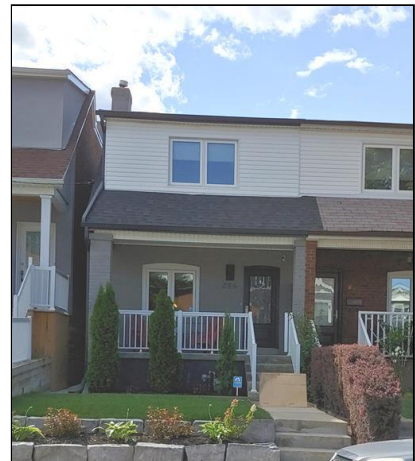




Inspection Address:
256 McRoberts Ave, Toronto, ON

Inspection Date: 9/18/2020

Joe Roberto
Certified Master Inspector
CAHPI National Certificate Holder
Certified Level 1 Thermographer
Magnified Home Inspections Ltd
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<http://www.MagnifiedInspections.ca>



Serving Toronto & All of The GTA

Magnified Home Inspections Ltd, 14 - 30 Eglinton Ave, W, # 161, Mississauga, ON, L5R 0C1

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Date: 9/18/2020	Time: 02:00 PM	Report ID: 20200918-1400
Inspection Address: 256 McRoberts Ave Toronto ON		

Introduction, Scope & Definitions

Introduction: The following numbered and attached pages are your home inspection report. This inspection was performed in accordance with the current Standards of Practice of InterNACHI (International Association of Certified Home Inspectors). The Standards of Practice, can be viewed online at the following location: <https://www.nachi.org/sop.htm>. The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Scope: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components, on the day of the inspection. The results of the inspection are not intended to make any representation regarding the presence or absence of concealed defects that were not reasonably ascertainable or readily accessible during the inspection.

No warranty, guarantee or insurance by Magnified Home Inspections Ltd is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. Homeowners/homebuyers should be aware that asbestos was used in various building products up until the mid 1980's. The presence of asbestos in a property can only be confirmed by testing samples of building products in a laboratory. Which is recommended if this is of a concern to you and especially before any building products are disturbed by renovations. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during the inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Magnified Home Inspections Limited recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. Please see the attached inspection agreement for further clarification. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified: HVAC, Plumbing, Electrical, Engineering and Roofing Contractors, etc... Any questions about the inspection or report should be resolved prior to title transfer.

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.

Insurance Information (InI) = Items selected in this column have associated comments which provide information about the building materials & systems that are present. This information will be useful when discussing property insurance coverage with your insurance company. Further information regarding the building materials & systems that are present can be found at the beginning of each section. Note: The presence of environmentally hazardous materials and or conditions can not be confirmed & are beyond the scope of the inspection.

Inspection Limited (IL) = The visual inspection of this item or component was limited by one or more of the following conditions: Weather conditions, limited accessibility, not accessible, visibility limited, not visible, 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, unsafe to inspect. Therefore any comments regarding its condition were limited. Note: The presence of environmentally hazardous materials and or conditions can not be confirmed & are beyond the scope of the inspection.

Inspected (IN) = The condition of the item, component or unit was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. Note: The presence of environmentally hazardous materials and or conditions can not be confirmed & are beyond the scope of the inspection.

Comment/Task (C/T) = Items selected in this column have associated comments which indicate a current condition or defect, that was visible at the time of the inspection. Comments will be followed by a recommended/required task, which may

Magnified Home Inspections Ltd

fall into one or more of the following categories: **Further evaluation, Maintenance, Service, Improve, Monitor, Budget for replacement, Clean, Correct, Request disclosure, Request demo, Reinforce, Remediate, Remodel, Remove, Upgrade, Repair or Replace.** Items, components, or units that can be repaired to satisfactory condition may not need replacement. **It is important to note that; all comments, any associated implications & the recommended/required tasks, be read carefully & understood.** In addition details regarding any limitation that affected the visual inspection of the item, system or component, at the time of the inspection, may also be included with these comments. Note: The presence of environmentally hazardous materials and or conditions can not be confirmed & are beyond the scope of the inspection.

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, limited accessibility, not accessible, visibility limited, not visible, 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, unsafe to inspect. No representations of whether or not it was functioning, its condition could be given. Note: The presence of environmentally hazardous materials and or conditions can not be confirmed & are beyond the scope of the inspection.

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

Standards of Practice:

INACHI InterNational Association of Certified
Home Inspectors

Occupancy:

Occupied

Attending the Inspection:

Homeowner(s)

Third party present:

Not applicable

Temperature during inspection:

Approximately 15 (C) to 20 (C)

Weather during the Inspection:

Mostly clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Purpose of the Inspection:

Pre-listing inspection

Inspection started at:

3:00pm

Inspection ended at:

4:30pm



Inspection Agreement

ATTENTION: This inspection report is incomplete without reading the information included herein at the attached inspection agreement & at the embedded hyperlink.

THE VISUAL INSPECTION AGREEMENT

Home Inspection Company: Magnified Home Inspections Limited.

Company Address: 14 - 30 Eglinton Ave, West, Suite 161, Mississauga, Ontario, L5R 0C1

Company Phone Number: 647-709-3883

Address of Inspected Property: 256 McRoberts Ave, Toronto, ON

Date of Inspection: 9/18/2020. Time: 02:00 PM

This is an agreement between Magnified Home Inspections Ltd & Client only.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY. PLEASE READ CAREFULLY BEFORE SIGNING. This agreement can be signed either electronically by selecting the agree button on the distributing website, physically by printing and initialing each of the first two pages and signing the last page, or digitally at the inspection. A copy of any digitally signed document will be included with the report. Paper copies will be scanned and sent under separate cover and the electronic signature is available online.

The inspection is performed in accordance with the **STANDARDS OF PRACTICE** of the International Association of Certified Home Inspectors. The **STANDARDS OF PRACTICE**, can be viewed online at the following location: <https://www.nachi.org/sop.htm>. It is important that you read the Standard of Practice prior to the inspection, this is for your protection.

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the building. In addition to the limitations in the **STANDARDS**, the Inspection of this property is subject to Limitations and Conditions set out in this Agreement.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION: There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. This is not a Building Code compliance inspection, title examination, nor a By-law compliance inspection.

The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE: The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection. A Technical Audit is a more in-depth, technically-exhaustive inspection of the home which will typically reveal more information than a Home Inspection. By signing this agreement, you acknowledge that you have chosen a Home Inspection instead of a Technical Audit. If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report.

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS: The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building. A Home Inspection does not include identifying defects that are hidden behind walls, floors, ceilings or furniture. This includes; wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible. Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only

during certain weather conditions or when a specific tap or appliance is being used in everyday life. Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) **THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS:** This includes building materials that are now suspected of posing a risk to health such as; phenol-formaldehyde and urea-formaldehyde (UFFI) based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings. The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) **WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING:** The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling. If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) **WE DON'T LOOK FOR BURIED TANKS:** Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) **THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED FROM THE INSPECTION:**

Confirmation that building permits have been issued for any renovations or additions, confirmation of legality of secondary or basement apartments, water softening systems, security systems, telephone and cable TV cables, timing systems, swimming pools and spas, hot tubs, underground or concealed pipes, sewer lines, septic systems, electrical lines and circuits, central vacuum systems, central air conditioning when the outside temperature is or has been below 63° Fahrenheit or 17° Celsius in the past 24 hours, heating system when the outside temperature is or has been above 63° Fahrenheit or 17° Celsius in the past 24 hours and any other condition, item, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that double and triple pane glazing seals in windows are intact. Inspector will not dismantle any component or system; full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

7) **TIME LIMIT FOR NOTIFICATION OF CLAIM OR COMPLAINT:** The Client acknowledges and agrees that any claim(s) or complaint(s) arising out of or related to this visual inspection shall be reported to the inspection company, in writing within ten (10) days of its detection in order to allow the inspection company to re-inspect that portion of the property in dispute.

8) **TIME TO INVESTIGATE:** The Client acknowledges and agrees that we will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

9) **TIME LIMIT FOR COMMENCEMENT OF LEGAL PROCEEDINGS:** The Client acknowledges and agrees that the time limit for commencement of legal proceedings by the Client against the Inspection Company for damages suffered by the Client as a result of alleged errors, omissions, breaches of

contract, and/or negligence by the Inspection Company shall be not later than one (1) year from the date of the inspection. After the expiry of two (2) years from the date of the inspection any claim of the client against the inspection company shall expire and cease to exist for all purposes and the Client's right to commence legal proceedings against the Inspection company shall thereupon be barred.

10) COPYRIGHT & OWNERSHIP OF THE REPORT: The inspection and report are performed and prepared for the use of CLIENT however the Copyright and Ownership of the report lies with INSPECTOR who assigns a non-exclusive right to CLIENT upon completion of payment. This right does allow this report to be copied, transferred or otherwise shared by CLIENT with any third party but does not allow CLIENT to sell or otherwise use the report for any commercial purposes whatsoever without the prior written consent of INSPECTOR.

11) CLIENT GIVES THE INSPECTOR THE FOLLOWING PERMISSION: Permission to discuss observations with real estate agents, owners, repair-persons, and other interested parties.

12) REPORT IS FOR OUR CLIENT ONLY: The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended & the inspection company/inspector accepts no responsibility for use or misinterpretation by third parties.

13) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY: The inspection and report are not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

14) LIMIT OF LIABILITY: The liability of the home inspector & the home inspection company arising out of this inspection and report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

15) THIRD PARTY DATA STORAGE: In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which the inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge as set out in the HomeGauge Privacy Policy found at <https://www.HomeGauge.com/privacy.html>. This clause also includes other third party service providers, with whom the inspector may choose to share information in order to market related products and services to clients.

Summary



Inspection Address:
256 McRoberts Ave
Toronto ON

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 style/type of property, building materials & 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. Structure, Foundation, Basement & Crawlspcace

General Summary

INFORMATION: Style, Type and Approximate Age of Property

Insurance Information (see definition on page 3)

1. (1) Style of Property: Semi-Detached.
2. (2) Type of Building: Single family (two story).
3. (3) Approximate age of property: 1920's.
4. (4) Basement mostly finished.

INFORMATION: Exterior Wall Structure/Material

Insurance Information (see definition on page 3)

5. Exterior wall structure: Solid brick/masonry.

INFORMATION: Foundation Structure/Material

Insurance Information (see definition on page 3)

6. Visible foundation wall material: Concrete blocks.

2. Exterior

General Summary

INFORMATION: Exterior Wall Covering Material

Insurance Information (see definition on page 3)

- 7.(1) Exterior wall covering material: Bricks/masonry.
- 8.(2) Exterior wall covering material: Vinyl siding.

3. Roof

General Summary

INFORMATION: Roof covering material

Insurance Information (see definition on page 3)

- 9. Visible roof covering material: Architectural asphalt/fiberglass composite shingles

Roof Covering Material: Asphalt Composition Shingles (visible portions)

Comment and Task(s) (see definition on page 3)

- 10. At the time of the inspection the visible portions of the the roof covering material at the main roof appeared to be in a serviceable condition.

4. Garage

General Summary

INFORMATION: Garage Style

Insurance Information (see definition on page 3)

- 11. Detached garage present.

5. Electrical

General Summary

INFORMATION: Electrical System

Insurance Information (see definition on page 3)

- 12.(1) The electrical service of this electrical system is rated at 100 amps.
- 13.(2) Overcurrent protection of branch circuits was provided by circuit breakers.
- 14.(3) Copper electrical wiring material present.
- 15.(4) Grounded electrical wiring present.

6. Plumbing

General Summary

INFORMATION: Plumbing System

Insurance Information (see definition on page 3)

- 16.(1) The source of the main water supply to this property was from a public source.
- 17.(2) The visible section of the main water supply pipe appeared to be made of copper.
- 18.(3) The visible water distribution pipe material was copper & plastic/pex.
- 19.(4) The sewage system for this property was connected to a public sewage system.
- 20.(5) The visible part of the drain/waste pipe(s) material: ABS (Acrylonitrile butadiene styrene).
- 21.(6) A sump pump not present/not located.
- 22.(7) A back flow valve was present at the property. Located at the exterior beneath the front entrance walkway.

INFORMATION: Water Heater System

Insurance Information (see definition on page 3)

- 23. (1) The energy for the water heating system was supplied by natural gas.
- 24. (2) Water heating equipment estimated to have been installed in 2017

7. Cooling

General Summary

INFORMATION: Air Conditioning System

Insurance Information (see definition on page 3)

- 25. (1) Air conditioning provided by a air cooled central a/c system, with a air handler that was shared with a forced air heating system.
- 26. (2) Cooling equipment estimated to have been installed in 2012

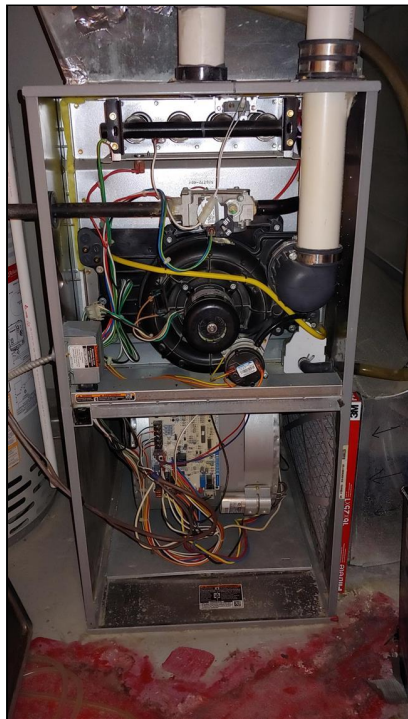
8. Heating

General Summary

INFORMATION: Heating System

Insurance Information (see definition on page 3)

- 27. (1) Type of heating system: Forced air furnace.



Item 27 - Item 1(Picture)

- 28. (2) The primary source of energy for this heating system was natural gas.
- 29. (3) This heating system was estimated to have a high efficiency rating.
- 30. (4) Heating equipment estimated to have been installed in 2013

9. Fireplaces/Solid Fuel Burning Appliances

General Summary

INFORMATION: Fireplace/Woodstove

Insurance Information (see definition on page 3)

31. (1) One electric fireplace present.

32. (2) No woodstoves were located at the property.

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. Structure, Foundation, Basement & Crawlspce

Please click on the following hyperlink or visit the following web site to read InterNachi's Home Inspection Standards of Practice: [InterNachi's Home Inspection Standards of Practice](#)

This document contains: 1. The Definitions & Scope of the inspection. 2. Limitations, Exceptions & Exclusions of the inspection. 3. The Home Inspection Standards of Practice.

Also for cost estimations of repairs/improvements, it is suggested that you click on the following hyperlink: [Ontario Contractors](#) or visit: <http://www.ontariocontractors.com/costs.htm>

Styles & Materials

Style of Property: Semi-detached	Type of Building: Single family (two story)	Approximate Age of Property: 1920's
Wall Structure: Solid brick/masonry	Foundation Material: Concrete blocks	Basement Inspection Limited by: Mostly finished basement
Basement Configuration: Basement With below grade entry	Basement Unfinished/Finished: Mostly finished.	Main Floor Structure: Wood floor joists Only partly visible at the: Furnace room.
Columns/Piers/Posts: Not visible, not confirmed.	Ceiling Structure: Ceilings fully finished, ceiling structure/ materials not visible.	Crawl space method of inspection: Not present

Items

1.0 INFORMATION: Style, Type and Approximate Age of Property

Comments: Insurance Information (see definition on page 3)

(1) Style of Property: Semi-Detached.

(2) Type of Building: Single family (two story).

(3) Approximate age of property: 1920's.

(4) Basement mostly finished.

1.1 INFORMATION: Exterior Wall Structure/Material

Comments: Insurance Information (see definition on page 3)

Exterior wall structure: Solid brick/masonry.

1.2 INFORMATION: Foundation Structure/Material

Comments: Insurance Information (see definition on page 3)

Visible foundation wall material: Concrete blocks.

1.3 Exterior Walls/Structure (visible portions)

Comments: Inspected (see definition on page 3)

1.4 Exterior of Foundation Walls (visible portions)

Comments: Inspection Limited (see definition on page 3)

1.5 Basement (visible portions)

Comments: Inspection Limited (see definition on page 3)

Limitation: Foundation/basement structure (walls/floor slab/ceiling structure) included a basement that had been mostly finished/covered by; drywall/insulation/floor covering material/furniture/storage items. Any representation about the condition of the foundation/basement structures/components that were not directly visible was therefore very limited.

1.6 Basement Floor Slab (visible portions)

Comments: Inspection Limited (see definition on page 3)

Limitation: Most of the basement floor slab was covered by finished floor materials & could not be inspected. Any representation about the condition of the floor slab that were not directly visible was therefore very limited.

1.7 Interior of Foundation Walls (visible portions)

Comments: Inspection Limited (see definition on page 3)

Limitation: The foundation walls were mostly hidden by finished basement; drywall/insulation/furniture/storage. Any representation about the condition of the walls that were not directly visible was therefore very limited.

1.8 Main Floor Structure(s) (visible portions)

Comments: Inspection Limited (see definition on page 3)

1.9 Columns/Piers/Posts (visible portions)

Comments: Inspection Limited (see definition on page 3)

1.10 Ceiling Structure(s) (visible portions)

Comments: Inspection Limited (see definition on page 3)

1.11 Cold Room

Comments: Not Present (see definition on page 3)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

Please click on the following hyperlink or visit the following web site to read InterNachi's Home Inspection Standards of Practice: [InterNachi's Home Inspection Standards of Practice](#)

This document contains: 1. The Definitions & Scope of the inspection, 2. Limitations, Exceptions & Exclusions of the inspection, 3. The Home Inspection Standards of Practice.

Also for cost estimations of repairs/improvements, it is suggested that you click on the following hyperlink: [Ontario Contractors](#) or visit: <http://www.ontariocontractors.com/costs.htm>

Styles & Materials

Exterior Wall Covering Material(s):

Brick/masonry
Vinyl siding

Exterior Main Entrance Door(s):

Metal - Insulated

Appurtenance:

Covered porch
Deck
Sidewalk

Type of Parking Available:

Garage

Driveway Material:

Concrete

Items

2.0 INFORMATION: Exterior Wall Covering Material

Comments: Insurance Information (see definition on page 3)

(1) Exterior wall covering material: Bricks/masonry.

(2) Exterior wall covering material: Vinyl siding.

2.1 Exterior Doors

Comments: Comment and Task(s) (see definition on page 3)

The step beneath an exterior door located at the basement entry located at the rear was too low. An exterior door step should be at least 5-6 inches high, which will minimize the potential for surface water to back up through the door sill/threshold & potentially cause moisture damage to the; structure, building materials and/or contents. Recommend further evaluation & improvement.

2.2 Exterior Windows (representative sample)

Comments: Inspected (see definition on page 3)

2.3 Eaves Soffit & Fascia (representative sample)

Comments: Inspection Limited (see definition on page 3)

2.4 Adjacent Walkways (representative sample)

Comments: Inspected (see definition on page 3)

2.5 Driveway

Comments: Inspection Limited (see definition on page 3)

2.6 Carport

Comments: Not Present (see definition on page 3)

2.7 Entrance: Porches, Pads, Decks, Piers & Posts

Comments: Inspected (see definition on page 3)

2.8 Deck

Comments: Not Inspected (see definition on page 3)

Limitation: The rear deck was too close to the finished grade, an inspection of the underside of the deck was therefore very limited.

2.9 Balcony

Comments: Not Present (see definition on page 3)

2.10 Stairs, Steps & Ramps

Comments: Inspected (see definition on page 3)

2.11 Handrails & Guardrails

Comments: Comment and Task(s) (see definition on page 3)

(1) The stairs/steps at the front walkway did not have a handrail present. Generally-accepted current safety standards mandate that stairs/steps with more than three 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 at the below grade entry did not have a handrail present. Generally-accepted current safety standards mandate that stairs/steps with more than three risers should have a handrail installed. This condition is a potential safety concern. Recommend the installation of a handrail system in this location.

2.12 Patio

Comments: Not Present (see definition on page 3)

2.13 Grounds: Grading, Vegetation, Window wells (representative sample)

Comments: Comment and Task(s) (see definition on page 3)

Planting bed(s) located next to exterior wall(s) at the front of the property. Water for plants can potentially soak into soil and may reach soil supporting the foundation. High moisture levels in soil next to the foundation wall can cause moisture penetration/damage to the; structure, building materials and/or contents. Recommend removal of any planting beds near the foundation or re-planting with vegetation which has low water requirements (Xeriscape).

2.14 Retaining Wall (visible portion)

Comments: Inspected (see definition on page 3)

2.15 Fences, Gates & Boundary Walls (representative sample)

Comments: Inspected (see definition on page 3)

2.16 Exterior: Exhausts, Intakes, Supply Vents

Comments: Inspected (see definition on page 3)

2.17 Exterior Wall Penetrations (representative sample)

Comments: Comment and Task(s) (see definition on page 3)

An exterior wall penetration (exterior faucet) at the left side of the property did not appear to be weathertight at the wall entry point. This condition can potentially cause moisture penetration/damage to the; structure, building materials and/or contents. Recommend caulking/sealing.

2.18 Exterior Wall Covering Material(s) (representative sample)

Comments: Inspected (see definition on page 3)

2.19 Brickwork/Masonry (representative sample)

Comments: [Comment and Task\(s\)](#) (see definition on page 3)

(1) Some brickwork/masonry at the left side of the property had general surface deterioration, which appeared to be the result of long term weathering. This condition will continue to deteriorate & could permit moisture damage to the structure, building materials and/or contents. Recommend further evaluation by a qualified masonry contractor & repair as needed.

(2) Exterior masonry at the left side of the property, had some mortar deterioration. This condition will continue to deteriorate over time, which can potentially cause moisture penetration & damage to the; structure, building material and/or contents. Recommend further evaluation by a professional mason & repair/re-point as needed.

(3) Step cracks visible in the mortar joints at the rear upper elevation of the property. This condition can weaken the brickwork/masonry & potentially cause moisture damage to the; structure, building material and/or contents. Recommend further evaluation by a qualified masonry contractor & repair/remediate as needed.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roof



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Styles & Materials

Roof inspection method:

From the ground

Primary roof-covering material(s):

Architectural asphalt/fiberglass composite shingles

Roof style(s):

Gable & flat/low slope roof

Underlayment/Interlayment:

Hidden from view, presence & condition not determined

Chimney (exterior):

Cement rendering over masonry

Chimney flue(s) inspection method:

From the ground - Inspection limited

Sky Light(s):

Not present

Sky Light(s) inspection method:

Not applicable

Items

3.0 INFORMATION: Roof covering material

Comments: Insurance Information (see definition on page 3)

Visible roof covering material: Architectural asphalt/fiberglass composite shingles

3.1 Exterior Roof Structure

Comments: Inspection Limited (see definition on page 3)

Limitations: Although the inspector may make comments on the condition of the portion of the roof and its components that were readily visible from the ground. A complete evaluation of the roof, all its components and their condition would require the services of a professional roofing contractor.

3.2 Underlayment

Comments: Inspection Limited (see definition on page 3)

3.3 Roof Ventilation

Comments: Inspection Limited (see definition on page 3)

Limitation: The exterior view of the roof ventilation system at the main roof was not visible from the ground. The inspector offers no representation regarding the condition of the roof components at the location(s) mentioned.

3.4 Roof Flashing (representative sample)

Comments: Inspection Limited (see definition on page 3)

3.5 Roof Drainage System (representative sample)

Comments: Inspected (see definition on page 3)

3.6 Chimney(s) (visible portions)

Comments: Inspection Limited (see definition on page 3)

Limitation: The flashing around the base of the chimney at the main roof, was not visible from the ground. The inspector could make no representation about the condition of this building component.

3.7 Combustion Vent(s) (visible portions)

Comments: Not Present (see definition on page 3)

3.8 Plumbing Vent(s) (visible portions)

Comments: Inspection Limited (see definition on page 3)

Limitation: The exterior view of the plumbing vent(s) was not visible from the ground. The inspector offers no representation regarding its condition.

3.9 Roof Covering Material (visible portions)

Comments: Inspection Limited (see definition on page 3)

3.10 Roof Covering Material: Asphalt Composition Shingles (visible portions)

Comments: Comment and Task(s) (see definition on page 3)

At the time of the inspection the visible portions of the the roof covering material at the main roof appeared to be in a serviceable condition.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage

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Styles & Materials

Garage Style:

Detached

Interior Accessed:

Yes - Inspection limited by parked vehicle(s) & storage.

Garage Door Material:

Metal

Garage Vehicle Door Type:

One automatic

Vehicle Door Automatic Reverse
Present:

Yes

Attic above Garage:

Not applicable

Items

4.0 INFORMATION: Garage Style

Comments: Insurance Information (see definition on page 3)

Detached garage present.

4.1 Roof Framing/Trusses/Sheathing (visible portions)

Comments: Inspected (see definition on page 3)

4.2 Vehicle Door(s)/Door Frame(s)/Automatic Openers

Comments: Inspected (see definition on page 3)

4.3 Conventional Garage Door(s)

Comments: Inspected (see definition on page 3)

4.4 Garage Floor (visible portions)

Comments: Inspected (see definition on page 3)

4.5 Garage Walls (visible portions)

Comments: Inspected (see definition on page 3)

4.6 Fire Separation (visible areas)

Comments: Not Present (see definition on page 3)

4.7 Stairs/Steps to Living Space

Comments: Not Present (see definition on page 3)

The garage/carport was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical

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Styles & Materials

Electrical Service Conductors:	Main Service Panel Brand:	Main Service Panel Maximum Rating:
Overhead service	Siemens	125 amps
Main Service Panel Exposure Rating:	Main Service Disconnect Rating:	Electrical Service Rating (Estimated):
Not visible, not confirmed	100 amps	100 amps
OverCurrent Protection Device Type(s):	Electrical Branch Wiring Material(s):	Receptacle Wiring Method(s):
Circuit breakers	Copper	Grounded electrical wiring
Grounding Electrode Type:		
Main Water Pipe - Copper Wire		

Items

5.0 INFORMATION: Electrical System

Comments: Insurance Information (see definition on page 3)

(1) The electrical service of this electrical system is rated at 100 amps.

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

(3) Copper electrical wiring material present.

(4) Grounded electrical wiring present.

5.1 Service Entrance Conductors & Service Drop

Comments: Inspected (see definition on page 3)

5.2 Mast & Weatherhead

Comments: Inspected (see definition on page 3)

5.3 Electric Meter

Comments: Inspected (see definition on page 3)

5.4 Exterior Electrical (representative sample)

Comments: Comment and Task(s) (see definition on page 3)

(1) An electrical outlet in the garage, had a broken cover plate. This condition is a potential safety concern. Recommend replacement by a qualified electrical contractor.

(2) An electrical outlet in the garage, was missing a safety cover. This condition is a potential safety concern. Recommend replacement by a qualified electrical contractor.

5.5 Main Service Panel Clearance

Comments: Inspected (see definition on page 3)

5.6 Main Service Panel Location & Lighting

Comments: Inspected (see definition on page 3)

5.7 Main Service Panel Circuit Labels

Comments: Inspected (see definition on page 3)

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

Comments: Inspected (see definition on page 3)

5.9 Main Service Disconnect

Comments: Inspected (see definition on page 3)

5.10 Overcurrent Protection Devices

Comments: Inspected (see definition on page 3)

5.11 Main Service Panel Wiring

Comments: Inspected (see definition on page 3)

5.12 Branch Circuit Wiring (representative sample)

Comments: Inspected (see definition on page 3)

5.13 Interior Electrical Receptacles (representative sample)

Comments: Inspected (see definition on page 3)

5.14 Light Switches (representative sample)

Comments: Inspected (see definition on page 3)

5.15 Lighting Fixtures (representative sample)

Comments: Inspected (see definition on page 3)

5.16 Ceiling Fan(s)

Comments: Not Present (see definition on page 3)

5.17 Smoke Detectors

Comments: Comment and Task(s) (see definition on page 3)

Limitation: Smoke detectors are not tested during a general home inspection. Recommend 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: [Smoke Alarms - Frequently Asked Questions](#)

5.18 Carbon Monoxide Detectors

Comments: Comment and Task(s) (see definition on page 3)

Limitation: Carbon Monoxide detectors are not tested during a general home inspection. Recommend that upon taking possession of the property you check the age, location & condition of all carbon monoxide detectors in the property to confirm they are present & operational. 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. 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, gas heating equipment or gas stove), 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](#)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing

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Styles & Materials

Main Fuel Shut-off Location: At the gas meter Exterior - Front	Main Water Shut off Valve Location: At the water meter Basement - Front wall	Water Supply Source: Public water supply
Main Water Supply Pipe: Copper	Water Distribution Pipes: Copper and Plastic/Pex	Sewage System Type: Public
Drain/Waste/Vent Pipe Material(s): ABS (Acrylonitrile butadiene styrene)	Water Heater Location(s): Basement - Furnace room	Water Heater Energy Source: Natural gas
Water Heater Brand(s): Bradford White Corp	Age of Water Heater(s) (Estimated): 2017	Water Heater(s) Capacity (Estimated): 40 Gallons/151 Liters
TPR Valve Present: Yes	TPR Valve Extension Present: Yes	Floor Drain(s) Located: Yes
Sump Pump(s): Not present/not located	Backwater Valve: Present	Sewage/Waste Ejector: Not present/not located
Water Treatment Systems/Filters: Not applicable		

Items

6.0 INFORMATION: Plumbing System

Comments: Insurance Information (see definition on page 3)

(1) The source of the main water supply to this property was from a public source.

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

(3) The visible water distribution pipe material was copper & plastic/pex.

(4) The sewage system for this property was connected to a public sewage system.

(5) The visible part of the drain/waste pipe(s) material: ABS (Acrylonitrile butadiene styrene).

(6) A sump pump not present/not located.

(7) A back flow valve was present at the property. Located at the exterior beneath the front entrance walkway.

6.1 Gas Meter, Main Fuel Shut-off & Exterior Gas Line

Comments: Inspected (see definition on page 3)

6.2 Exterior Plumbing

Comments: Inspected (see definition on page 3)

6.3 Water Meter & Main Water Shut-off

Comments: Inspected (see definition on page 3)

6.4 Water Supply & Distribution (visible portions)

Comments: Inspected (see definition on page 3)

6.5 Sewage and DWV Systems (visible portions)

Comments: Inspection Limited (see definition on page 3)

6.6 Floor Drain (visible portion)

Comments: Comment and Task(s) (see definition on page 3)

(1) Limitation: The inspection of the floor drain was limited to a visual inspection of the floor drain opening only. If the condition of the drains beneath the floor slab is required, recommend they be scoped by a qualified plumbing contractor.

(2) A perforated cover for a floor drain in the basement was missing. This condition can potentially cause items to fall in & block the drain, which could cause water damage to the contents, finishes and/or the structure. Recommend a perforated basement floor drain cover be installed.

6.7 INFORMATION: Water Heater System

Comments: Insurance Information (see definition on page 3)

(1) The energy for the water heating system was supplied by natural gas.

(2) Water heating equipment estimated to have been installed in 2017

6.8 Water Heater - Natural Gas

Comments: Inspected (see definition on page 3)

6.9 Water Heater Flue/Venting (visible portion)

Comments: Inspected (see definition on page 3)

6.10 Gas System (visible portions)

Comments: Comment and Task(s) (see definition on page 3)

The natural gas pipes in the property did not appear to be bonded to a suitable ground, due to the presence of plastic/pex plumbing. If any electrical current accidentally strays on to the gas line then it could potentially cause an unsafe situation. Bonding can usually be achieved by clamping a piece of six strand copper wire to the gas line, then clamping the other end of the wire to a suitable ground (usually a copper water pipe). Recommend further evaluation & if needed correction by a qualified plumbing/heating contractor.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Cooling

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Styles & Materials

Cooling System Type(s):	Cooling System Brand:	Age of Cooling Equipment (Estimated):
Air cooled A/C - Air handler with heating system	Ducane	2012
A/C Unit Ampacity Rating:	Exterior Electrical Shut off Present:	Thermostat Location(s):
30 amps	Yes	Main floor
A/C System(s) Operated:		
Yes		

Items

7.0 INFORMATION: Air Conditioning System

Comments: Insurance Information (see definition on page 3)

(1) Air conditioning provided by a air cooled central a/c system, with a air handler that was shared with a forced air heating system.

(2) Cooling equipment estimated to have been installed in 2012

7.1 Air Conditioning

Comments: Inspected (see definition on page 3)

7.2 Air Conditioning System Response to Thermostat/Remote control

Comments: Inspected (see definition on page 3)

7.3 Presence of Air Conditioning Source in Major Rooms

Comments: Inspected (see definition on page 3)

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating



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Styles & Materials

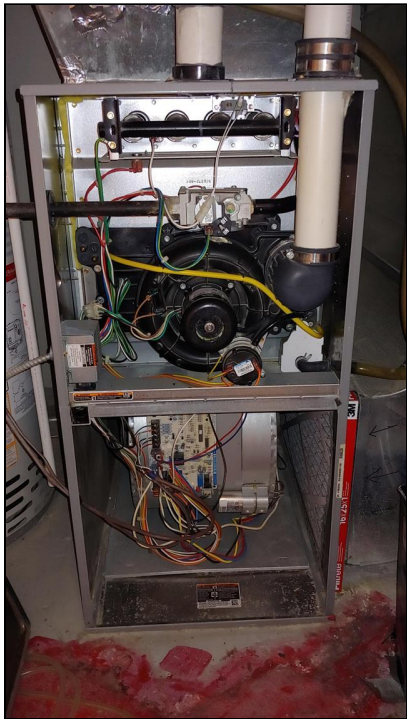
Heating System Location(s): Basement - Furnace room	Heating System Type(s): Furnace (forced air)	Heating System Energy Source(s): Natural gas
Heating System Brand(s): Keeprite	Efficiency: High-Efficiency	Age of Heating System(s) (Estimated): 2013
Location of Boiler/Furnace Shut Off Switch: Left side of Boiler/Furnace	Heating Equipment Vent Type: Induced draft	Thermostat Location(s): Main floor
Combustion Air Source: Exterior	Air Filter Type: Disposable	Heating System(s) Operated: No

Items

8.0 INFORMATION: Heating System

Comments: Insurance Information (see definition on page 3)

(1) Type of heating system: Forced air furnace.



8.0 Item 1(Picture)

(2) The primary source of energy for this heating system was natural gas.

(3) This heating system was estimated to have a high efficiency rating.

(4) Heating equipment estimated to have been installed in 2013

8.1 Furnace

Comments: Comment and Task(s) (see definition on page 3)

To insure efficient & safe operation/combustion of the furnace, recommend annual cleaning & servicing by a qualified HVAC contractor.

Also recommend clean the heating/cooling ducts, to insure circulation of clean air throughout the property.

8.2 Furnace Exhaust Flue/Venting (visible portions)

Comments: Inspected (see definition on page 3)

8.3 HVAC System Electrical Shut off

Comments: Inspected (see definition on page 3)

8.4 Thermostat(s)

Comments: Inspected (see definition on page 3)

8.5 Heating System Response to Thermostat(s)

Comments: Inspection Limited (see definition on page 3)

Limitation: The heating system could not be operated because the exterior temperature has been above 17 degrees celsius within the last 24 hours, to do so could cause serious damage to the unit.

8.6 Presence of Heat Source in Major Rooms

Comments: Inspected (see definition on page 3)

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Fireplaces/Solid Fuel Burning Appliances



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Styles & Materials

Number & Type(s) of Fireplace(s)	Number of Woodstove(s) Present:
Present:	Not applicable
One electric fireplace	

Items

9.0 INFORMATION: Fireplace/Woodstove

Comments: Insurance Information (see definition on page 3)

(1) One electric fireplace present.

(2) No woodstoves were located at the property.

9.1 Fireplace (Electric)

Comments: Inspected (see definition on page 3)

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Interior

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Styles & Materials

Floor Covering Materials:

Floor Tile (Ceramic/Porcelain)

Walls and Ceilings:

Drywall

Interior Doors:

Composite

Hollow core

Windows Single/Double Glazed:

Double glazed

Window Operation:

Casement

Fixed

Items

10.0 Floors (visible portions)

Comments: Inspected (see definition on page 3)

10.1 Walls (visible portions)

Comments: Inspected (see definition on page 3)

10.2 Ceilings (visible portions)

Comments: Inspected (see definition on page 3)

10.3 Doors/Door Frames (representative sample)

Comments: Inspected (see definition on page 3)

10.4 Windows (representative sample)

Comments: Inspection Limited (see definition on page 3)

Limitation: The inspection at the interior of the windows was limited by window coverings.

10.5 Stairs, Steps, Handrails, Guardrails

Comments: Comment and Task(s) (see definition on page 3)

The basement staircase, did not have sufficient headroom clearance. General safety standards require that staircases have a minimum vertical clearance measured from the sloped plane (represented by the nose of the stair treads). This condition is a potential safety concern. Recommend a professional contractor evaluate further to determine how best to improve the headroom room clearance at this location.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11(A) . Bathroom / Basement

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Items

11.0.A Electrical Receptacles (representative sample)

Comments: Inspected (see definition on page 3)

11.1.A Bathroom Plumbing Fixtures/Sinks & Faucets

Comments: Inspected (see definition on page 3)

11.2.A Cabinets/Countertop (representative sample)

Comments: Inspected (see definition on page 3)

11.3.A Bathroom Mechanical Ventilation

Comments: Inspected (see definition on page 3)

11.4.A Toilet

Comments: Inspected (see definition on page 3)

11.5.A Bathtub

Comments: Not Present (see definition on page 3)

11.6.A Shower

Comments: Inspected (see definition on page 3)

11.7.A Bidet

Comments: Not Present (see definition on page 3)

11.8.A Medicine Cabinet

Comments: Not Present (see definition on page 3)

11.9.A Mirror(s) (Fixed)

Comments: Not Present (see definition on page 3)

This bathroom was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



11(B) . Bathroom / Main Floor

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Items

11.0.B Electrical Receptacles (representative sample)

Comments: Inspected (see definition on page 3)

11.1.B Bathroom Plumbing Fixtures/Sinks & Faucets

Comments: Inspected (see definition on page 3)

11.2.B Cabinets/Countertop (representative sample)

Comments: Not Present (see definition on page 3)

11.3.B Bathroom Mechanical Ventilation

Comments: Inspected (see definition on page 3)

11.4.B Toilet

Comments: Inspected (see definition on page 3)

11.5.B Bathtub

Comments: Not Present (see definition on page 3)

11.6.B Shower

Comments: Not Present (see definition on page 3)

11.7.B Bidet

Comments: Not Present (see definition on page 3)

11.8.B Medicine Cabinet

Comments: Not Present (see definition on page 3)

11.9.B Mirror(s) (Fixed)

Comments: Not Present (see definition on page 3)

This bathroom was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



11(C) . Bathroom / Second Floor

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Items

11.0.C Electrical Receptacles (representative sample)

Comments: Inspected (see definition on page 3)

11.1.C Bathroom Plumbing Fixtures/Sinks & Faucets

Comments: Inspected (see definition on page 3)

11.2.C Cabinets/Countertop (representative sample)

Comments: Inspected (see definition on page 3)

11.3.C Bathroom Mechanical Ventilation

Comments: Inspected (see definition on page 3)

11.4.C Toilet

Comments: Inspected (see definition on page 3)

11.5.C Bathtub

Comments: Inspected (see definition on page 3)

11.6.C Shower

Comments: Inspected (see definition on page 3)

11.7.C Bidet

Comments: Not Present (see definition on page 3)

11.8.C Medicine Cabinet

Comments: Inspected (see definition on page 3)

11.9.C Mirror(s) (Fixed)

Comments: Not Present (see definition on page 3)

This bathroom was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Kitchen

Please click on the following hyperlink or visit the following web site to read InterNachi's Home Inspection Standards of Practice: [InterNachi's Home Inspection Standards of Practice](#)

This document contains: 1. The Definitions & Scope of the inspection, 2. Limitations, Exceptions & Exclusions of the inspection, 3. The Home Inspection Standards of Practice.

Also for cost estimations of repairs/improvements, it is suggested that you click on the following hyperlink: [Ontario Contractors](#) or visit: <http://www.ontariocontractors.com/costs.htm>

Styles & Materials

Cabinet Material:

Melamine

Countertop Material:

Quartz

Range/Oven Brand:

General Electric

Range/Oven Power Supply:

Electric

Range/Cooktop Exhaust Fan:

Overhead exhaust fan

Exhaust Fan Brand:

Not determined

Built-in Microwave Brand:

Not present

Dishwasher Brand(s):

Kenmore

Refrigerator Brand(s):

Samsung

Garbage Disposal brand:

Not present

Other Appliance:

Not applicable

Items

12.0 Electrical Receptacles (representative sample)

Comments: Inspected (see definition on page 3)

12.1 Kitchen Plumbing Fixtures/Sinks & Faucets

Comments: Inspected (see definition on page 3)

12.2 Cabinets/Countertop (representative sample)

Comments: Inspected (see definition on page 3)

12.3 Range

Comments: Inspection Limited (see definition on page 3)

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

12.4 Exhaust Fan for Range/Cooktop

Comments: Inspected (see definition on page 3)

12.5 Refrigerator(s)

Comments: Inspected (see definition on page 3)

12.6 Dishwasher(s)

Comments: Inspected (see definition on page 3)

This kitchen & any built-in appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Laundry Room

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Styles & Materials

Location:	Washer Brand(s):	Washer Connection Hose Material:
Basement	Whirlpool	Rubber
Washer Outlet Grounded:	Dryer Brand:	Dryer Power:
Yes	Whirlpool	Electric
Dryer Vent Material(s) (visible portion):		
Metal - rigid duct		

Items

13.0 Electrical Receptacles (representative sample)

Comments: Comment and Task(s) (see definition on page 3)

An electrical receptacle located near a source of moisture in this laundry area, did not have ground fault circuit interrupter (GFCI) protection. This condition is a potential safety concern. Recommend a qualified electrician install GFCI protection at the unprotected receptacle.

13.1 Laundry Plumbing Fixtures/Sinks & Faucets (visible portions)

Comments: Inspected (see definition on page 3)

13.2 Cabinets/Countertop (representative sample)

Comments: Inspected (see definition on page 3)

13.3 Washer

Comments: Inspected (see definition on page 3)

13.4 Washer: Hose & Drain connections (visible portions)

Comments: Inspected (see definition on page 3)

13.5 Dryer

Comments: Inspected (see definition on page 3)

13.6 Dryer Venting (visible portions)

Comments: Inspected (see definition on page 3)

13.7 Laundry Room Mechanical Ventilation

Comments: Not Present (see definition on page 3)

This laundry room was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Attic, Insulation & Ventilation



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Styles & Materials

Attic entry location:

Attic entry not present

Items

14.0 Attic Access

Comments: Not Present (see definition on page 3)

Limitation: No access hatch was provided through which to view attic. The attic space & all its components were therefore not inspected.

This attic was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



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