



Inspection Report:
96 Hilton Avenue
Toronto Ontario



Magnified Home Inspections Ltd
Joe Roberto

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34 Eglinton Ave, West, Suite #185
Toronto, Ontario, M4R 2H6
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LINK TO FULL REPORT:

<https://www.homegauge.com/report/5333523/FullReportForUploaderPrintWithPictures.html>

Summary



Magnified Home Inspections Ltd

34 Eglinton Ave, West, Suite #185
Toronto, Ontario, M4R 2H6
647-709-3883

Customer
Elli Davis

Address
96 Hilton Avenue
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 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

Repair/Replace

1. (1) The main roof was covered with asphalt composite shingles. This roof covering material are estimated to be about ten years of age. Visible signs of aged shingles are: lifting & curling at the corner tips of shingles. Although the shingles are in the last third of their expected life span, they appear to be in serviceable condition.
2. (2) The roof at the rear addition was covered with asphalt composite shingles. At the time of the inspection, the asphalt composition shingles appeared to be at or near the end of their useful service life. Replacement of these shingles is recommended.

6. Electrical

General Summary

Main Service Panel Brand

Inspected

3. The main electrical panel appears to have been upgraded from the original panel.

Main Service Rating & Main Service Disconnect

Inspected

4. The electrical service of this property is rated at 200 amps.

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

8. Plumbing

General Summary

Water Supply and Distribution

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7. (1) The visible section of the main water supply pipe appears to be made of copper.
8. (2) The visible water distribution pipes appear to be made of Copper & Plastic.

9(A). Gas Furnace

General Summary

Primary Heating System Type

Inspected

9. (1) The primary source of heat for the property is provided by a forced air furnace system with a high efficiency rating.
10. (2) The primary source of energy for the heating system is natural gas.
11. (3) The primary heating equipment is estimated to be less than five years old.

9(B). Gas Furnace #2

General Summary

Primary Heating System Type

Inspected

12. (1) The primary source of heat for the property is provided by a forced air furnace system with a high efficiency rating.
13. (2) The primary source of energy for the heating system is natural gas.
14. (3) The primary heating equipment is estimated to be less than five years old.

10. Cooling

General Summary

Air Conditioning

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15. (1) The primary cooling equipment is estimated to be 5-10 years old.
16. (2) The cooling for the property is provided by two or more central air conditioning units.
17. (3) The supplemental cooling for the property is provided by a ductless a/c unit.

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.