

Joe Roberto



Certified Master Inspector | Certified Level 1 Infrared Thermographer

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Summary of Inspection Report, April 14, 2016

204 Roselawn Ave, Toronto



LINK TO FULL INSPECTION REPORT

<http://www.fetchreport.com/certified43526>

Toronto Central Regional Office

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Introduction

The enclosed report is a summary of the findings of our recent inspection at: **204 Roselawn Ave, Toronto.**

It is important to note that homes do not pass or fail a home inspection. Instead, they either meet or do not meet the expectations of the buyer. These expectations vary considerably, from buyer to buyer.

This inspection is intended to assess & evaluate the overall condition of the home. The inspection is based on the observations of the visible & apparent condition of the home & its components, in readily accessible areas only, on the date of the inspection & at the time of the inspection. The inspection does not include areas that were blocked by furniture, storage, wall finishes or floor coverings at the time of the inspection. This summary should not be considered the full report, please refer to the full report for further details. **The facing pages outlined in the report binder outline general information & the Lighthouse standards of practice. This information forms an integral component of the inspection results & should be reviewed thoroughly in conjunction with the personalized sections of the report.**

Summary Report

Roofing – Pg 4:

Main roof – The roof was covered with asphalt composite shingles, which were last replaced in 1999 (as per owner). At the time of the inspection the visible signs of aged shingles are; lifting & curling at the tips of the shingles on the right & left side. You may wish to consult with a professional roofing contractor for a better indication of the remaining life-span of the shingles.

Exterior – Pg 10:

Exterior brickwork & siding in serviceable condition, with some tuck-pointing recommended.
Most windows have been upgraded to energy efficient thermopane windows.

Additions – Pg 12:

Secondary entry at rear of basement – Although no moisture intrusion was visible at the time of the inspection. It is recommended that a 4-5 inch step be installed beneath the door sill in this location & that a drain be installed outside the door. This will minimize the risk of any moisture intrusion in the future. The head room at this door entry is also insufficient, recommend this be increased.

Air Conditioning – Pg 14:

A/C is provided by a ductless unit, manufactured by Fujitsu & estimated to be ten years of age.

Electrical – Pg 16:

The main electrical service panel has been upgraded from the original & is a 100 Amp Circuit Breaker system. Branch wiring consists of grounded copper wire.

Plumbing – Pg 18:

The visible portion of the main water supply pipe is made of copper.

Visible plumbing distribution pipes are made of copper.

When tested the water pressure was acceptable.

The water heating system consists of a, natural gas water heater.

When tested the hot water output was adequate.

Visible plumbing waste stack(s) made of cast iron.

Recommend cap off branch drain at the main waste stack in the basement bathroom.

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Heating – Pg 20:

Natural gas boiler, mid efficiency, estimated to be at least twenty years of age or more.
Recommend install the safety pressure relief valve extension pipe at the boiler.
Supplemental heating consists of underfloor radiant heating, in the master bathroom.

Water Penetration & Internal structure – Pg 24:

At the time of the inspection the floor below the water meter in the cold room was damp, indicating the presence of some moisture penetration. Recommend further evaluation & repair as needed.

Common Safety Devices – Pg 32:

For safety recommend the installation of Ground fault interrupters at the basement bathroom sinks.

A Walk through of the inspection can be provided for a fee of \$145 + HST

To schedule call:

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