



Inspection Report:
491 Willard Ave
Toronto Ontario



Magnified Home Inspections Ltd

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Date: 2016-10-08	Time: 10:10 AM	Report ID: 20161008-1000
Property: 491 Willard Ave Toronto Ontario	Customer: Elli Davis	Real Estate Professional: Elli Davis Royal LePage Real Estate Services

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Inspection Limited (IL) = The visual inspection of this item or component is limited by one or more of the following conditions: Weather conditions, limited accessibility, visibility, blocked by storage items, blocked by furniture, blocked by built in shelving, no energy supply available, not in use at the time of the inspection, appears to be unsafe to operate. Therefore any comments regarding its condition are limited.

Not Inspected (NI) = It was not possible to visually inspection this item, component or unit due to one or more of the following conditions: Weather conditions, no accessibility, visibility, blocked by storage items, blocked by furniture, blocked by built in shelving, no energy supply available, not in use at the time of the inspection, appears to be unsafe to operate. No representations of whether or not it was functioning or its condition can be given.

Not Present (NP) = This item, component or unit is not in this home or building.

Maintenance or Improvement (M/I) = In order to minimize the potential for any deficiencies to progress or develop, the inspector recommends maintenance/servicing or improvement of this item, component or unit by a qualified contractor.

Repair or Replace (R/R) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home: Detached	Type of building: Single Family (3-story)	Approximate Age of the Property: 80 years or more
Occupancy: Occupied	Attending the Inspection: Inspector only	Present during the Inspection: Homeowner(s)
Temperature during inspection: Over 60 (F) = 15.5 (C)	Weather during the Inspection: Clear	Ground/Soil surface condition: Wet
Significant precipitation in last 3 days: Yes	Inspection started at: 10:10am	Inspection ended at: 1pm

Summary



Magnified Home Inspections Ltd

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647-709-3883

Customer

Elli Davis

Address

491 Willard Ave
Toronto Ontario

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This summary also contains some additional information about the specifications of some of the systems in the property, which may be useful when discussing coverage for the property with an insurance company. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

General Summary

Asphalt Composition Shingle

Inspected

- (1) Asphalt composite shingles cover main roof. At the time of the inspection the visible portions of this roof covering material appeared to be in serviceable condition.
- (2) Two of the asphalt shingles on the right side of the front dormer appear to be loose. This condition has a potential to permit moisture intrusion & damage to the interior of the property. Recommend further evaluation by a roofing contractor & repair/resecure as needed.

3. Exterior: Walls/Windows/Doors

General Summary

Window Exteriors

Repair/Replace

3. (2) A window at the back right corner of the main floor, had a broken pane of glass. This condition is a potential safety concern. Recommend replacement by a professional contractor.

5. Garage/Carport

General Summary

Asphalt Composite Shingles

Repair/Replace

4. The asphalt composition shingles covering garage roof appeared to be at or near the end of their useful service life. Recommend further evaluation by a roofing contractor & replace as needed.

6. Electrical

General Summary

Main Service Panel Disconnect & Service Rating

Inspected

5. The electrical service of this property is rated at 100 amps.

Overcurrent Protection Devices

Repair/Replace

6. (1) Overcurrent protection of branch circuits was provided by circuit breakers.
7. (2) In the service panel, two or more wires were connected to three, of the circuit breakers. This condition is known as double-tapping & is a potential safety concern, as most circuit breakers are not designed to hold two or more wires securely. Recommend further evaluation by a qualified electrical contractor & repair as needed.

Branch Wiring Material(s) & Type(s)

Inspected

8. The visible branch circuit wiring consists of grounded copper electrical wiring.

8. Plumbing

General Summary

Water Supply and Distribution

Inspection Limited

9. (1) The visible section of the main water supply pipe appears to be made of copper.
10. (2) The visible water distribution pipes appear to be made of Copper.

Sewage and DWV Systems

Inspection Limited

11. The visible part of the drain/waste pipe(s) is made of: Cast iron & ABS.

Water Heater - Natural Gas

Inspected

12. This water heating equipment is estimated to have been installed in 2010

9. Heating

General Summary

Primary Heating System Type, Age, Location**Inspected**

13. (1) The primary source of heat for the property is provided by a boiler/radiator system with a high efficiency rating.
14. (2) The heating source for the property is provided by a heating system that is Integral with a water heater/water on demand system.
15. (3) The primary source of energy for the heating system is natural gas.
16. (4) This heating equipment is estimated to have been installed in 2010

Heating System Operated**Inspected**

17. At the time of the inspection, the system responded to the call for heating.

10. Cooling**General Summary****Air Conditioning****Inspection Limited**

18. This cooling equipment is estimated to be less than five years old.

11(A). Basement Bathroom #1**General Summary****Windows****Repair/Replace**

19. A window in this bathroom had a cracked or broken pane of glass. This condition is a potential safety concern. Recommend replacement by a professional glazing contractor.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joe Roberto

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Styles & Materials

Method of Roof inspection: From the ground	Roof style: Gable	Primary roof-covering material: 3-tab Fiberglass Asphalt Shingle
Approximate roof slope - Main Roof: 3 1/2&12	Underlayment/Interlayment: Hidden from view, presence & condition not determined	Roof flashing material: Aluminum
Drainage system description: Gutters and downspouts installed	Gutters/downspout material: Aluminum	Roof ventilation type: Roof vents Soffit vents
Plumbing Vent Material: Metal	Skylight Method of Inspection: From The Ground	

Items

1.0 Roof Structure Exterior

Comments: Maintenance/Improvement

(1) Limitation: Although the Inspector may make comments on the condition of the portion of the roof & its components that are readily visible from the ground. A complete evaluation of all of the roof, all its components & their condition would require the services of professional roofing contractor.

(2) Tree branches or plant growth overhanging the roof structure at the front left side of the roof. This condition can potentially cause damage to the roof covering/structure. It can also reduce the life span of the roof covering material & permit small mammals to access the roof structure. Recommend further evaluation by a qualified arborist & trim plant growth as needed.

1.1 Underlayment

Comments: Inspection Limited

1.2 Roof Ventilation

Comments: Inspected

1.3 Roof Flashing

Comments: Inspected

1.4 Roof Drainage System

Comments: Inspected

1.5 Combustion Vent (Roof)

Comments: Not Present

1.6 Plumbing Vent

Comments: Inspected

1.7 Skylight Exteriors

Comments: Inspection Limited

Limitation: The exterior view of the skylight(s) was limited to the view from the ground. The inspector offers no representation regarding the condition of the exterior of the skylight(s).

1.8 Asphalt Composition Shingle

Comments: Inspected

- (1) Asphalt composite shingles cover main roof. At the time of the inspection the visible portions of this roof covering material appeared to be in serviceable condition.
- (2) Two of the asphalt shingles on the right side of the front dormer appear to be loose. This condition has a potential to permit moisture intrusion & damage to the interior of the property. Recommend further evaluation by a roofing contractor & repair/resecure as needed.

2. Exterior Additions

Inspection of the home exterior typically includes: adequate surface drainage; driveway and walkways; decks; patios; fascia; soffits; window wells; exterior chimney components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Styles & Materials

Driveway Material: Concrete	Walkway Materials: Concrete	Soffit/Facia material: Aluminum
Chimney Construction: Brick	Chimney Exterior Wall Covering Material: Brick	Chimney flue(s) inspection method: From the ground
Chimney flue material: Clay Metal	Entrance Porch/Pad Material: Brick Wood	Retaining Walls: Not Applicable
Patio material: Pavers	Fence/Boundary Wall Material(s): Chain Link Wood	Deck Material: Not Applicable
Balcony Material: Not Present		

Items

2.0 Driveway

Comments: Inspected

2.1 Walkways

Comments: Inspected

2.2 Grounds: Grading, Vegetation, Window wells

Comments: Inspected

2.3 Facia & Soffit

Comments: Inspected

2.4 Entrance: Porch, Pad, Piers, Posts

Comments: Inspected

2.5 Exterior Stairs/Steps

Comments: Maintenance/Improvement

(1) The stairs/steps located at the front entrance had no handrail. Generally-accepted current safety standards mandate that stairs with 3 or more risers should have a handrail installed. This condition is a potential safety concern. Recommend the installation of a handrail system in this location.

(2) The stairs/steps located at the rear entrance had no handrail. Generally-accepted current safety standards mandate that stairs with 3 or more risers should have a handrail installed. This condition is a potential safety concern. Recommend the installation of a handrail system in this location.

2.6 Deck, Balcony, Bridge

Comments: Not Present

2.7 Patio

Comments: Inspected

2.8 Retaining walls

Comments: Not Present

2.9 Fences, Gates, and Boundary Walls

Comments: Inspected

2.10 Chimney(s) at Roof

Comments: Inspection Limited

Limitation: Although the Inspector may make comments on the condition of the portion of the flue readily visible from the ground/ladder/remote camera device/window, a full, accurate evaluation of the flue condition would require the services of a WETT certified contractor.

2.11 Chimney(s) Structure

Comments: Inspection Limited

3. Exterior: Walls/Windows/Doors

Inspection of the home exterior typically includes: exterior wall covering materials; exterior windows; exterior doors; exterior trim; and exterior wall penetrations conditions that may affect the home structure.

Styles & Materials

Exterior wall-covering Material:

Brick
Wood Siding

Exterior Main Entrance Door(s):

Metal - Insulated

Window Material(s):

Vinyl

Windows Single glazed or Double glazed:

Most double glazed

Windows upgraded from originals:

Most upgraded

Items

3.0 Door Exteriors

Comments: Inspected

3.1 Window Exteriors

Comments: Repair/Replace

(1) The basement window at the rear of the basement, is very close to the finished grade level. This can potentially permit exterior surface moisture to backup through the window to the interior & cause moisture damage. Recommend:

1. If possible, lower the finished grade level in this location, or 2. Install a transparent cover to the exterior of the window, or 3. Install a window well with the top lip raised above the finished grade & adequate drainage on the inside of the window well.

(2) A window at the back right corner of the main floor, had a broken pane of glass. This condition is a potential safety concern. Recommend replacement by a professional contractor.

3.2 Wall Flashing

Comments: Inspected

3.3 Exterior Wall Penetrations

Comments: Inspected

3.4 Exterior: Exhausts, Intakes, Supply Vents

Comments: Inspected

3.5 Brickwork

Comments: Inspected

4. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Styles & Materials

Wall Structure - Exterior:

Double-wythe Brick

Foundation Wall Material(s):

Cement rendering over unknown.

Basement partially finished, inspection limited.

The view of the foundation walls also blocked by storage items.

Foundation walls only partly visible at the following location(s):

Below the basement stairs.

Furnace room.

Main Floor Structure- Perimeter Bearing:

Rests on top of foundation wall.

Partial view, inspection very limited.

Foundation Configuration:

Basement

Basement Floor Slab Material(s):

Concrete.

Main Floor Structure- Intermediate

Support:

Steel beam(s).

Partial view, inspection of support beam(s) very limited.

Steel Post(s).

Partial view, inspection support posts/piers very limited.

Basement Finished:

Yes - Partially Finished.

Main Floor Materials/Structure:

Wood boards over wooden floor joists.

Main floor material/structure only partly visible in the:

Basement bathroom.

Furnace room.

Laundry room.

Method used to Inspect Crawl space:

Not Present

Items

4.0 Walls - Exterior

Comments: Repair/Replace

(1) Limitation: The left side of property was not accessible & could not be inspected.

(2) Brick exterior walls had stepped cracking visible in mortar joints at the rear of the property. This condition is sometimes due to settlement, which typically takes place in the first few years after original construction. To prevent further damage from the freeze thaw cycle, recommend further evaluation by qualified contractor to gain an idea of options for crack repair.

4.1 Foundation Walls - Exterior

Comments: Maintenance/Improvement

A tree(s) planted too close to the home at the front left side of the property. This condition can potentially cause damage to the foundation/structure. Recommend cut back or remove such trees & if possible their roots too. Further evaluation and any necessary work should be performed by a qualified arborist.

4.2 Foundation Walls - Interior

Comments: Inspection Limited

4.3 Floor Slab - Basement

Comments: Inspection Limited

4.4 Main Floor Structure - Ceilings

Comments: Inspection Limited

4.5 Basement

Comments: Inspection Limited

5. Garage/Carport

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Styles & Materials

Garage style: Detached	Roof Covering Material: Asphalt Shingles	Interior Accessed: Yes - Inspection limited by storage.
Floor Material: Concrete.	Wall Structure: Wood Frame - Inspection Limited by storage	Number of Vehicle Doors: One
Garage Vehicle Door Type: Single Swinging	Number of Automatic Openers: Not Present	Vehicle Door Automatic Reverse: Not Applicable
Conventional Door(s): Manual Door to Exterior.	Attic Entry Present: Not Applicable	Overhead Electrical Supply line Present: Not Present
Carport Present: Not Present		

Items

5.0 Garage Roof Structure

Comments: Inspection Limited

5.1 Asphalt Composite Shingles

Comments: Repair/Replace

The asphalt composition shingles covering garage roof appeared to be at or near the end of their useful service life. Recommend further evaluation by a roofing contractor & replace as needed.

5.2 Vehicle Doors

Comments: Inspected

5.3 Conventional Doors

Comments: Inspected

5.4 Roof Drainage System

Comments: Repair/Replace

One or more of the downpipes at the garage are missing. This condition can cause excessively high moisture levels in soil next to the foundation of the garage that can lead to moisture penetration/damage & slab movement. The Inspector recommends installation of gutters & downspouts by a qualified contractor.

5.5 Walls

Comments: Inspection Limited

5.6 Floors

Comments: Inspection Limited

5.7 Ceiling

Comments: Not Present

5.8 Stairs/Steps to Living Space

Comments: Not Present

5.9 Electrical (Garage)

Comments: Maintenance/Improvement

An electrical receptacle cover plate was missing in the garage. This condition left energized electrical components exposed to touch, which is a safety concern. Recommends that a cover plate be installed by a qualified electrician.

5.10 Roof Framing

Comments: Inspection Limited

5.11 Attic

Comments: Not Present

5.12 Carport

Comments: Not Present

5.13 Gas Line(s)

Comments: Not Present

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Styles & Materials

Electrical Service Conductors: Overhead service	Meter Location: Exterior - Right Side	Meter Rating: 200 amps, 220/240 volts, 3 wire
Main Service Box Location: Integrated into the main service panel	Main Service Entrance Conductors: Unable to determine (not visible)	Main Service Panel Exposure Rating: Type 1 - Interior
Main Service Panel Location: Basement - Right side	Main Service Panel Brand: Cuttler Hammer	Main Service Panel Maximum Rating: 125 amps
Main Service Panel Disconnect Type: Breaker	Main Service Panel Disconnect Rating: 100 amps	Main Service Rating: 100 amps
OverCurrent Protection Device Type(s): Circuit Breakers	Branch Wiring Material(s) & Type(s): Copper Grounded	Ground Fault Circuit Interruptor (GFCI) Protection: Yes
Arc Fault Circuit Interruptor (AFCI) Protection: Yes	Grounding Electrode Type: Main Water pipe	

Items

6.0 Service Drop, Drip Loop, Splice & Attachment

Comments: Inspected

6.1 Mast & Weatherhead

Comments: Inspected

6.2 Electric Meter

Comments: Inspected

6.3 Exterior Electrical/Receptacles

Comments: Inspected

6.4 Exterior Lighting

Comments: Inspected

6.5 Main Service Box & Disconnect

Comments: Inspection Limited

6.6 Main Service Panel Clearance

Comments: Inspected

6.7 Main Service Panel Location & Lighting

Comments: Inspected

6.8 Main Service Panel Circuit Lables

Comments: Inspected

6.9 Main Service Panel; Cabinet, Exposure Type, Ampacity & Cover

Comments: Maintenance/Improvement

The front cover of the service panel was missing one or more screws. This condition is a potential safety concern. Recommend that appropriate screws be installed by a qualified electrician to securely attach the front cover.

6.10 Main Service Panel Disconnect & Service Rating

Comments: Inspected

The electrical service of this property is rated at 100 amps.

6.11 Overcurrent Protection Devices

Comments: Repair/Replace

(1) Overcurrent protection of branch circuits was provided by circuit breakers.

(2) In the service panel, two or more wires were connected to three, of the circuit breakers. This condition is known as double-tapping & is a potential safety concern, as most circuit breakers are not designed to hold two or more wires securely. Recommend further evaluation by a qualified electrical contractor & repair as needed.

6.12 Main Service Panel Wiring

Comments: Inspected

6.13 Bus Bar Grounding & Bonding

Comments: Inspection Limited

6.14 Branch Wiring Material(s) & Type(s)

Comments: Inspected

The visible branch circuit wiring consists of grounded copper electrical wiring.

6.15 Grounding For The Electrical System

Comments: Inspected

6.16 Sub-Panel # 1

Comments: Inspected

Sub-Panel Number: One. Sub Panel Location: detached garage. Sub-Panel Manufacturer: Cutler Hammer. Sub-Panel Exposure Rating: Type 1 - Interior. Sub-Panel Service Conductor Rating: Not Determined. Sub-Panel Disconnect Location and Type: At main panel in separate building - Circuit Breaker. Sub-Panel Maximum Rating: 125 amps. Sub-Panel Disconnect Rating: Not Determined. Sub-Panel Service Rating: Not Determined. Sub-Panel Over current Protection Device Type: Circuit Breakers.

6.17 Branch Circuit Wiring

Comments: Inspected

6.18 Interior Electrical Receptacles

Comments: Inspected

6.19 GFCI/AFCI Electrical Receptacles

Comments: Inspected

6.20 Switches

Comments: Inspected

6.21 Interior Lighting

Comments: Inspected

6.22 Ceiling Fans

Comments: Not Present

7. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Floor Covering Materials:

Carpet
Hardwood Flooring
Tile

Walls and Ceilings:

Drywall
Lath and Plaster

Interior Doors:

Solid Wood

Window Operation:

Casement
Single-hung
Fixed

Items

7.0 Floors

Comments: Inspection Limited

7.1 Walls

Comments: Inspection Limited

7.2 Ceilings

Comments: Inspected

7.3 Misc. Components: Env. Hazards, Odours, etc.

Comments: Inspection Limited

7.4 Smoke Detectors

Comments: Inspection Limited

Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that upon taking possession of the property you check the age, location & condition of all smoke detectors in the property to confirm they are present & operational. It is the law for all Ontario homes to have a working smoke alarm on every floor and outside all sleeping areas. See the following hyperlink for more information: http://www.mcscs.jus.gov.on.ca/english/FireMarshal/FAQ/SmokeAlarms/OFM_FAQ_Smoke_Alarms.html

7.5 Carbon Monoxide Detectors

Comments: Inspection Limited

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Ontario Law requires that all existing residential occupancies that contain at least one fuel-burning appliance (e.g., gas water heater or gas furnace), fireplace or an attached garage, require the installation of a CO alarm. See the following hyperlinks for more information: [Carbon Monoxide Alarm Questions and Answers](#)

[Ontario Association of Fire Chiefs - Carbon Monoxide](#)

7.6 Doors

Comments: Inspected

7.7 Windows

Comments: Inspected

7.8 Skylights

Comments: Inspected

7.9 Interior Trim

Comments: Inspection Limited

7.10 Stairs

Comments: Maintenance/Improvement

(1) Basement stairs: This staircase had no handrail installed. This condition is a potential safety concern. In order to comply with generally-accepted safety standards, stairways with three or more risers, should have a handrail installed. For safety recommend the installation of a handrail system in this location.

(2) Stairs to the top floor: This staircase had no handrail installed. This condition is a potential safety concern. In order to comply with generally-accepted safety standards, stairways with three or more risers, should have a handrail installed. For safety recommend the installation of a handrail system in this location.

7.11 Cold Room

Comments: Repair/Replace

The light fixture in the cold room was hanging loose from the ceiling. For safety recommend further evaluation by qualified electrician & repair/replace as needed.

8. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Styles & Materials

Gas Meter Location: Front Left Side	Type of Gas: Natural Gas	Water Meter Location: Basement - Front Wall
Water Supply Source: Public Water Supply	Main Water Supply Pipe: Copper	Water Distribution Pipes: Copper
Sewage System Type: Public	Drain/Waste/Vent Pipe Material(s): Cast Iron & ABS	Floor Drain Located: Yes
Water Heater(s) Location: Basement	Water Heater Brand(s): NTI	Age of Water Heater (Estimated)-Natural Gas: 2010
Water Heater Energy Supply: Natural Gas.	Water Heaters Type(e): Tankless - Integral with heating system.	Water Heater(s) Capacity (Approximate): Tankless, capacity not determined
Water Heater Vent Location: Exterior wall	Gas Line Bonded: Yes	Gas Pipe Material: Galvanized Steel. Wardflex - Flexible fuel gas tubing.
Sump Pump Number Present and Type(s): Not Present	Sewage Ejector: Not Present	Backwater Valve: Not Present
Functional Flow: Functional flow acceptable	Functional Drainage: Plumbing fixtures had functional drainage	

Items

8.0 Gas Meter

Comments: Inspected

8.1 Exterior Plumbing

Comments: Inspection Limited

8.2 Water meter

Comments: Inspected

8.3 Water Supply and Distribution

Comments: Inspection Limited

(1) The visible section of the main water supply pipe appears to be made of copper.

(2) The visible water distribution pipes appear to be made of Copper.

8.4 Sewage and DWV Systems

Comments: Inspection Limited

The visible part of the drain/waste pipe(s) is made of: Cast iron & ABS.

8.5 Floor Drain - Basement

Comments: Inspected

8.6 Water Heater - Natural Gas

Comments: Inspected

This water heating equipment is estimated to have been installed in 2010

8.7 Gas System

Comments: Inspection Limited

9. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Styles & Materials

Heating System Location(s): Basement	Heating System Brand - Primary: NTI	Heating System Type - Primary: Boiler/Radiators/High Efficiency Integral with water heater/water on demand system
Energy Source - Primary: Natural gas	Age of Heating Equipment (Estimated): 2010	Location of Boiler/Furnace Shut Off Switch: Above Boiler/Furnace
Heating Equipment Vent Location: Exterior wall	Combustion Air Source: Exterior	Air Filter Type: Not Applicable
Air Filter Location: Not Applicable	Heating/Cooling Ducts: Not Applicable	Heating System Operated: Yes - Heat Recieved
Thermostat Location(s): Main floor	Heating System Type - Supplemental: Electric baseboard heaters Electric radiator Heat pump Ductless (also provides cool air)	Fireplace (Traditional wood burning): Not Present
Fireplace (Metal firebox insert): Not Present	Fireplace (Gas Insert): Present	

Items

9.0 Presence of installed heat source in each room

Comments: Inspected

9.1 Primary Heating System Type, Age, Location

Comments: Inspected

- (1) The primary source of heat for the property is provided by a boiler/radiator system with a high efficiency rating.
- (2) The heating source for the property is provided by a heating system that is Integral with a water heater/water on demand system.
- (3) The primary source of energy for the heating system is natural gas.
- (4) This heating equipment is estimated to have been installed in 2010

9.2 Boiler

Comments: Inspected

9.3 Heating System Operated

Comments: Inspected

At the time of the inspection, the system responded to the call for heating.

9.4 Boiler/Furnace Electrical Shut off

Comments: Inspected

9.5 Fuel, Piping and Support

Comments: Inspection Limited

9.6 Combustion Air

Comments: Inspected

9.7 Thermostat(s)

Comments: Inspected

9.8 Electric Heating: Baseboard, Underfloor, etc

Comments: Inspected

9.9 Fireplace(s) (Gas Insert)

Comments: Inspected

10. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

Styles & Materials

Cooling Equipment Location(s):

Right side

Cooling System Manufacturer:

Fujitsu

Cooling System Type(s):

Ductless A/C - Also provides heating.

Age of Cooling Equipment (Estimated):

1-5 years

A/C Unit Ampacity Rating:

Not Determined

Cooling Equipment Energy Source:

Electricity

A/C System Operated:

No

Thermostat Location(s):

Remote control(s)

Items

10.0 Air Conditioning

Comments: Inspection Limited

This cooling equipment is estimated to be less than five years old.

10.1 Air Conditioning System Operated

Comments: Inspection Limited

Limitation: The Air conditioning system could not be operated because the exterior temperature has been below 16 degrees celsius within the last 24 hours, to do so could cause serious damage to the unit.

10.2 Independent Thermostat for A/C System

Comments: Inspected

11(A) . Basement Bathroom #1

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Location: Basement-Rear	Floor Material: Vinyl Tiles	Ventilation: Window
Sink: Not Present	Toilet: Not Present	Bathub: Present
Shower: Not Present	Bidet: Not Present	Heat Source Type: Not Present

Items

11.0.A Bathroom Access

Comments: Not Inspected

Limitation: At the time of the inspection the bathroom was blocked with storage items, therefore the bathroom & all of the bathroom components could not be inspected/tested.

11.1.A Floors

Comments: Not Inspected

11.2.A Walls

Comments: Not Inspected

11.3.A Ceilings

Comments: Inspection Limited

11.4.A Doors

Comments: Not Inspected

11.5.A Windows

Comments: Repair/Replace

A window in this bathroom had a cracked or broken pane of glass. This condition is a potential safety concern. Recommend replacement by a professional glazing contractor.

11.6.A Skylights

Comments: Not Present

11.7.A Trim

Comments: Not Present

11.8.A Electrical Receptacles and Switches

Comments: Not Inspected

11.9.A Lighting

Comments: Not Inspected

11.10.A Ventilation

Comments: Not Present

11.11.A Heating

Comments: Not Present

11.12.A Sink(s), Faucet(s) & Plumbing

Comments: Not Present

11.13.A Cabinet(s)

Comments: Not Present

11.14.A Toilet

Comments: Not Present

11.15.A Bathtub

Comments: Not Inspected

11.16.A Shower

Comments: Not Present

11.17.A Bidet

Comments: Not Present

11(B) . Main Floor Bathroom # 1

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Location: Main Floor-Powder Room	Floor Material: Tiles	Ventilation: Window
Sink: Present & Tested	Toilet: Present & Flushed	Bathub: Not Present
Shower: Not Present	Bidet: Not Present	Heat Source Type: Radiator

Items

11.0.B Bathroom Access

Comments: Inspected

11.1.B Floors

Comments: Inspected

11.2.B Walls

Comments: Inspected

11.3.B Ceilings

Comments: Inspected

11.4.B Doors

Comments: Inspected

11.5.B Windows

Comments: Inspected

11.6.B Skylights

Comments: Not Present

11.7.B Trim

Comments: Inspected

11.8.B Electrical Receptacles and Switches

Comments: Not Present

11.9.B Lighting

Comments: Inspected

11.10.B Ventilation

Comments: Not Present

11.11.B Heating

Comments: Inspected

11.12.B Sink(s), Faucet(s) & Plumbing

Comments: Inspected

11.13.B Cabinet(s)

Comments: Not Present

11.14.B Toilet

Comments: Inspected

11(C) . First Floor Main Bathroom

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Location:

1st Floor-Main Bathroom

Floor Material:

Tiles

Ventilation:

Window

Sink:

Present & Tested

One sink in a cabinet

Toilet:

Present & Flushed

Bathub:

Present & Tested,

Shower:

Present & Tested,

Shower with Bathtub,

Combination: Glass & Tile enclosure

Bidet:

Not Present

Heat Source Type:

Electric Baseboard Heater(s)

Items

11.0.C Bathroom Access

Comments: Inspected

11.1.C Floors

Comments: Inspected

11.2.C Walls

Comments: Inspected

11.3.C Ceilings

Comments: Inspected

11.4.C Doors

Comments: Inspected

11.5.C Windows

Comments: Inspected

11.6.C Skylights

Comments: Not Present

11.7.C Trim

Comments: Inspected

11.8.C Electrical Receptacles and Switches

Comments: Inspected

11.9.C Lighting

Comments: Inspected

11.10.C Ventilation

Comments: Not Present

11.11.C Heating

Comments: Inspected

11.12.C Sink(s), Faucet(s) & Plumbing

Comments: Inspected

11.13.C Cabinet(s)

Comments: Inspected

11.14.C Toilet

Comments: Inspected

11.15.C Bathtub

Comments: Inspected

11.16.C Shower

Comments: Inspected

11(D) . Bathroom on Top Floor

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Location: 2nd Floor-Main Bathroom	Floor Material: Tiles	Ventilation: Exhaust Fan & Window
Sink: Present & Tested One sink in a cabinet	Toilet: Present & Flushed Dual-flush	Bathub: Not Present
Shower: Present & Tested, Shower Stall, Combination: Glass & Tile enclosure	Bidet: Not Present	Heat Source Type: Electric Convection Heater Underfloor Radiant Heat

Items

11.0.D Bathroom Access

Comments: Inspected

11.1.D Floors

Comments: Inspected

11.2.D Walls

Comments: Inspected

11.3.D Ceilings

Comments: Inspected

11.4.D Doors

Comments: Inspected

11.5.D Windows

Comments: Inspected

11.6.D Skylights

Comments: Not Present

11.7.D Trim

Comments: Inspected

11.8.D Electrical Receptacles and Switches

Comments: Inspected

11.9.D Lighting

Comments: Inspected

11.10.D Ventilation

Comments: Inspected

11.11.D Heating

Comments: Inspected

11.12.D Sink(s), Faucet(s) & Plumbing

Comments: Inspected

11.13.D Cabinet(s)

Comments: Inspected

11.14.D Toilet

Comments: Inspected

11.15.D Shower

Comments: Maintenance/Improvement

In this bathroom, the sealant at the horizontal/vertical corners of the shower enclosure has sections of sealant missing. This condition has a potential to cause moisture damage to the internal structure. Recommend that all the horizontal & vertical corners of the shower enclosure be caulked with caulking that is suitable for use in bathrooms.

11.16.D Medicine Cabinet

Comments: Inspected

12. Kitchen and Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Location: Main Floor	Floor Material: Tiles	Cabinets: Melamine
Countertop Material: Granite Quartz	Range/Oven Brand: F. Bertazzoni	Range/Oven Power Supply: Gas
Range Hood: Appears to vent to exterior	Built-in Microwave Brand: Not Present	Dishwasher Brand: Bloomberg
Garbage Disposal brand: Not Present	Cooktop Brand: Not Present	Built In Oven Brand: Not Present
Refridgerator Brand: LG	Heat Source Type: Radiator	Other Appliance: Not Applicable

Items

12.0 Floors

Comments: Inspected

12.1 Walls

Comments: Inspection Limited

12.2 Ceilings

Comments: Inspected

12.3 Doors

Comments: Not Present

12.4 Windows

Comments: Not Present

12.5 Skylights

Comments: Not Present

12.6 Interior Trim

Comments: Inspection Limited

12.7 Receptacles and Switches

Comments: Maintenance/Improvement

The kitchen had too few electrical receptacles installed. Recommend you consult with a qualified contractor to discuss options for installation of additional electrical receptacles.

12.8 Lighting

Comments: Inspected

12.9 Heating

Comments: Inspection Limited

12.10 Sink(s),Faucet(s) & Plumbing

Comments: Inspected

12.11 Cabinets

Comments: Inspected

12.12 Range

Comments: Inspected

Limitation: The General Home Inspection testing of the electric range, built in cooktop & built in oven, does not include testing of all of their features, but is limited to confirmation of bake and broil features & the cook top elements. You should ask the seller about the functionality of any other features e.g Self Clean, Convection oven, etc....

12.13 Exhaust Fan(s)

Comments: Inspected

12.14 Dishwasher(s)

Comments: Maintenance/Improvement

The dishwasher drainpipe is connected on the wrong side of the 'P' trap. This condition can permit waste drain gas to enter the interior of the property, which is unhealthy. To correct this, recommend a qualified plumber connect the dishwasher drain pipe to on the sink side of the 'P' trap.

12.15 Refrigerator

Comments: Inspected

12.16 Garbage Compactor

Comments: Not Present

12.17 Garbage Disposal

Comments: Not Present

12.18 Other Appliance

Comments: Not Present

13. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Styles & Materials

Location: Basement	Floor Material: Concrete	Washer Brand: Whirlpool
Washer Connection Hose Material: Rubber	Washer Outlet Grounded: Grounded	Dryer Brand: Whirlpool
Dryer Power: Electric	Dryer Vent: Metal	Dryer Gas Supply: Not Applicable
Laundry Sink: Plastic		

Items

13.0 Floors

Comments: Inspection Limited

13.1 Walls

Comments: Inspection Limited

13.2 Ceilings

Comments: Inspected

13.3 Doors

Comments: Not Present

13.4 Windows

Comments: Inspected

13.5 Receptacles and Switches

Comments: Repair/Replace

In this laundry room/area, ground fault circuit interrupter (GFCI) protection is not currently provided at an electrical receptacle located within three feet of a source of moisture (sink). This condition is a potential safety concern. Recommend a qualified electrician install GFCI protection at the unprotected receptacle.

13.6 Lighting

Comments: Inspected

13.7 Sink(s), Faucet(s) & Plumbing

Comments: Inspected

13.8 Cabinet(s)

Comments: Not Present

13.9 Washer

Comments: Inspected

13.10 Washer: Hose & Drain connections

Comments: Inspected

13.11 Dryer

Comments: Inspected

13.12 Dryer Venting

Comments: Inspected

13.13 Ventilation (Mechanical)

Comments: Not Present

14. Attic

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Styles & Materials

Attic inspected from:

No Access Available, Attic not inspected

Items

14.0 Attic Access

Comments: Not Inspected

Limitation: No access hatch was provided through which to view roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.