



Your Inspection Report

167 Welland Avenue
Toronto, ON M4T 2J6

PREPARED FOR:
ERIC JOHANSEN

INSPECTION DATE:
Monday, April 13, 2026

PREPARED BY:
Brian Hardie



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report

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A thorough home inspection, clearly communicated.

ROOFING

167 Welland Avenue, Toronto, ON April 13, 2026

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

Description

The home is considered to face: • West
Sloped roofing material: • [Asphalt shingles](#)
Flat roofing material: • [Modified bitumen membrane](#)

Limitations

Inspection limited/prevented by: • Deck covering roof
Inspection performed: • With binoculars

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • No roofing recommendations are offered as a result of this inspection.
Visible/accessible roofing appears to be in good condition.

EXTERIOR

167 Welland Avenue, Toronto, ON April 13, 2026

ROOFING

EXTERIOR

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INTERIOR

REFERENCE

Description

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

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

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Garage: • Attached

Limitations

Exterior inspected from: • Ground level

Recommendations/Observations

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

Condition: • Paint - deteriorated / missing

Task: Repair

Time: Less than 2 years

Cost: Depends on work needed



Paint - deteriorated / missing



Paint - deteriorated / missing

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Mortar deterioration](#)

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

Location: East

EXTERIOR

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Task: Repair

Time: Less than 1 year

Cost: Minor



Mortar deterioration

Condition: • Abandoned milk box

Old milk boxes are a point of heat loss. To properly abandon it, remove the door and frame, insulate the cavity and patch the wall.

Implication(s): Increased heating and cooling cost, reduced comfort, risk of water infiltration/damage

Location: North

Task: Remove

Time: Discretionary

Cost: Minor

EXTERIOR

167 Welland Avenue, Toronto, ON April 13, 2026

Report No. 4744, v.2

ROOFING

EXTERIOR

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Abandoned milk box

Condition: • Improperly patched hole

Implication(s): Risk of water infiltration, pests

Location: South

Task: Repair

Time: Less than 1 year

Cost: Minor

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167 Welland Avenue, Toronto, ON April 13, 2026

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Improperly patched hole

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

Condition: • Caulking deteriorated/missing

Location: North

Task: Provide

Time: Less than 1 year

Cost: Minor



Caulking deteriorated/missing

EXTERIOR GLASS/WINDOWS \ General notes

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

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

Location: Southwest

Task: Repair

Time: Less than 1 year

Cost: Minor

EXTERIOR

167 Welland Avenue, Toronto, ON April 13, 2026

- ROOFING
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Caulking missing, loose or deteriorated

EXTERIOR GLASS/WINDOWS \ Sashes

Condition: • [Poor weatherstrip](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Northeast

Task: Repair

Time: Less than 1 year

Cost: Minor



Poor weatherstrip

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Paint or stain needed](#)

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

Location: Northeast

Task: Repair

Time: Less than 1 year

Cost: Minor



Paint or stain needed

Condition: • [Sill deteriorated](#)

Implication(s): Material deterioration

Location: Northwest

Task: Repair

Time: Less than 1 year

Cost: Depends on work needed



Sill deteriorated

EXTERIOR GLASS/WINDOWS \ Window wells

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

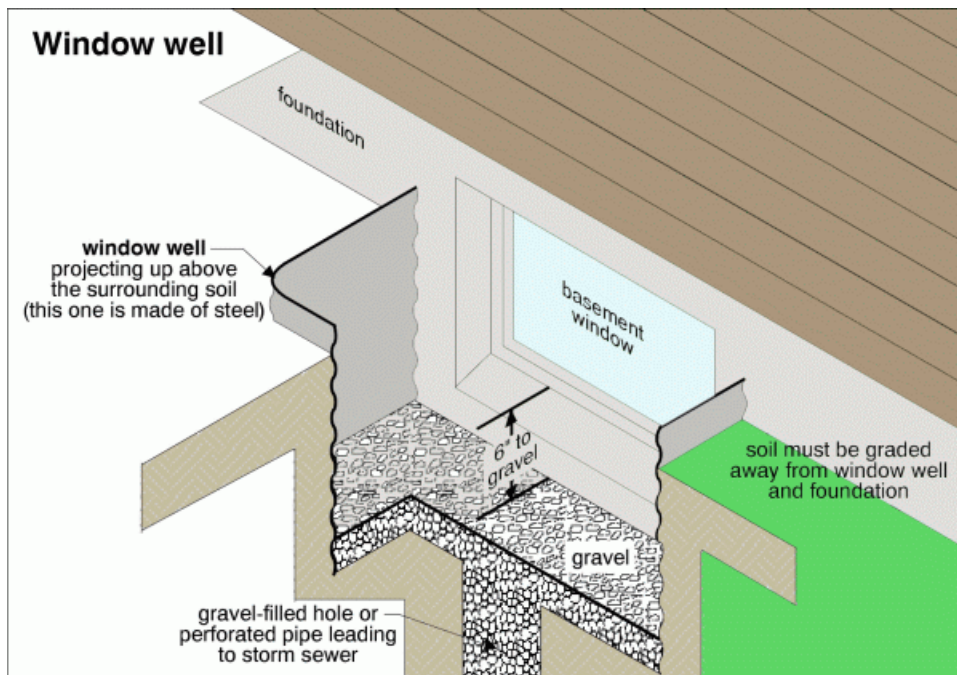
Implication(s): Chance of water entering building

Location: South

Task: Improve

Time: Less than 1 year

Cost: Depends on work needed





Less than 6 inches below window



Less than 6 inches below window

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

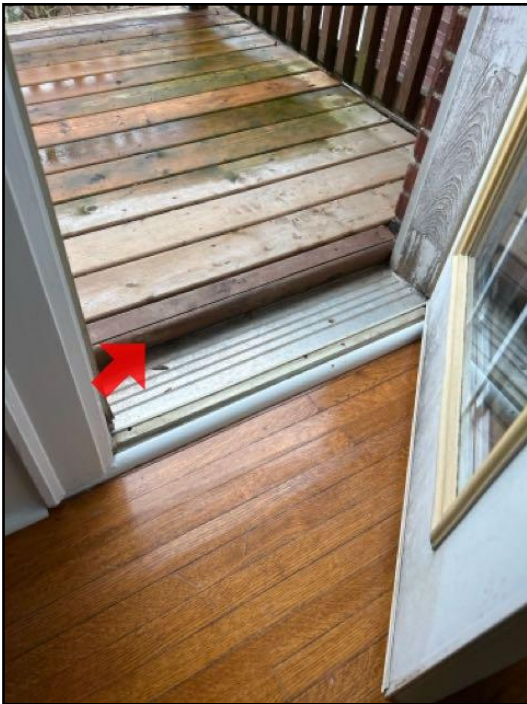
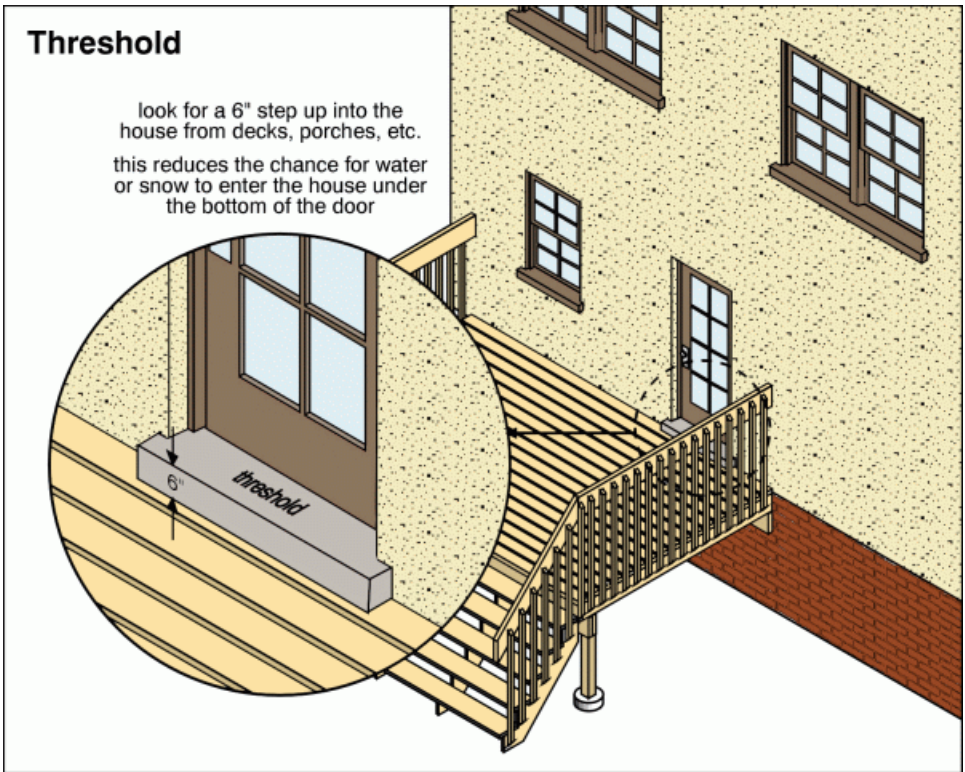
Condition: • [No step up into building](#)

Keep door area cleared of snow in winter.

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

Location: Southeast Second Floor

Task: Keep door area cleared of snow in winter



No step up into building

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Steps or landings settling or heaving](#)

Implication(s): Weakened structure | Trip or fall hazard

EXTERIOR

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Location: East

Task: Repair

Time: Less than 1 year

Cost: Depends on work needed



Steps or landings settling or heaving

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

Condition: • Guard and handrail issues: Handrail missing at steps, guard rail too low and lacks spindles

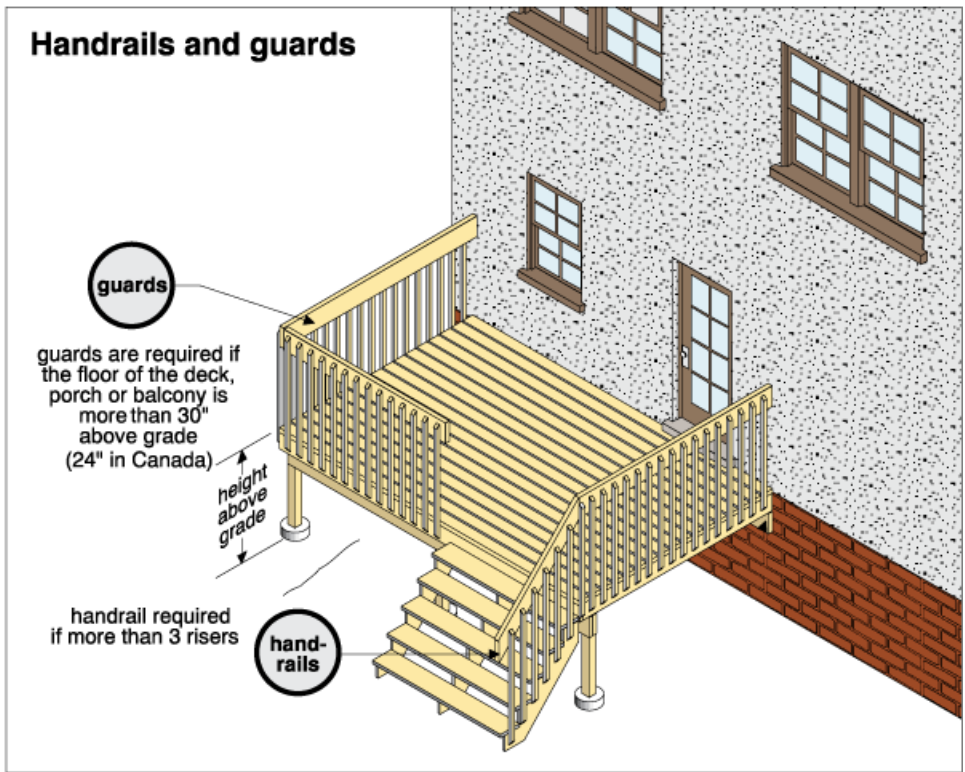
Implication(s): Fall hazard

Location: East

Task: Improve

Time: Immediate

Cost: Minor



Guard and handrail issues

LANDSCAPING \ Walkway

Condition: • Firewood stored against exterior wall

Implication(s): Risk of pests, insects

Location: South

Task: Remove or relocate

Time: Less than 1 year

Cost: Minor

EXTERIOR

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

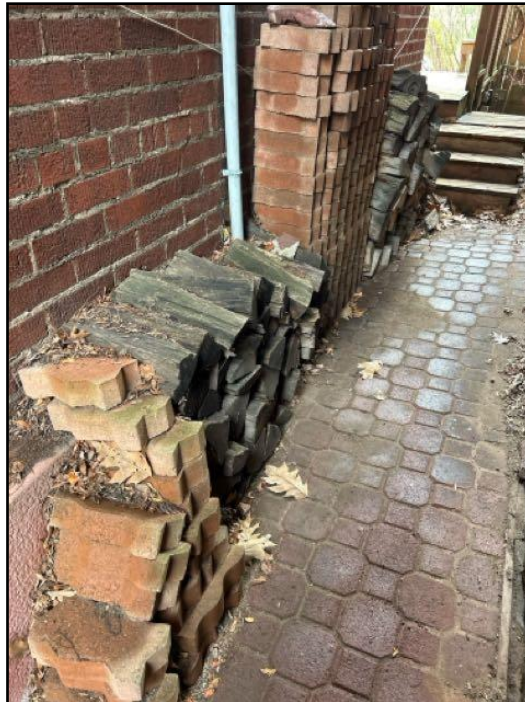
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Firewood stored against exterior wall

Description

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Masonry block](#) • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

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

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Crawlspace:

• No access

Hatch window nailed shut

Percent of foundation not visible: • 70 %

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

ROOFING

EXTERIOR

STRUCTURE

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Description

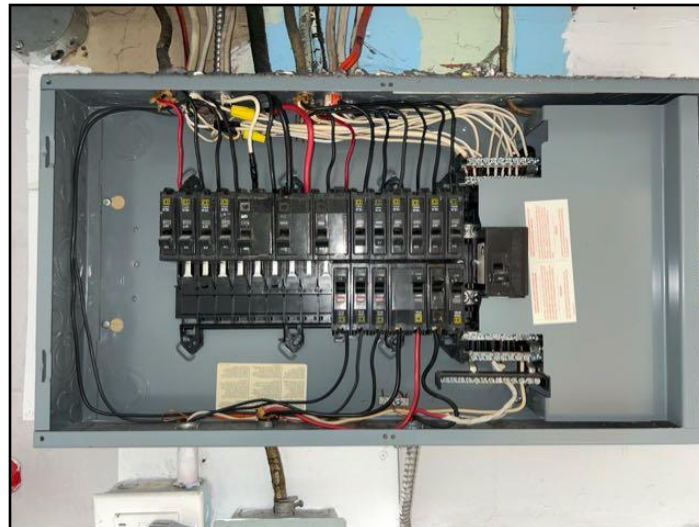
Service entrance cable and location: • [Overhead](#)

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

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

Main disconnect/service box type and location:

• [Breakers - basement](#)



Breakers - 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 - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • 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

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • [Too close to/touching duct, pipe, vent or chimney](#)

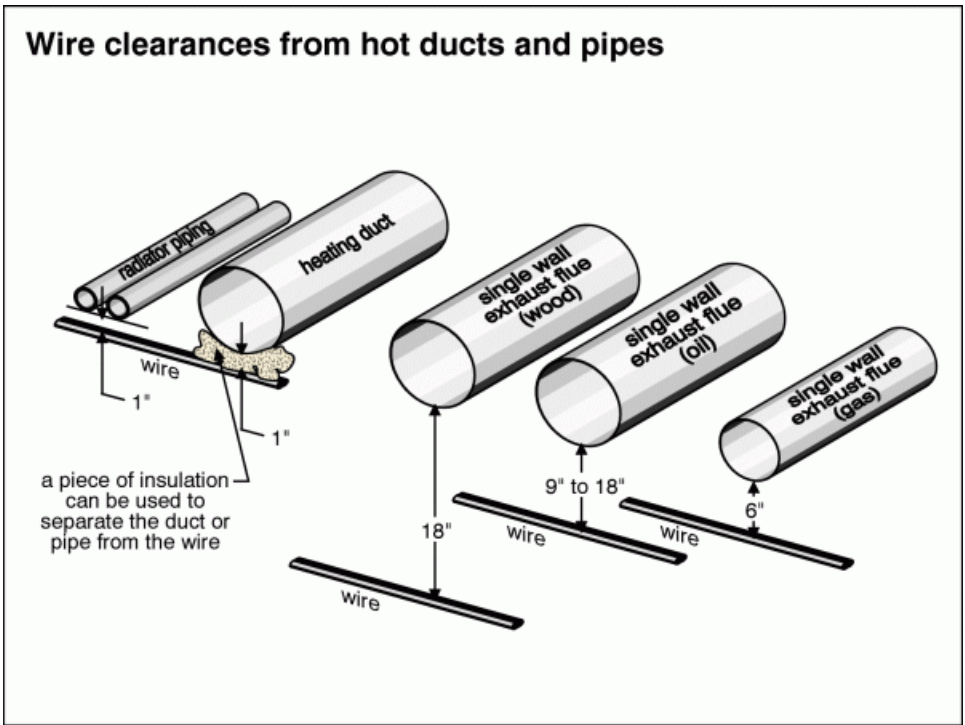
Implication(s): Electric shock | Fire hazard

Location: Southeast Basement

Task: Improve

Time: Immediate

Cost: Minor



Too close to/touching duct, pipe, vent or...



Too close to/touching duct, pipe, vent or...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

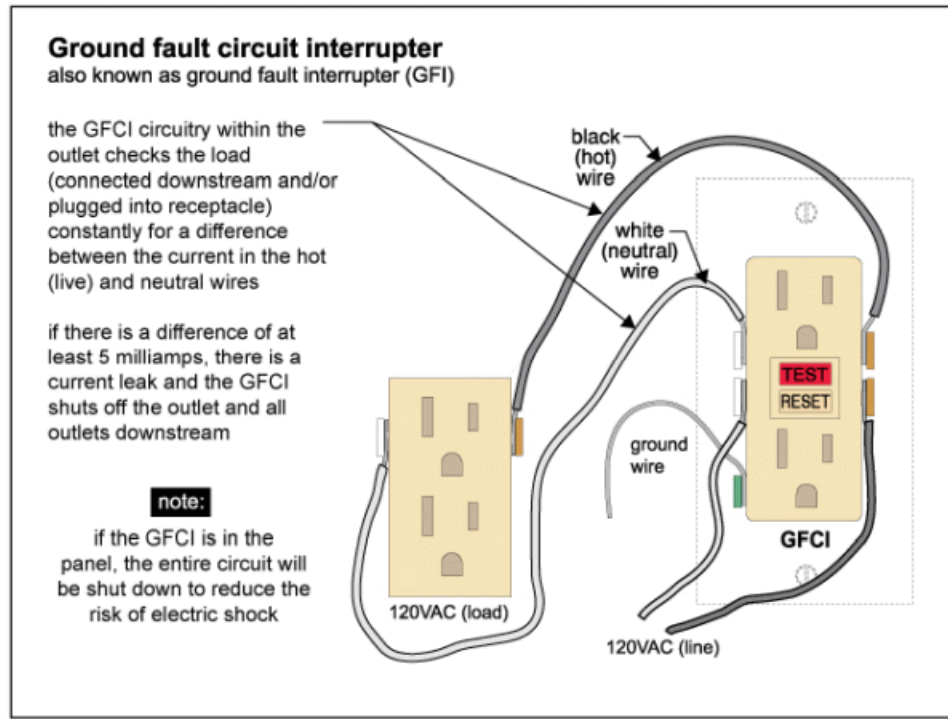
Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Less than 1 year

Cost: Minor



DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Laundry Area

Task: Provide

Time: Immediate

Cost: Minor



Missing cover plate

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

Condition: • Missing

Implication(s): Life safety hazard

Location: First Floor

Task: Provide

Time: Immediate

Cost: Minor

Description

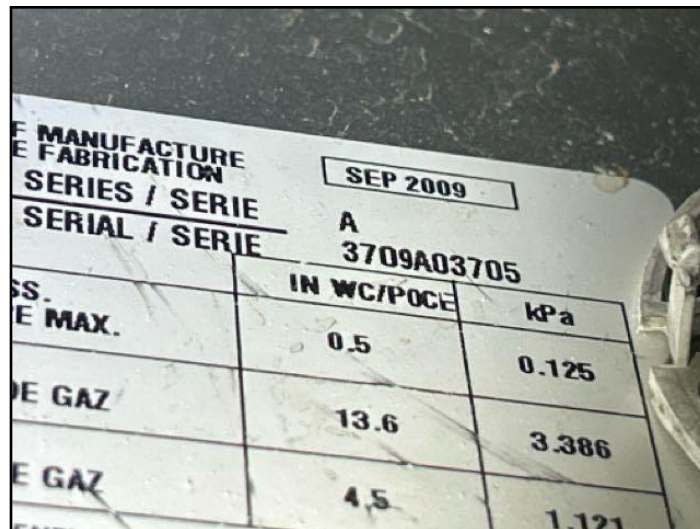
Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Payne

Furnace data plate



Payne

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Outside

Approximate age: • [16 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-burning fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Recommendations/Observations

FURNACE \ Ducts, registers and grilles

Condition: • Return too small

Implication(s): Increased heating and cooling costs, reduced comfort

Location: First Floor

Task: Improve

Time: Less than 1 year

Cost: Depends on approach/work needed



Return too small

GAS FURNACE \ Ducts, registers and grilles

Condition: • [Insulation missing, damaged](#)

Ensure all connections are sealed (to prevent carbon monoxide infiltrating HVAC ducts) and then insulate ducts.

Implication(s): Increased heating costs | Reduced comfort

Location: Garage

Task: Provide

Time: Immediate

Cost: Minor

HEATING

167 Welland Avenue, Toronto, ON April 13, 2026

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	REFERENCE
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Insulation missing, damaged



Insulation missing, damaged

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

Description

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

Manufacturer: • Air-Ease

Cooling capacity: • Not determined

Compressor approximate age: • Old

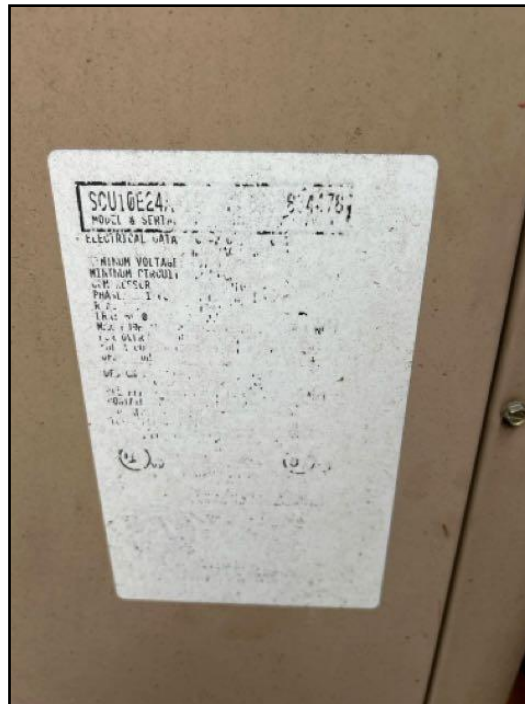
Typical life expectancy: • 12 to 15 years

Limitations

Inspection limited/prevented by: • Heating system on

System data plate:

- Not legible



Not legible

Recommendations/Observations

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: When necessary

Cost: Depends on approach

Description

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

Attic/roof insulation amount/value: • [R-32](#)

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

FLOORS \ Floors over unheated areas

Condition: • Loose, missing - Replace/re-install insulation

Location: Crawl Space (Southeast Basement)

Task: Improve

Time: Less than 1 year

Cost: Depends on approach/work needed



Loose, missing insulation

Description

Water supply source: • Public

Service piping into building: • 1/2" Copper

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

Main water shut off valve at the:

- Front of the basement
Water shut-off valve



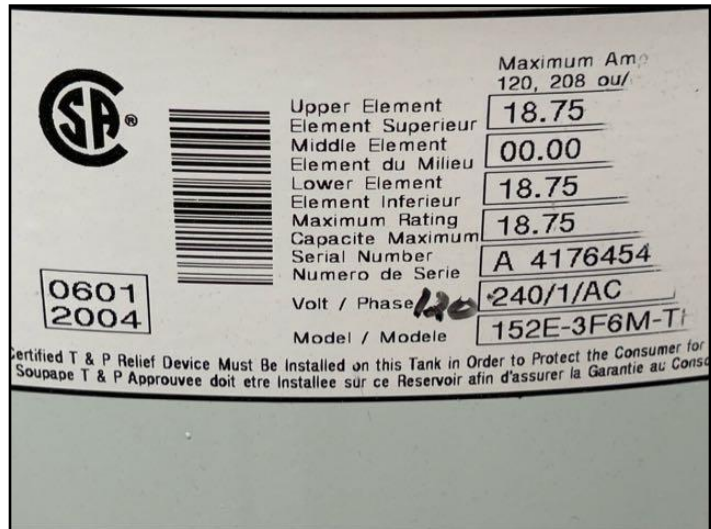
Front of the basement

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

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

Water heater manufacturer:

- Giant



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](#) • [Copper](#) • [Not visible](#)

Floor drain location: • Near laundry area • Near heating system

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

SUPPLY PLUMBING \ Water supply piping in building

Condition: • [Galvanized steel](#)

Galvanized steel cold water pipe was noted above the water heater - it may run back to the main shut-off valve at the front of the basement. More could be found if doing invasive work (renovations etc).

Implication(s): Reduced water pressure and volume

Task: Replace

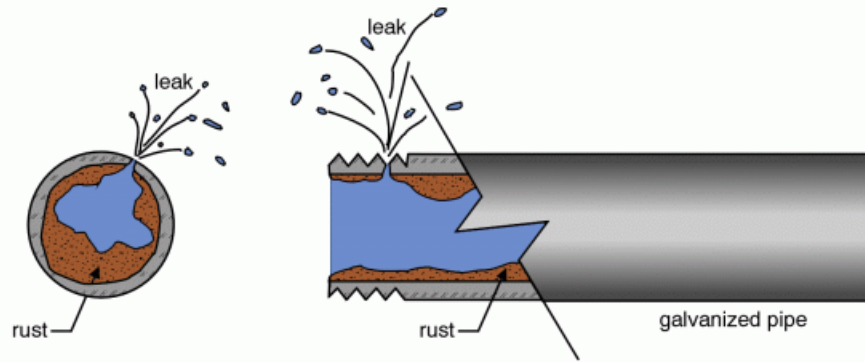
Time: When remodelling

Cost: Depends on work needed

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



cross section



Galvanized steel

WATER HEATER \ Life expectancy

Condition: • Old

Implication(s): Risk of no hot water

Task: Replace

Time: Less than 1 year

Cost: Depends on approach

Description

- Major floor finishes: • [Hardwood](#) • Tile
- Major wall finishes: • [Plaster/drywall](#)
- Major ceiling finishes: • [Plaster/drywall](#)
- Windows: • [Fixed](#) • [Casement](#)
- 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 \ Masonry or concrete

Condition: • [Efflorescence](#)

Efflorescence is common on foundation walls in old houses. No active water issues were noted.

Location: Southeast Basement, Under Basement Stairs

Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates

efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:

efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:

leakage (resulting from water collecting against foundation)

water evaporates at wall surface

water condenses on cold foundation wall and later evaporates, leaving efflorescence behind

wind-driven Rain

blockage in wall: water unable to reach weepholes

moisture diffusion

water evaporates at wall surface

exterior: higher vapor pressure (hot, humid)

interior: lower vapor pressure (cool, dry)



Efflorescence



Efflorescence

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing (condensation trapped between the inner and outer glass)

Implication(s): Cosmetic issue, possible reduced energy efficiency

Location: Northeast Second Floor

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



Lost seal on double or triple glazing...



Lost seal on double or triple glazing...

WINDOWS \ Hardware

Condition: • [Broken](#)

Loose control arm

Implication(s): System inoperative or difficult to operate

Location: Northwest Second Floor

Task: Repair

Time: Less than 1 year

Cost: Minor



Broken - loose control arm

EXHAUST FANS \ Duct

Condition: • Manifolding of dryer and bathroom fan exhaust. Each must have its own dedicated duct venting to the exterior. The duct runs should not be excessively long.

Location: Southeast Basement

Task: Improve

Time: Less than 1 year

Cost: Minor



Manifolding of dryer and bathroom exhaust



Duct run too long

GARAGE \ Walls and ceilings

Condition: • [Not gastight](#)

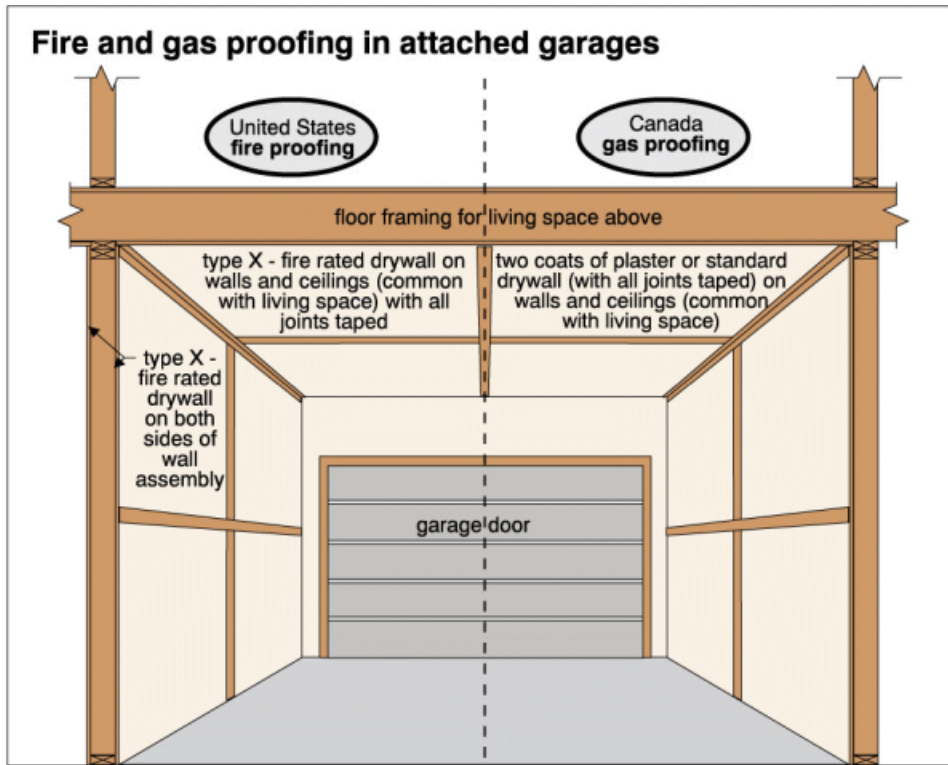
Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor



Not gastight

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