

Summary



Magnified Home Inspections Ltd

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Mississauga, Ontario, L5R 0C1
647-709-3883

Inspection Report for:
7 Jean Street
Toronto ON M4W 3A6

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 **pose a potential safety concern** 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 strongly recommended that the customer read the complete report.

1. Roof

General Summary

Roof Flashing

Comment(s) and Task(s)

1. Roof flashing at the front main floor window of the property was loose. This condition is a potential area for moisture intrusion/damage to the internal structure. Recommend the loose flashing be re-secured by a professional roofing contractor.

Asphalt Composition Shingle

Comment(s) and Task(s)

2. A couple of asphalt composition shingles at the rear of the roof, appeared to be poorly bonded at their adhesive strip. This condition will lower resistance of the asphalt shingles to wind damage. Recommend further evaluation by a professional roofing contractor & repair as needed.

3. Exterior: Doors/Windows/Walls

General Summary

Asphalt Shingles

Comment(s) and Task(s)

3. An asphalt shingle at the attic dormer on the left side of the roof was loose/broken/lifting. This condition could permit

moisture penetration to the internal structure. Recommend further evaluation by a qualified contractor & repair/replace as needed.

6. Electrical

General Summary

Electrical System Information

Inspected

4. (1) The electrical service of this electrical system is rated at 100 amps.
5. (2) Overcurrent protection of branch circuits was provided by circuit breakers.
6. (3) The visible branch circuit wiring consisted of grounded copper electrical wiring.

7. Plumbing

General Summary

Plumbing System Information

Inspected

7. (1) The source of the main water supply to this property was from a public source.
8. (2) The visible section of the main water supply pipe appears to be made of copper.
9. (3) The visible water distribution pipes appears to be made of Copper & Plastic.
10. (4) The sewage system for this property was connected to a public sewage system.
11. (5) The visible part of the drain/waste pipe(s) was made of ABS (Acrylonitrile butadiene styrene).

Water Heater System Information

Inspected

12. (1) The energy for the water heating system was supplied by natural gas.
13. (2) The water heater type: Tankless, heats water on demand.
14. (3) This water heating equipment is estimated to have been installed in 2011

8(A) . A/C System # 1

General Summary

Air Conditioning System(s) Information

Inspected

15. (1) Air conditioning to the top floor of the property was provided by a ductless a/c unit.
16. (2) The age of the air conditioning system could not be determined.

8(B) . A/C System # 2

General Summary

Air Conditioning System(s) Information

Inspected

17. (1) Air conditioning for the main floor & second floor of the property was provided by a ductless a/c unit.
18. (2) This cooling equipment is estimated to have been installed in 2011

9. Heating

General Summary

Heating System(s) Information

Inspected

19. (1) The primary source of energy for this heating system is natural gas.
20. (2) Type of heating system: Boiler.
21. (3) This heating system was estimated to have a medium efficiency rating.
22. (4) Heat distribution for this system was provided by radiators.
23. (5) This heating equipment is estimated to have been installed in 2011

11(B) . Bathroom - Main Floor

General Summary

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

Comment(s) and Task(s)

24. The sink in this bathroom is combined with the toilet tank. When the toilet is flushed water flows from the faucet & can be used for hand washing. This water is in turn used to refill the toilet tank. Note, there is no active hot water feed to this sink, because the hot water could damage the toilet.

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.