Code May Vary Based on Age)

**Interior Observed Deficiencies**

No Major Defects or Deficiencies



- 1- Main Water Disconnect
- 2- Backwater Valve Access - Basement Floor

Interior

Further Evaluation/Inspection Required

Restricted View of Attic

Insp. Method: No Attic

Insulation: Unknown

Estimated R Value: N/A

Sheathing: Unknwon

Depth: N/A

Attic Venting Good  Poor Attic Venting  Unable to Determine Venting

Suspected Black Mould

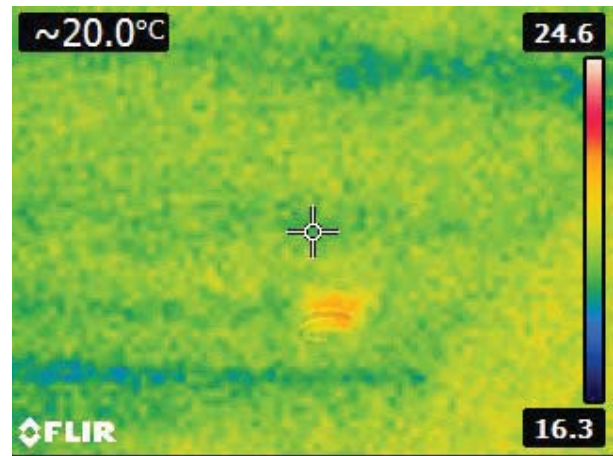
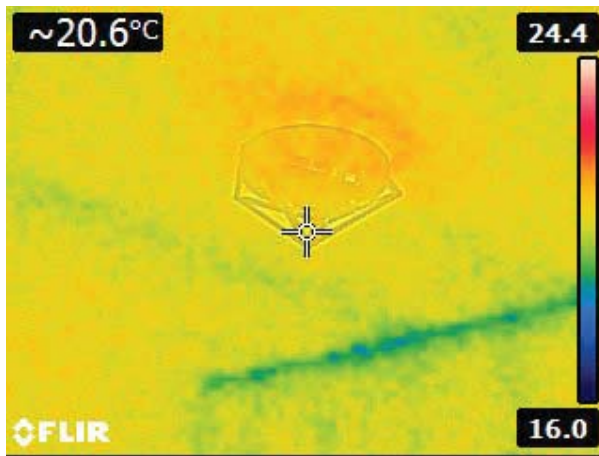
Recommend Upgrading Insulation

Damaged/Displaced Insulation/Critter Penetration Possible

Improperly Vented Exhaust Fan Tubes in Attic

Attic Hatch Missing Insulation/Weather Stripping

Insulation Level Below Recommended Amount



Observed Attic Conditions:

Thermal Imaging Normal  
Ceilings Well Insulated

**Interior**

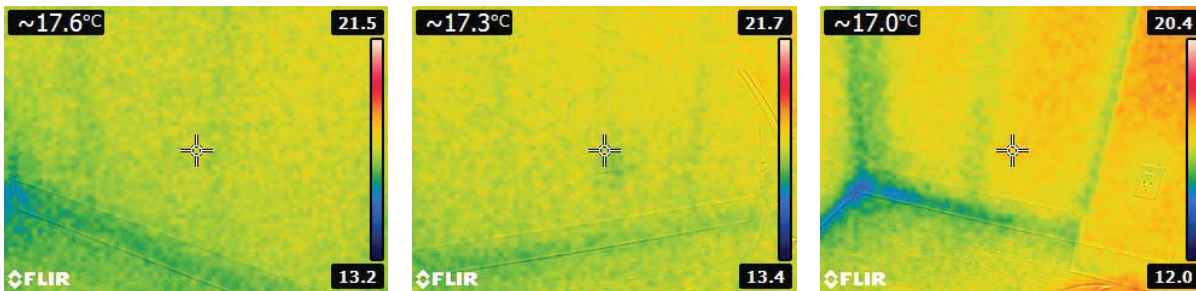
**\*\* Basements, especially finished, may not display water problems unless conditions are present or happened recently. A home inspection is limited to a visible non-instrusive inspection and finished areas are considered out of scope. The inspector disclaims any responsibility for future damages which may occur due to finished walls/physical obstructions...\*\***

- Previous Damages/Leaks Disclosed       Physical Obstructions Restricting View: Unable to Inspect
- Evidence of Previous Water Damage Present      Walls Covered       North       South       East       West
- Floor Drains       Visible       Not Visible       Clear       Obstructed
- Efflorescence       Visible       Not Visible
- Moisture       Visible       Not Visible
- Sump Pump       Operates       Faulty       Does Not Drain Above Grade/EXT.       Check Valve (Backwater Valve) Present
- Vertical       Cracks Exist       Monitor      Moisture Levels
- Horizontal       Cracks Exist       Monitor       0-15%       15%-30%       Over 30%
- Step       Cracks Exist       Monitor       Normal       High
- V       Cracks Exist       Monitor
- Thermal Imaging/Infra-Red Camera Used on Exterior Walls       Manual Moisture Readings Taken on Exterior Walls

Normal Levels Levels 0-15% - Over 30% May Indicate Current/Previous Water Penetration Problems

**Observed Condition of Basement**

No Damages Observed  
Good Overall Condition



**Windows**

Window Desc.: Thermals - LO E

- Some Sanding/Painting Required       Some [Thermal Seals Breached](#)       Suspected Black Mould
- Rotting Visible on Frames or Brick Mold       Cracks/Broken Panes Found       Storms
- Stripped Gears / Damaged Locks       Representative # Opened       Missing or Damaged Screens
- Further Evaluation/Inspection/Repairs Required
- Upgrading of Windows Due to Failure, Amount of Repairs Repairs or Energy Efficiency is Highly Recommended
- Window Sills Have Deteriorating Caulking/Mortar - Joints Should Be Caulked - Brick Sills Should be Waterproofed

Good Overall Condition

Due to Weather, House Size, Accessibility; Not All Windows Can Be Opened

**Interior**

Kitchen

Plumbing

Electrical

Cabinetry

Counter-Tops

- GFCI Visible in Kitchen  
 Rot Under Faucet (Leaks)

\*Regulations on external exhaust for any range (gas/electric) are governed by the manufacturers recommendations

\*It is highly recommended, when possible, to properly exhaust overhead vents to exterior

- Microwave/Exhaust < 24" of Clearance; Consult Manufacturer Specs to Determine Proper Recommended Clearance
- Internal Kitchen Exhaust (filter)       External Kitchen Exhaust       No Kitchen Exhaust or N/A
- Adequate Smoke Detection       Additional / Newer Smoke Detectors Required       Recommend Carbon Monoxide Detectors

**As of October 15th, 2014, Carbon Monoxide Detectors are Mandatory in Ontario**

Hazardous Materials

Material Location/Type:

Description of Abatement Required	Quantity	Unit Price	Amount

Laundry Room

- Dryer Vents Should be Metal - Should not Use Vinyl       Recommend Metal-Braided Water Lines
- Dryer Vent Should be Professionally Cleaned       Dryer 40 Amp Fused - Recommend 30 Amp Max
- Flexible Dryer Vents Can Not be Installed in a Finished Area - Non Accessible       Secondary Lint Trap Should be Installed

- Service on Fireplace (s) Recommended (Annually)
- Fireplace - Main       Operated VIA Switch       Pilot Not Lit - Recommend HVAC Inspection       W/B Fireplace - S/B WETT Inspected
- Fireplace - 2nd       Operated VIA Switch       Pilot Not Lit - Recommend HVAC Inspection       W/B Fireplace - S/B WETT Inspected
- Fireplace - 3rd       Operated VIA Switch       Pilot Not Lit - Recommend HVAC Inspection       W/B Fireplace - S/B WETT Inspected

\*\* Gas Fireplaces Should Have Screens to Prevent Accidental Contact

\*\* Installation and Fitness for Use of Fireplaces are Out of Scope of the Home Inspection - Pilots not Lit Cannot be lit by Inspector \*\*

**Interior - HVAC**

HVAC Inspection Recommended (Due to Age)

Make:  Age:

Type:

Filter

- HVAC Service Recommended
- Unit Failure Possible
- Duct Repairs Recommended
- Duct Work Requires Cleaning
- Filter Requires Cleaning/Replacing
- Additional Combustion Ventilation Required in Furnace Room
- Finished Basements or Enclosed Areas Should Have External Combustion Air

HRV

Oil Tank SN  Approx. Age

Hot Water  Pressure Relief Valve/Sleeve Missing  Temperature Regulator

Capacity  Approx. Age

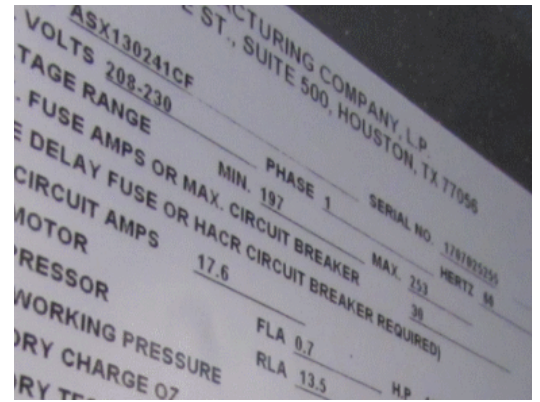
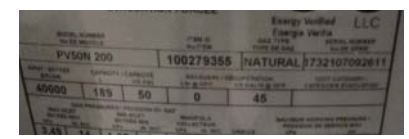
Upgrade/Replacement of Water Tank Recommended

A/C Condensor  Unable to Test AC Due to Weather

Make

Unit Age

Size



Newer Furnace and AC  
 Newer 40 Gallon HW Tank  
 HVAC in Excellent Condition

- Low Failure Risk     Moderate Failure Risk     High Failure Risk     Further Evaluation/Inspection/Service/Repairs Required

***There are absolutely no warranties expressed, written or assumed on any HVAC components. Inspection is "AS IS" at inspection time***