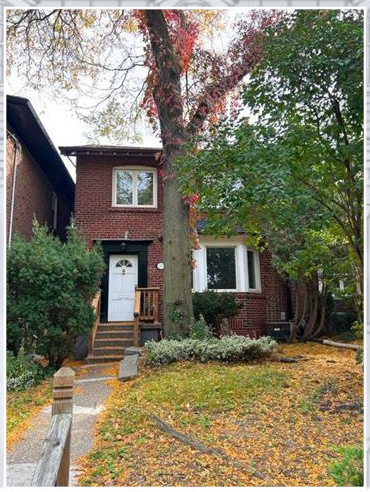


Your Inspection Report

167 Welland Avenue
Toronto, ON M4T 2J6



PREPARED FOR:
ERIC JOHANSSEN

INSPECTION DATE:
Wednesday, October 7, 2026

PREPARED BY:
Brian Hardie

elements
HOME INSPECTION

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A thorough home inspection, clearly communicated.

ROOFING

167 Welland Avenue, Toronto, ON October 7, 2026

Description

The home is considered to face: • West

Sloped roofing material:

• Asphalt shingles



Asphalt shingles



Asphalt shingles



Asphalt shingles

Flat roofing material: • Modified bitumen membrane

Limitations

Inspection limited/prevented by: • Deck covering roof

Inspection performed: • By walking on roof

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • Roof materials appear to be in good condition.

SLOPED ROOFING \ Asphalt shingles

Condition: • Multiple layers

Implication(s): Shortened life expectancy of material

Task: Strip roof at next replacement



Multiple layers

Condition: • Dead/dying branches - consult an arborist to remove any branches that may threaten the roof.

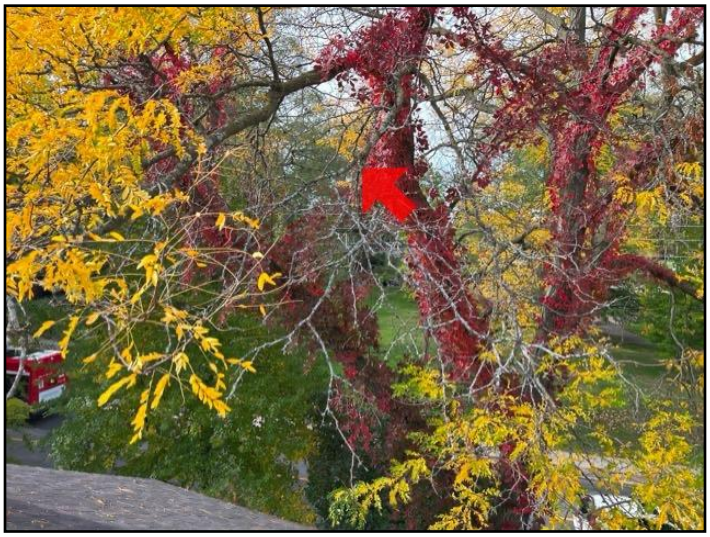
Implication(s): Risk of damage to roof finish/structure

Location: West

Task: Further evaluation/improve

Time: Less than 1 year

Cost: Depends on work needed



Dead/dying branches

EXTERIOR

167 Welland Avenue, Toronto, ON October 7, 2026

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

Location: Various

Task: Repair

Time: Less than 2 years

Cost: Depends on work needed



Paint - deteriorated / missing

WALLS \ Masonry (brick, stone) and concrete

Condition: • Mortar deterioration

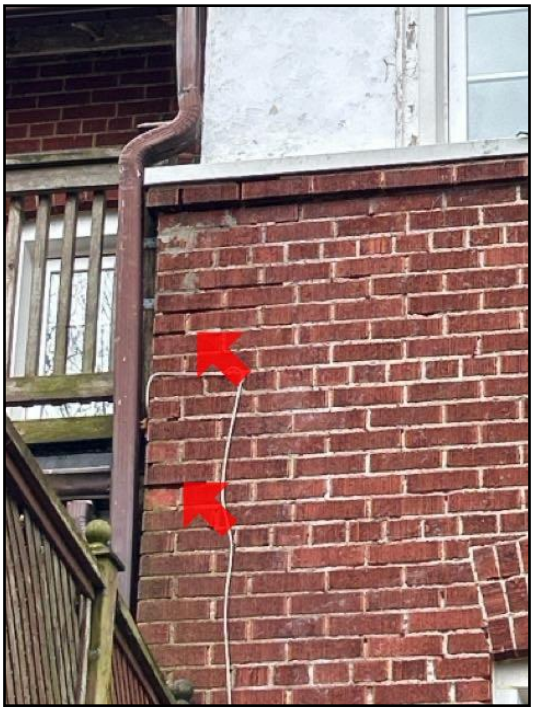
Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: East

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



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



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



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: North

Task: Repair

Time: Less than 1 year

Cost: Minor



Poor/damaged weatherstrip



Poor/damaged 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

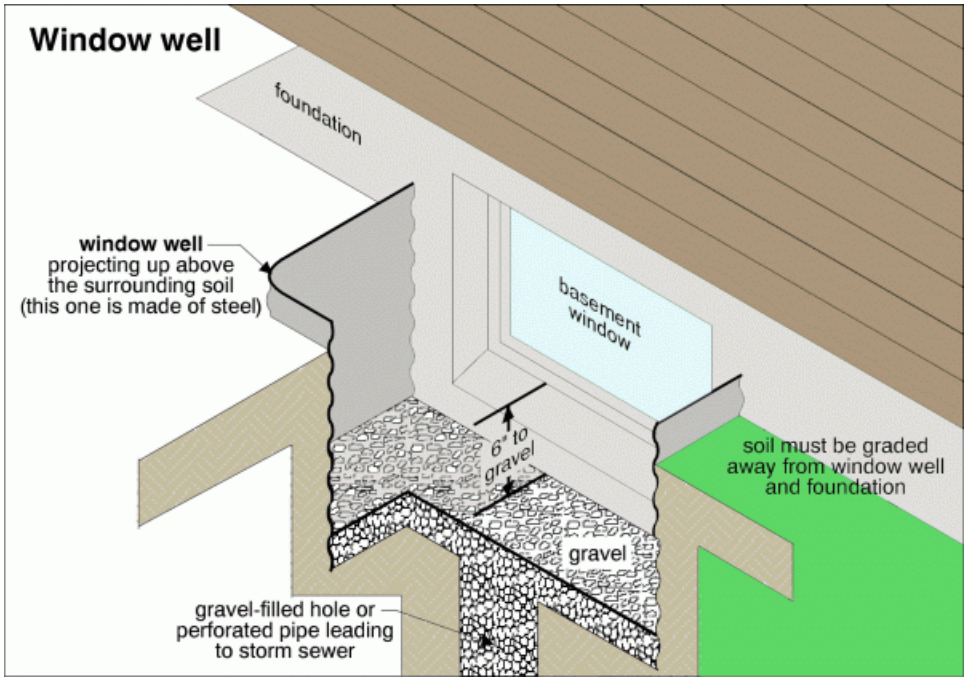


Sill deteriorated

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

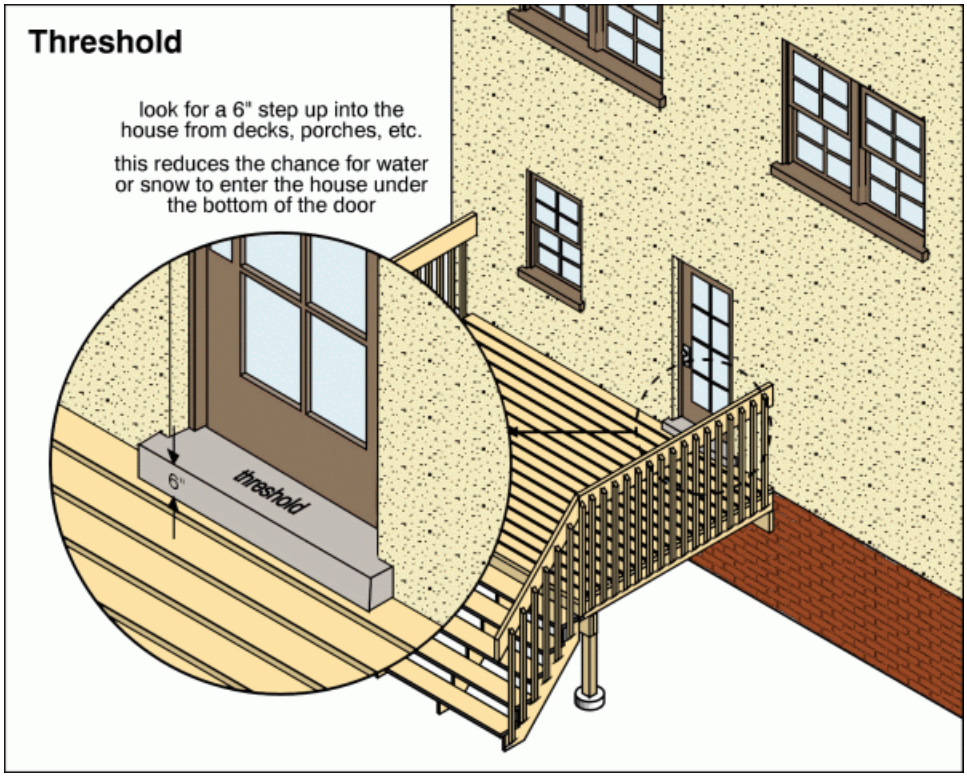
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • No step up into building

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





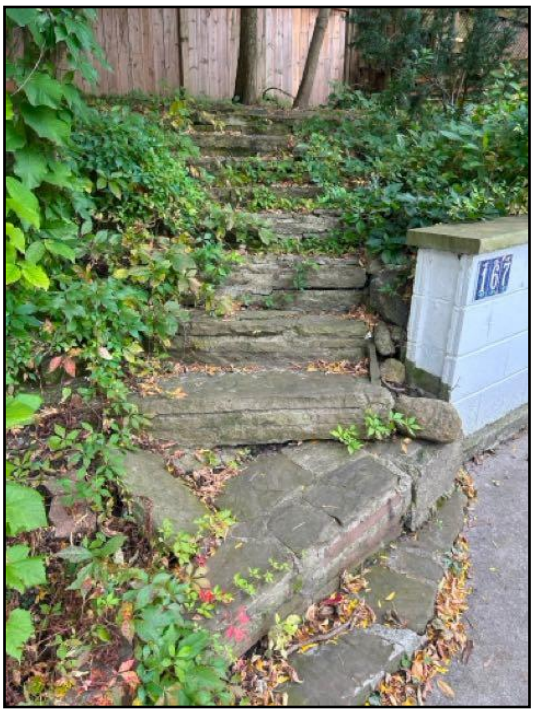
No step up into building

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

Condition: • Steps or landings settling or heaving

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

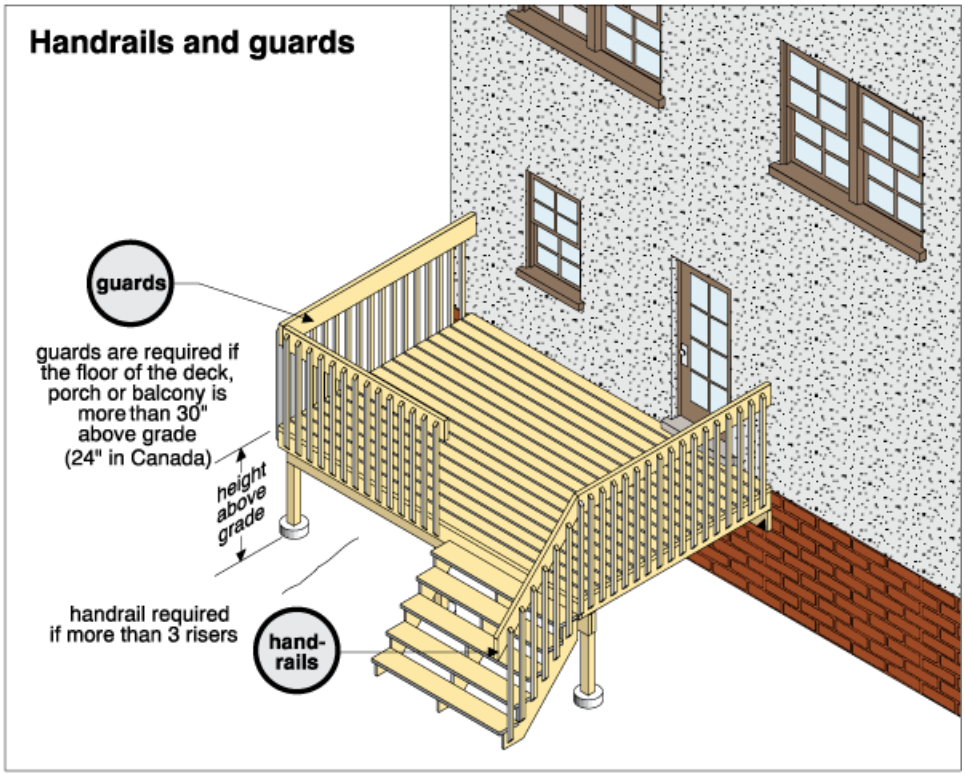
Location: East
Task: Repair
Time: Less than 1 year
Cost: Depends on work needed



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



Firewood stored against exterior wall

STRUCTURE

167 Welland Avenue, Toronto, ON October 7, 2026

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.

ELECTRICAL

167 Welland Avenue, Toronto, ON October 7, 2026

Description

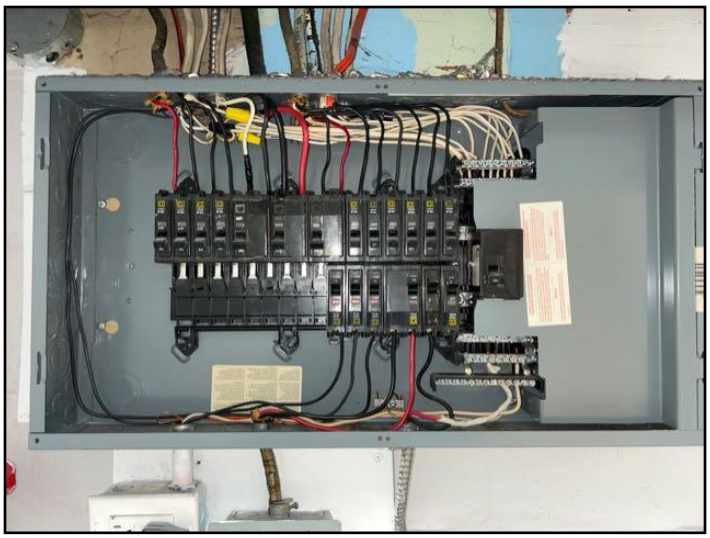
Service entrance cable and location: • Overhead

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: • Extension cord used as permanent wiring

Extension cords are not intended for permanent use. Install additional outlets in garage as needed.

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Correct

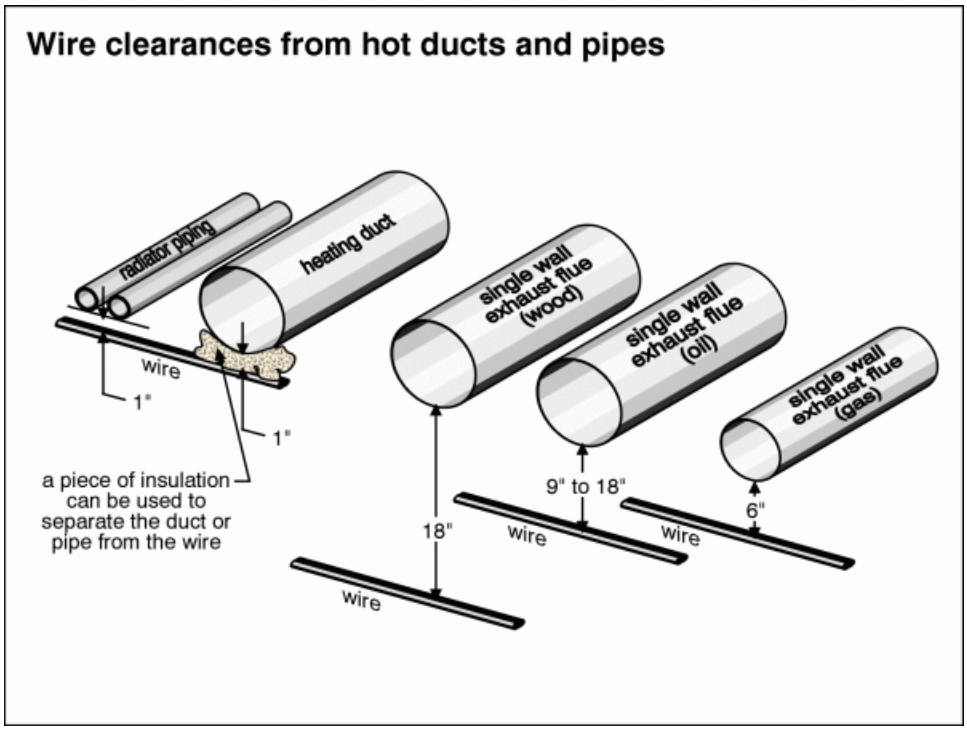
Time: Less than 1 year

Cost: Depends on work needed



Extension cord used as permanent wiring

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)

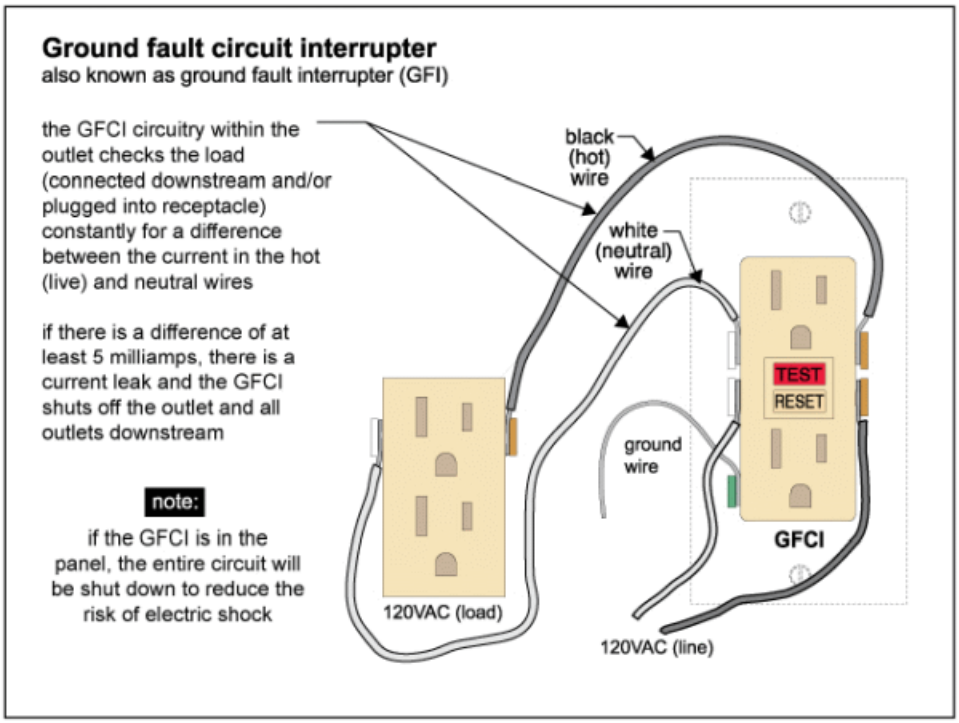
Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Less than 1 year

Cost: Minor



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

Condition: • Missing

Implication(s): Life safety hazard

Location: First Floor

Task: Provide

Time: Immediate

Cost: Minor

Description

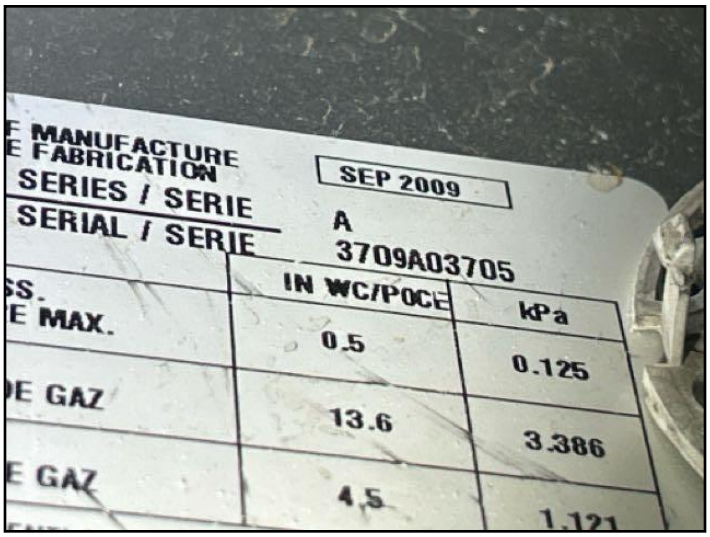
Heating system type: • Furnace

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: Immmediate

Cost: Minor



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

COOLING & HEAT PUMP

167 Welland Avenue, Toronto, ON October 7, 2026

Description

Air conditioning type: • Air cooled • Central

Manufacturer: • Air-Ease

Cooling capacity: • Not determined

Compressor approximate age: • Old

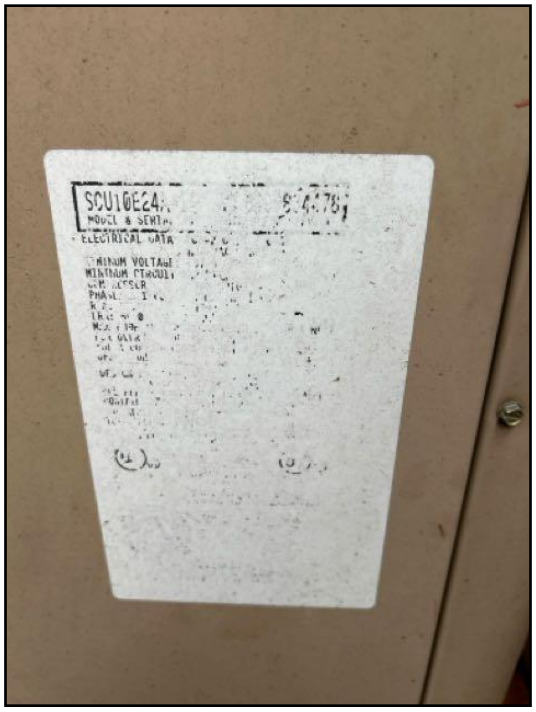
Typical life expectancy: • 12 to15 years

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

INSULATION AND VENTILATION

167 Welland Avenue, Toronto, ON October 7, 2026

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

PLUMBING

167 Welland Avenue, Toronto, ON October 7, 2026

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



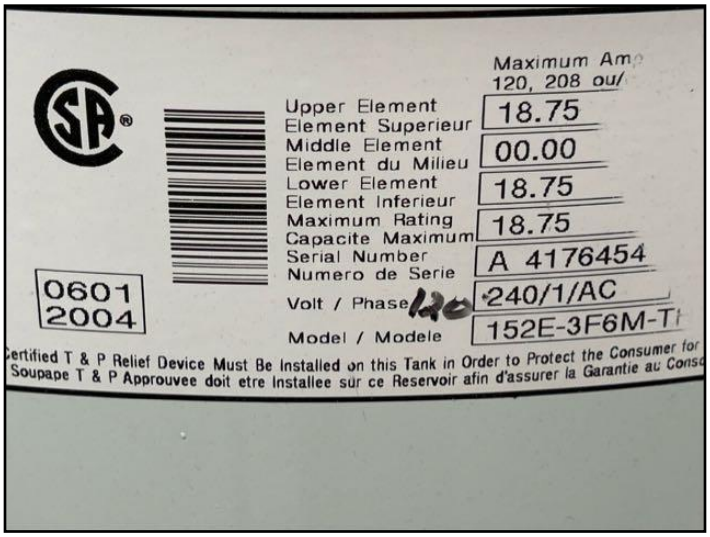
Front of the basement

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

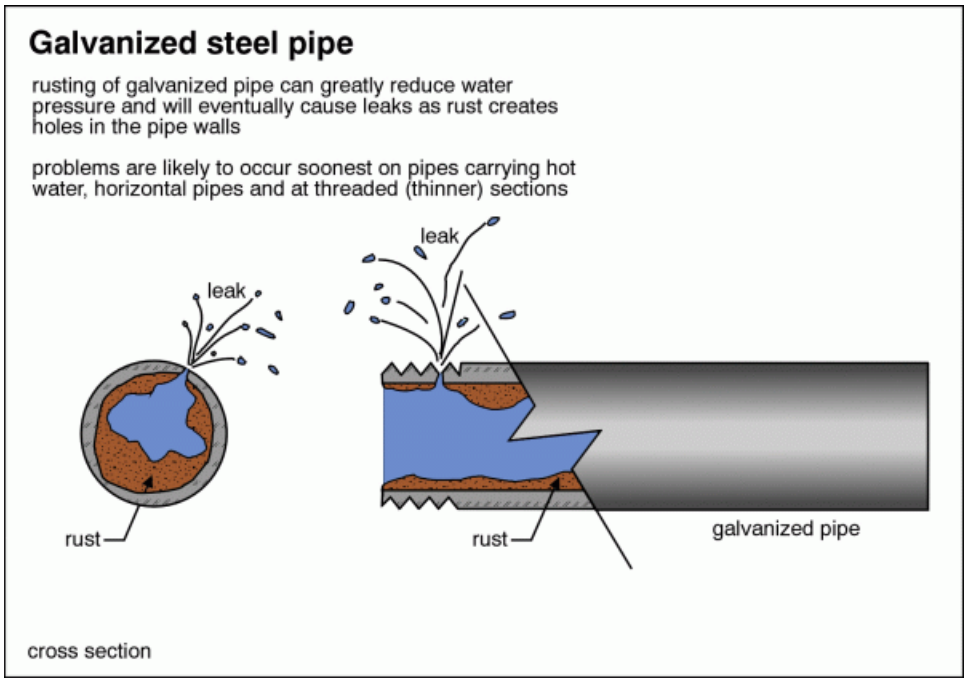
Galvanized steel cold water pipe was noted above the washing machine - it may run back to the main shut-off valve at the front of the basement. More could be found if doing invasive work (renovations etc).

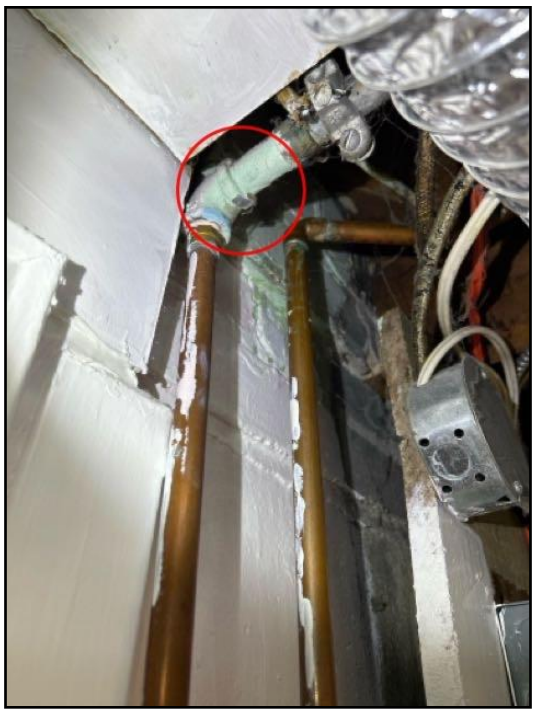
Implication(s): Reduced water pressure and volume

Task: Replace

Time: When remodelling

Cost: Depends on work needed





Galvanized steel

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: • Single • 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

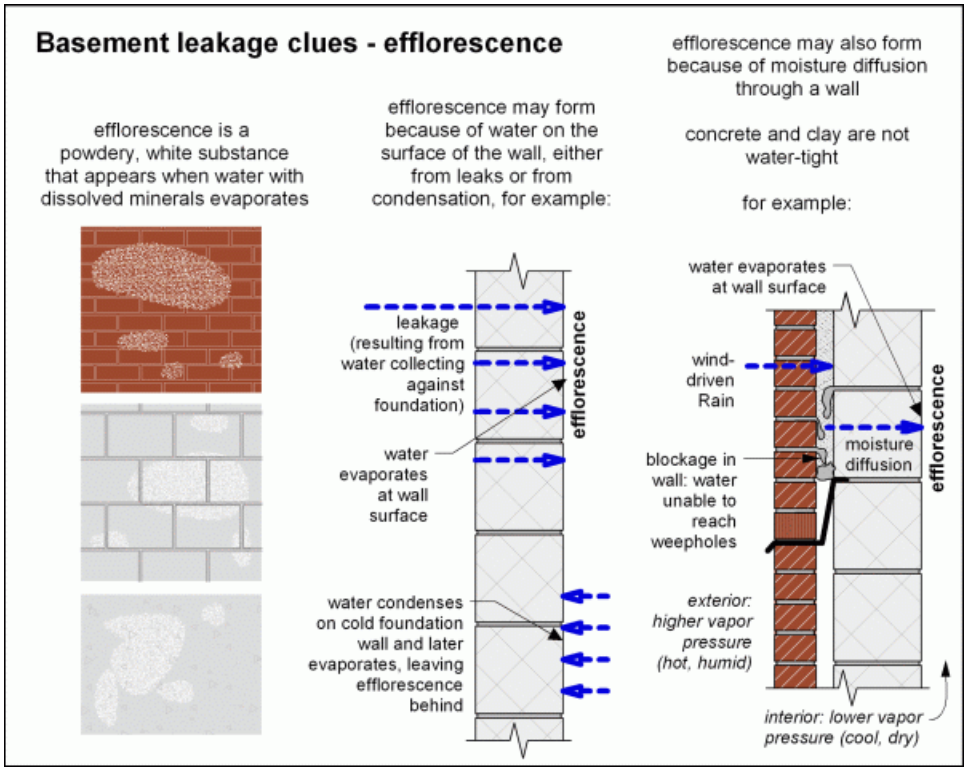
Recommendations/Observations

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





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, Southeast First 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...



Lost seal on double or triple glazing...

WINDOWS \ Hardware

Condition: • Missing

Missing crank and gear assembly

Implication(s): System inoperative or difficult to operate

Location: Northeast Second Floor
Task: Repair
Time: Less than 1 year
Cost: Minor



Missing crank and gear assembly

DOORS \ Doors and frames

Condition: • Weatherstripping missing or ineffective
Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort
Location: West First Floor
Task: Repair
Time: Less than 1 year
Cost: Minor



Weatherstripping missing or ineffective

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

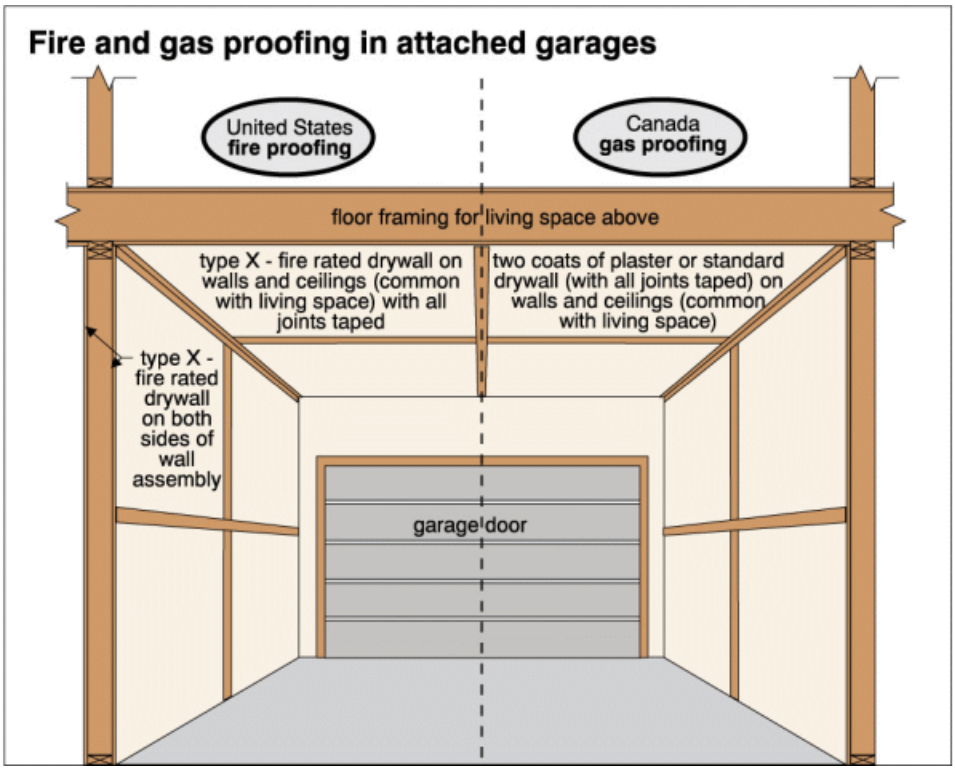
Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor





Not gastight

END OF REPORT

REFERENCE LIBRARY

167 Welland Avenue, Toronto, ON October 7, 2026

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

