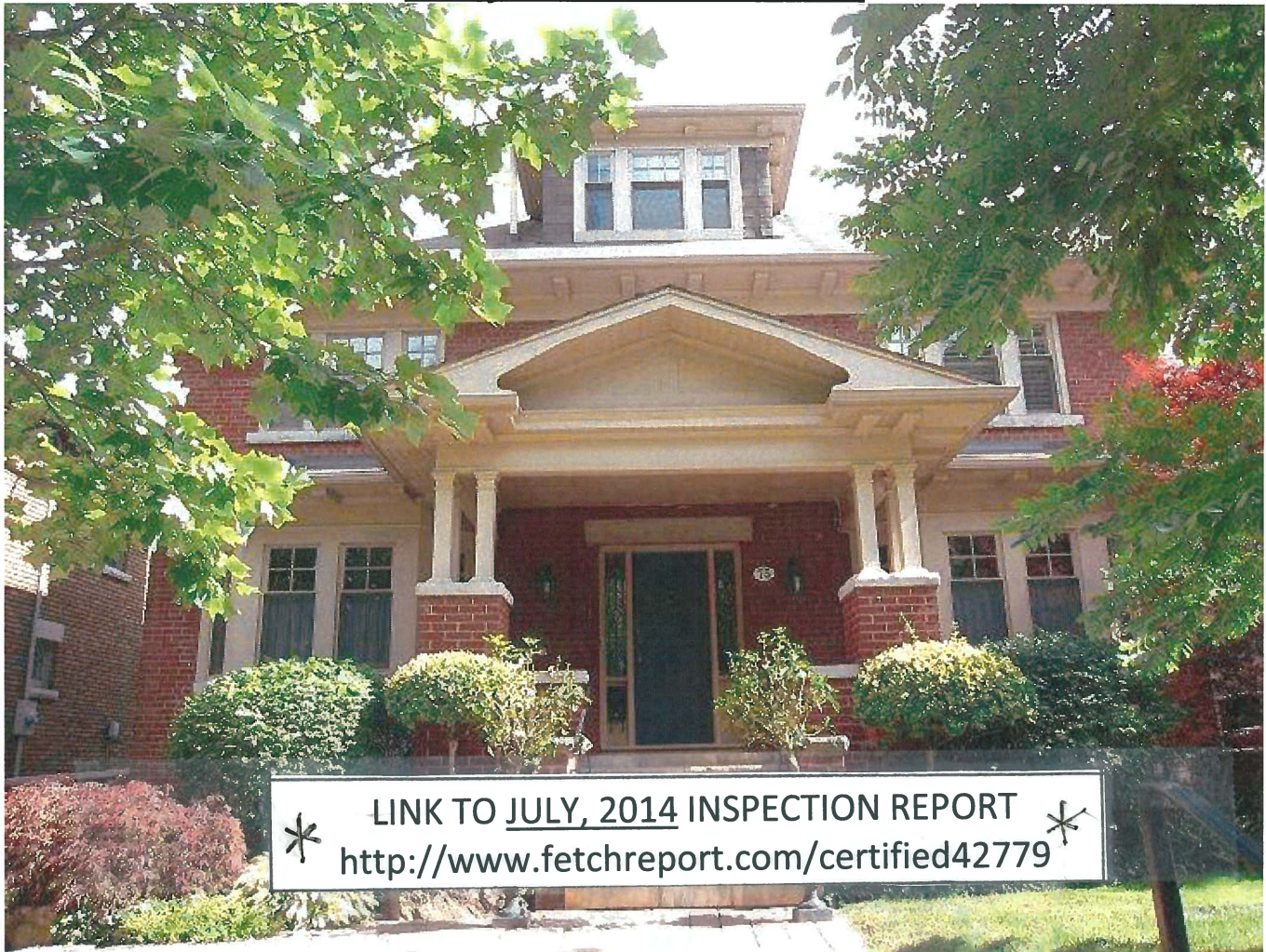




## Lighthouse Home Inspections Toronto Central

Summary of Inspection Report, July 24, 2014

**75 Lytton Blvd, Toronto**



\* LINK TO JULY, 2014 INSPECTION REPORT \*  
<http://www.fetchreport.com/certified42779>

Report prepared by:

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**Certified Master Inspector & Certified Level 1 Infrared Thermographer**



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Direct: 647-709-3883**

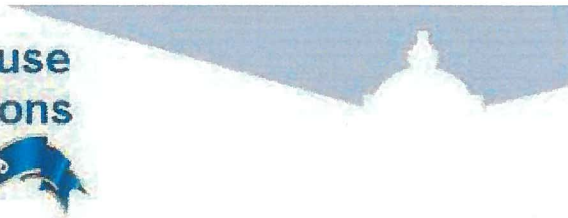
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## Lighthouse Home Inspections Toronto Central

### **Introduction**

The enclosed report is a summary of the findings of our recent inspection at: **75 Lytton Blvd, 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**

#### **Overall Description**

The overall, general habitability of this home, taking into account the entire report is in the opinion of the inspector in good condition.

#### **Roofing – Pg 4:**

Main roof - Asphalt shingles estimated to be mid-life.

Lower rear roof – Asphalt shingles, younger.

#### **Vehicle Parking – Pg 8:**

Detached garage – Brickwork at back lower section of garage, in need of repair.

Garage floor – Concrete cracked & deteriorated, in need of repair.

#### **Exterior – Pg 10:**

Exterior brickwork, in good condition.

Most windows have been upgraded to thermo pane windows.

#### **Additions – Pg 12:**

Deck – Repair decayed wooden seats & handrail.

#### **Air Conditioning – Pg 14:**

Central air unit, manufactured by Carrier in 2001, ductwork is independent from the heating system.

A/C, in use at the time of the inspection & seemed to cool the house adequately.

#### **Electrical – Pg 16:**

Main distribution Panel has been upgraded from the original - 200 amp Circuit Breaker system.

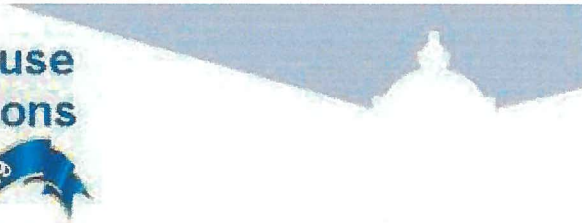
Sub-panel located below main panel, with service rating of 40 amps.

Branch wiring consists of grounded copper wire.





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## Lighthouse Home Inspections Toronto Central

### **Plumbing – Pg 18:**

The main water supply line is made of copper.

Recommend insulate the cold water line at the water meter, to prevent condensation on the pipes.

Visible plumbing distribution pipes are made of copper.

When tested the water pressure was acceptable.

The hot water system consists of a 60 gallon, gas fired, hot water tank.

When tested the hot water output was adequate.

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

### **Heating – Pg 20:**

Boiler, mid efficiency, manufactured by Slant-Fin.

### **Bathrooms – Pg 30:**

Master Bathroom – Cold water not received at shower, recommend a plumber evaluate further & repair as needed.

### **Common Safety Devices – Pg 32:**

SAFETY: Recommend the installation of Ground fault interrupters at the following electrical outlets:

Kitchen sink.

### **General Interior – Pg 34:**

HEALTH & SAFETY: The 9 inch by 9 inch floor tiles located in the bathrooms on the middle & top floors, are known to contain asbestos, which are safe if left undisturbed. However should any interested parties wish to remove them, remediation by trained contractors is recommended.

### **Insulation – Pg 38:**

Attic insulation consists of loose fill glass fibre, approximately four to six inches thick, with an estimated insulation value of R18.

Recommend adding additional insulation to increase the energy efficiency of the property.

**A Walk through of the inspection can be provided for a fee of \$105 + HST**

**To schedule call:**

**Joe Roberto - Direct: 647-709-3883**



**Certified Level 1  
Thermographer  
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