

Visual Property Inspection

15 Sidney St.
Toronto, ON M4V 2G3

Prepared for :

The Weir Team

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Inspected by :

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Report Commentary

Date: 17-Feb-2016

15 Sidney St., Toronto, ON M4V 2G3

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 Roof Structure

1.1 Main Roof

Roof is snow covered at time of inspection however the roof was accessed from a skylight on the 3rd floor. The shingles are in good condition in this area.

1.2 Chimney/Vent

Repoint and maintain brickwork on south chimney to reduce water penetration and damages due to freeze/ thaw cycles.

East chimney is in good condition.

2.0 Electrical Service

2.1 Service Size

100 amp service, copper wire.

3.0 Heating

3.1 Heating System

Mid efficiency furnace is 12 years old and functioning as intended at time of inspection. Typical life expectancy is 20 years.

3.2 AC

AC unit is 7 years old. Not tested due to low outdoor temperatures. Typical life expectancy is 15 years.

4.0 Plumbing Components

4.1 Hot Water Tank

Hot water tank is an 18 years old rental unit . The typical lifespan is 15 years.

5.0 Fireplace(s)

5.1 Damper

Consult a certified chimney sweep to clean soot/creosote and inspect system to promote safe exhaust

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Property and Site

Limitations

- ☐ Vegetation/Tree/Shrub ☐ Vines ☐ Debris/Obstruction
☐ Snow/Ice Cover
AGE OF HOME 75+

Conditions

- ☐ Sunny/Mostly Sunny ☒ Cloudy/Mostly Cloudy ☐ Rain/Wet Conditions
☒ Snow/Ice Conditions
Approx. Temperature -1 Celsius

Building

- ☒ 3 Story ☐ Duplex ☐ Condo ☐ Townhome

Recommend CO detector installation as required by law within 15 feet of all bedrooms for occupant safety.

All smoke detectors over 10 years old should be replaced for safety as a precautionary measure. Some have a limited lifespan and older technology detectors are not as effective as newer ones.

Inspection limited by furnishings throughout the home including but not limited to furniture, blinds, curtains, wall & floor coverings, possibly fresh paint, boxes, appliances, clothes, items stored under some or all sinks, and storage items

This is not a building code inspection. Local codes, city and county, can vary significantly and change regularly over time, and are not a part of this home inspection.

Landscaping

- ☐ Bushes/Hedge/Flower Bed ☐ Vine ☒ Slopes To House

Improve grading at north and south sides of the building to slope away from structure to reduce foundation deterioration and potential water entry into home.

Driveway

- ☐ Concrete ☐ Gravel ☐ Gravel Needs Regrading ☐ Asphalt

Condition of driveway unknown due to snow cover at time of inspection.

Walkway/Path

- ☐ Slopes to House ☒ Concrete ☐ Paving Stone ☐ Patio Stone/Brick

Front Porch

- ☐ Crack ☐ Wood/Composite ☐ Concrete ☒ Brick/Block/Paving Stone

Monitor cracked glass over the porch and replace as necessary.

Front Porch Rail

- ☐ Wood ☒ Metal ☐ Composite

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Property and Site

Front Porch Light

Operational

☐ Unsecured ☐ Appears to be sensor activated ☒ Representative # Inspected/Tested

Deck(s)/Patio(s)

☐ Slopes to House ☒ Wood/Composite ☐ Paving Stone/Block/Brick
☐ Typical Cracking ☐ Concrete

Condition of deck unknown due to snow cover.

Deck Railing

☒ Wood ☐ Metal ☐ Composite

Retaining Wall

☐ Wood ☐ Metal ☐ Concrete ☒ Leaning slightly - Typical

Monitor retaining wall movement and correct as required to reduce potential safety hazards

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Exterior

Limitations

- | | | |
|--|---|--|
| ☐ Insulation Conceals | ☐ Clearance | ☐ Debris/Obstruction |
| ☐ Obstructed/No or Partial Access | ☐ Bushes/Vines/Tree Obstructions | ☒ Snow/Ice Cover |

Foundation Wall

- | | | | |
|---|---|--|--------------------------------|
| ☐ Stone/Flagstone | ☒ Brick | ☒ Concrete | ☐ Block |
| ☐ Preserved Wood | ☒ Partially Concealed | ☐ Hairline Cracking-typical | |
| ☐ Completely Concealed | | | |

Exterior Walls

- | | | | |
|--|---------------------------------|---|---|
| ☐ Wood/Composite | ☐ Stucco | ☐ Vinyl/Aluminum | ☒ Brick/Stone |
| ☐ On Wood Framing | | | |

Settlement cracks noted on North and South sides of the building should be filled and sealed and monitored to prevent water entry into home and subsequent damages.

Ensure proper caulking and weather seal at all required locations and junctions such as windows, doors, dissimilar materials junctions, etc.

Window Exterior

- | | | | |
|--|--------------------------------|--------------------------------|--|
| ☒ Wood | ☐ Metal | ☐ Vinyl | ☐ Wood Int/Vinyl or Metal Cla |
|--|--------------------------------|--------------------------------|--|

Maintain wood windows/trim work to reduce deterioration

Exterior Lighting

- | | |
|---|---|
| ☒ Not all lights tested | ☐ Unsecured - repair |
|---|---|

Operational

- | |
|---|
| ☒ Representative # Inspected/Tested |
|---|

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Garage

Type

☐ Detached
 ☐ Attached
 ☒ Built-In
 ☒ 1 Car
 ☐ 2 Car
 ☐ 3 Car
 ☐ 4 Car

Door

☐ Automatic
 ☐ Manual
 ☐ 1 Automatic & 1 Manu

Operational

☒ Wood
 ☐ Metal

Floor

☒ Cracking - Typical - Seal
 ☐ Movement/Heaving
 ☒ Concrete
 ☐ Asphalt/Gravel
 ☐ Partially Concealed

Wall

☒ Drywall/Plaster
 ☐ Wood
 ☐ Stone/Brick
 ☐ Partially Concealed

Ceiling

☐ Crack
 ☒ Drywall/Plaster
 ☐ Wood

Lighting

☐ Unsecured
 ☒ Representative # Inspected/Tested

Operational

Access Door

☒ Auto Door Close
 ☐ Wood
 ☒ Metal/Fiberglass

Operational

To Basement

Adjust door closer self latching mechanism to promote gas/fire barrier

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Roof Structure

Inspected By:

☒ Binocular ☐ Roof Edge ☐ Walk On ☐ No Access

Limitations

☐ Deck/Patio ☐ Solar Panels ☐ Gravel Cover ☒ Steep Slope ☒ Height
☒ Snow/Ice Cover ☐ Rain - Too Slippery ☒ Material Too Slippery

Main Roof

☐ Flat ☒ Gable ☐ Hip/Valley ☐ Shed

Estimated Age 5 Years

Pitch 8 in 12

*Roof is snow covered at time of inspection however the roof was accessed from a skylight on the 3rd floor.
The shingles are in good condition in this area.*

Gutter/Downspout

☐ Galvanized ☐ Plastic ☒ Aluminum ☐ Copper ☐ Below Ground Discharge
☒ Above Ground Discharge

Clean clogged downspouts and maintain to reduce secondary water damages.

Extend all downspouts away from foundation to reduce wall deterioration, potential water entry and subsequent damages.

Fascia/Soffit

☐ Moisture Staining evident - Monitor ☒ Aluminum/Vinyl ☐ Wood

Covering

☐ Concrete/Clay Tile ☐ Wood Shingle/Wood Shake ☒ Asphalt/Composite Shingle
☐ Metal ☐ Other ☐ Flat Roof Membrane ☐ Tar & Grav

Life Expectancy

☒ Typical ☐ Middle ☐ End ☐ Exceeded

Accessory

☒ Vent Stack ☐ Solar Panels ☒ Skylight(s) ☒ Vent Caps

Flashing

☐ Not Checked/Concealed ☒ Chimney ☐ Drip Edge ☐ Flat Roof ☒ Skylight
☐ Roof to Wall ☒ Stack ☐ Valley ☐ Roll Roofing ☐ Replace When Re-roofing
☒ Aluminum/Galvanized ☐ Tarring/Concealed

Skylight flashing not visible due to snow cover.

Chimney/Vent

☐ Wood ☐ Metal ☐ Furnace/Water Heater ☒ Fireplace
☒ Brick/Block/Stone ☐ Stone ☐ Corrosion

Repoint and maintain brickwork on south chimney to reduce water penetration and damages due to freeze/thaw cycles.

Roof Structure

East chimney is in good condition.

Chimney Cap

☒ Concrete ☐ Metal ☒ Minor Cracking - Seal ☐ Corrosion

Repair cracks to reduce water penetration and further separation

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Basement/Structure

Limitations

- ☒ Finished/Partially Finished
 ☐ Dry Ground
 ☒ Clutter/Obstruction
☐ Dry Weather/Drought

Floor

- ☐ Crack(s) - Typical. Seal + Monitor
 ☒ Concrete
 ☐ Carpet
 ☐ Ceramic
 ☐ Vinyl
☐ Structural Wood Floor
 ☐ Structural Concrete Floor

Wall

- ☐ Crack
 ☐ Concealed
 ☐ Concrete
 ☐ Block
 ☒ Brick/Stone
 ☐ Wood
☒ Drywall/Plaster

Ceiling

- ☒ Unfinished
 ☐ Wood
 ☐ Tile
 ☐ Drywall/Plaster

Lighting

- ☐ Minimal
 ☐ Unsecured
 ☒ Representative # Inspected/Tested

Operational

Heat Source

- ☐ None
 ☐ Electric
 ☒ Air Register
 ☐ Radiant/Baseboard

Basement Stairway

- ☐ Unsecured
 ☐ Carpet
 ☒ Wood
 ☐ Worn

Railing

- ☐ Metal
 ☒ Wood
 ☐ Incomplete
 ☐ None

Floor Joist

- ☐ Concealed
 ☐ Engineered Joists
 ☒ Solid Wood
 ☐ Stained

Bridging

- ☐ Concealed
 ☐ Continuous
 ☐ X-Metal
 ☐ X-Wood
 ☒ Solid Wood
 ☐ None

Post

- ☐ On Slab
 ☐ Concealed
 ☐ Wood
 ☐ Concrete
 ☐ Metal
 ☒ Brick/Block
☐ Stone

Pipes/Ducts

- ☐ Unsecured
 ☐ Leak
 ☐ Insulated

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Electrical Service

Service Entrance

☐ No Conduit ☒ Overhead ☐ Underground ☒ 120/240V

Entrance Cable

☒ Concealed ☐ Aluminum ☐ Copper

Main Disconnect

☐ Switch/Cartridge Fuse ☒ Breaker

Service Size

☐ Have Electrician Evaluate

Amps 100

100 amp service, copper wire.

Distribution Panel

☒ Not Opened ☐ Non Standard Installation ☐ Obstructed

Location Garage

Panel Rating

☒ Room For Expansion

Amps 125

Fuse

☒ Breaker ☒ GFCI Breaker ☐ AFCI Breaker ☐ Over-Fused ☐ Cartridge ☐ Glass

Circuit Wires/Receptacles

☐ Aluminum ☐ Copper ☒ Representative # of Outlets Inspected/Tests ☐ Switched Outlets

Grounding

☐ Concealed ☐ Ground Rod ☒ Water Main

Bonding

☐ Concealed ☒ Water Pipe ☒ Gas Pipe ☐ Meter By-Pass

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Heating

Data Plate

☐ Not Legible ☐ Incomplete

Model: Keeprite

BTU Input: 100000

Estimated Age: 12 Years

Limitations

☒ System Operating in Heating Mode ☐ System Shut Down/Not Tested

Smoke Detectors

☒ Basement ☒ 1st Floor ☒ 2nd Floor ☒ 3rd Floor

Thermostat/Humidistat

☐ Unsecured ☐ Programmable ☒ Standard

Operational

Heat Type

☐ Convector - Wall Unit ☒ Forced Air ☐ Radiator/Baseboard
☐ Radiant - In-Floor

Burner Type

☐ Conventional ☒ Mid Efficiency ☐ High Efficiency

Heating Fuel Source

☒ Gas ☐ Electric ☐ Propane

Fuel Source Shut Off Location

☒ Beside

Heating System

☐ Advise Service/Repair Contract ☐ Verify Service Hist w/Selle

Operational

Mid efficiency furnace is 12 years old and functioning as intended at time of inspection. Typical life expectancy is 20 years.

Fresh Air Supply

☒ Internal ☐ External

Venting

☒ Metal ☐ Corrosion ☐ Sidewall/Plastic ☒ Flue

Life Expectancy

☐ Typical ☒ Middle ☐ Exceeded ☐ Middle/End

Gas Burner

☐ Not Checked

Operational

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Heating

Ignition

☒ Electronic ☐ Pilot & Thermocoupl

Heat Shield

☐ Missing ☐ Corrosion ☐ Soot ☐ None

Burn Chamber

☐ Advise Adjustment ☐ Soot

Motor/Blower

Operational

☒ Direct Drive ☐ Noisy ☐ Other

Filter

☒ Disposable ☐ Missing ☐ Inoperable ☐ Undersized ☐ Damaged

Duct/Joint/Housing

☐ Unsecured ☐ Corrosion

AC

Not Applicable

☐ Not Checked ☐ Dirty ☒ Central ☐ Room Unit
Approx. Age 7 years Approx Size - Tons 1.5

AC unit is 7 years old. Not tested due to low outdoor temperatures. Typical life expectancy is 15 years.

Cooling Fuel Source

☒ Electric

Condensation Line

☐ Improper Drain ☐ Corrosion

Refrigerant Line

☐ Unsecured ☐ Not Insulated

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Plumbing Components

Limitation

☐ Finished Basement ☐ Private System

Public Supply

☐ Concealed ☐ Lead ☐ Galvanized ☐ Plastic ☒ Copper ☒ Metered
☐ Not Metered

Shut Off Location: West basement

Public Shut-Off Valve

☒ Not Tested ☐ Corrosion ☐ Tagged/Labeled for Convenience

Water Pressure

☐ Low ☒ Typical ☐ High

Water Quality

☐ Discoloration ☐ Debris ☐ Odor ☐ Advise Well Water Quality Tes ☒ Typical

Hose Bibb

Not Applicable

☐ Not Checked ☐ Shut-Off Valve ☐ Unsecured ☐ Frost Free

Determine operation when weather permits. Hose bibb currently winterized

Distribution Piping

☐ Concealed ☐ Plastic ☐ Galvanized ☒ Copper

Cross Connection

☐ Kitchen ☐ Laundry ☐ Hose Bibb ☒ None Visible

Waste Drainage

☐ Concealed ☐ Cast Iron ☐ Plastic ☐ Copper ☐ Pump/Inspect Septic System

Sewer lines in old homes such as this are prone to tree root damage, low spots, fractures, or collapse due to deterioration over time. If line has not been replaced in modern time, it may well need to be in the near future. The best way to determine condition of the drain line requires camera/scope evaluation by a drain professional.

Floor Drain

☐ None - a potential concern ☒ Drain Appeared Functional During Test

Main Cleanout

☐ Concealed
Location East basement

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Plumbing Components

Hot Water Tank

Operational: **No**

☒ With Heating System

☒ Gas

☐ Electric

☐ Some Corrosion Noted - Typical

Age 18 years

Estimated Capacity -Litres 227

Hot water tank is an 18 years old rental unit . The typical lifespan is 15 years.

Life Expectancy

☐ Typical

☒ Exceeded

☐ Middle

☐ Middle/End

Fuel Shut-Off

☐ Concealed

Location beside

Relief Valve

☐ No Test Lever

☐ Corrosion

☐ Other

Discharge Tube

☐ Undersized

☐ Discharge

Venting

☒ Flue

☐ Sidewall

☐ Improper Rise

☐ Unsecured

☐ Corrosion

☐ Soot

Burn Chamber

☒ Not Checked

☐ Needs Adjustment

Laundry

Floor

☐ Worn ☐ No drain

Wall

☐ Patched ☐ Unfinished ☐ Crack - Typical ☐ Uneven

Ceiling

☐ Patched ☒ Unfinished ☐ Crack - Typical ☐ Uneven

Lighting

☐ None ☐ Unsecured

Operational

Tub/Faucet

☐ Unsecured ☒ Plastic ☐ Slow Drain ☐ Corrosion

Operational

Trap/Drain

☐ Drain stop disconnected/inoperable-repair ☐ Improper Trap ☐ Slow Drain ☐ Corrosion

Washer

☒ Tested On/Off Function Only
 Make Samsung #0BEV5AEF4011

Not Applicable

All appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

Dryer

☒ Tested On/Off Function Only
 Make Samsung # 0ABQ5BBF500427K

Not Applicable

Dryer Vent

☐ Unsecured ☐ To Crawlspace ☐ Mostly Concealed ☐ Plastic Duct

Dryer vent cleaning is recommended to increase efficiency and for fire safety. Inspect/clean on a regular basis.

Interior of dryer vent condition concealed-not inspected.

Replace broken vent cover to discourage animal entry.

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Fireplace(s)

Type

- ☒ Built-In ☐ Free Standing ☐ Gas Log Insert ☐ Wood Stove Insert ☐ Wood Stove
☐ Pellet Stove ☐ Gas Unit

Fireplace Front

- ☒ Brick ☐ Ceramic ☐ Marble ☐ Stone ☐ Drywall

Hearth

- ☐ Raised ☐ None

Door/Screen

- ☐ None ☒ Mesh ☐ Glass ☐ Metal

Firebox

- ☐ Fan ☐ Not Checked ☐ Firebrick ☒ Metal

Damper

- ☐ None ☐ Sticks ☐ Unsecured ☐ Corrosion ☐ Creosote ☐ Soot

Operational: Yes

Consult a certified chimney sweep to clean soot/creosote and inspect system to promote safe exhaust

Chimney Flue

- ☐ Not Checked ☐ Soot ☒ Advise Inspection/Sweeping

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3rd Floor Washroom

All Baths

Location

☐ Basement ☐ 1st Floor ☐ 2nd Floor ☒ 3rd Floor

Water Flow

☒ Normal ☐ Suspect ☐ Low

Floor

☐ Worn ☐ Minor Cracking - Typical ☐ Stains/Minor Damage

Wall

☐ Uneven ☐ Patched - Typical ☐ Ceramic

Ceiling

☐ Uneven ☐ Minor Patching - Typical ☐ Minor Cracking - Typical

Window

☐ Binds - Adjust/Repair ☐ Not Tested ☐ Treat Wood To Preserve/Protect ☒ Thermal Pane
☐ Single Pane ☐ Storm Windows ☒ Representative # Inspected/Tested

Replace or repair locking hardware to promote security.

Operational

Door

☐ Binds - Adjust/Repair ☐ Damaged ☒ Representative # Inspected/Tested

Operational

Lighting

☐ None ☐ Unsecured

Operational: Yes

Exhaust Fan

☐ Advise Installation ☐ Dirty - Clean for best function ☐ Noisy - Service/Repair/Replace

Install exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth

Not Applicable

Sink

☐ Worn ☐ Chip/Scratch ☒ Solid/Granite

Faucet

☐ No Shut-off ☐ Unsecured ☐ Corrosion ☐ Minor Leakage at Handle - Repair

Replace faucet to promote ease of operation. Hot water handle is missing.

Operational

Trap/Drain

☐ Drain stop disconnected/inoperable-Repair ☐ Slow Drain-Clean/Repair ☐ Corrosion - Monitor for leaks

Vanity

☐ Worn/Scratches ☐ Missing/Loose Hardware ☐ Prior Stains-No Leakage Now

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3rd Floor Washroom

All Baths

Toilet

Operational

☐ No Shut-Off ☒ Unsecured ☐ Crooked - Monitor for leakage

Secure toilet to reduce secondary water damages

Tub Faucet/Mixer

Operational

☐ Not Tested ☐ Unsecured ☐ Leaky-Secure/Repair/Replace

Shower Head

Operational

☐ Not Tested ☐ Unsecured ☐ Leaky-Secure/Repair/Replace

Heat Source

☐ None ☐ Thermostat ☐ Electric ☒ Air Register ☐ Radiant
☐ Radiator/Convactor

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2nd floor washroom

Location

☐ Basement ☐ 1st Floor ☒ 2nd Floor ☐ 3rd Floor

Water Flow

☒ Normal ☐ Suspect ☐ Low

Floor

☐ Worn ☐ Minor Cracking - Typica ☐ Stains/Minor Damage

Wall

☐ Uneven ☐ Patched - Typical ☐ Minor Cracking - Typica

Ceiling

☐ Uneven ☐ Minor Patching - Typical ☐ Minor Cracking - Typica

Door

☐ Binds - Adjust/Repair ☐ Minor Damage/Hole In Door ☐ Representative # Inspected/Tested

Operational: Yes

Lighting

☐ None ☐ Unsecured

Operational: Yes

Exhaust Fan

☐ Advise Installation ☐ Dirty - Clean for best function ☐ Noisy - Service/Repair/Replace

Operational: Yes

Sink

☐ Worn ☐ Chip/Scratch ☐ Steel/Ceramic ☒ Solid/Granite

Determine cause of decreased drainage and correct as required

Faucet

☐ No Shut-off ☐ Unsecured ☐ Corrosion ☐ Minor Leakage at Handle - Repair

Operational: Yes

Trap/Drain

☐ Drain stop disconnected/inoperable ☒ Slow Drain - Clean/Repair ☐ Corrosion - Monitor for leaks

Vanity

☐ Worn/Scratches ☐ Missing/Loose Hardware ☐ Prior Stains-No Leakage Now

Toilet

☐ No Shut-Off ☒ Unsecured ☐ Crooked - Monitor for leakage

Operational: Yes

Tub/Enclosure

☒ Ceramic/Tile ☐ Solid Surface/Marble ☐ Fiberglass ☐ Plastic Panels
☐ Minor Mildew Stains-Treat/Clean ☐ Worn - Scratches/Chips

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2nd floor washroom

Tub Faucet/Mixer

Operational: Yes

☐ Not Tested ☐ Unsecured ☐ Leaky-Secure/Repair/Replace

Shower Enclosure

☒ Ceramic/Tile ☐ Solid Surface/Marble ☐ Fiberglass ☐ Plastic Panels
☐ Minor Mildew Stains - Treat/Clean ☐ Worn - Scratches/Chips

Shower Head

Operational: Yes

☐ Not Tested ☐ Unsecured ☐ Leaky-Secure/Repair/Replace

Heat Source

☐ None ☐ Thermostat ☐ Electric ☒ Air Register ☐ Radiant
☐ Radiator/Convactor

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Kitchen

Floor

☐ Worn ☐ Minor Cracking - Typica ☐ Stains/Minor Damage

Wall

☐ Uneven ☐ Patched ☐ Minor Cracking - Typica

Ceiling

☐ Uneven ☐ Patched- Typical ☐ Minor Cracking - Typica

Window

Operational

☐ Binds - Adjust/Repair ☐ Not Tested ☒ Thermal Pane ☐ Single Pane
☐ Treat Wood To Preserve/Protect ☒ Representative # Inspected/Tested ☐ Storm Window

Lighting

Operational

☐ None ☐ Unsecured ☒ Representative # Inspected/Tested

Sink

☐ Worn ☐ Chip/Scratch

Faucet

Operational

☐ No Shut-Off Valve ☐ Unsecured ☐ Corrosion ☐ Minor Leakage at Handle - Repair

Trap/Drain

☐ Slow Drain - Clean/Repair ☐ Corrosion - Monitor for Leakage

Counter

☐ Unsecured ☐ Caulk at Backsplash ☐ Minor Damage/Scratches/Worn

Cabinet

☐ Worn/Scratches ☐ Missing/Loose Hardware ☒ Representative # Inspected/Tested

Range Hood

Operational

☒ Cooktop Exhaust ☐ No Exhaust ☐ No Light ☐ Noisy

Exhaust vent

☐ Unsecured ☐ Ductless ☒ Concealed ☐ To Exterior

Replace broken vent cover to discourage animal entry.

Filter

☐ Missing - Install for safety ☐ Unsecured ☐ Damaged ☐ Greasy

Major Appliances (Built-in)

☒ Tested ON/OFF only. ☒ Did not Test All Functions/Cycles

Kitchen

All appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

Dishwasher**Operational**

Brand Kenmore # FW4636678

Stove/Cooktop**Operational**

Brand GE # RS217938P

Refrigerator**Operational**

Brand LG # LRFC22750SW

Microwave**Operational**

Brand Panasonic # 6J79060080

Heat Source

☐ None ☐ Thermostat ☐ Electric ☒ Air Register ☐ Radiant
☐ Radiator/Convactor

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Interior Living Spaces

Floor

☐ Worn ☐ Minor Cracking - Typica ☐ Staining/Minor Damage

Wall

☐ Uneven ☐ Patched - Typical ☐ Minor Cracking - Typica
☒ Wood Frame w/drywall/plaster

Ceiling

☐ Uneven ☐ Patched - Typical ☐ Minor Cracking - Typica
☒ Wood Frame w/drywall/plaster

Window

☐ Binds - Adjust/Repair ☐ Not Tested ☐ Fixed Pane ☐ Single Pane ☐ Thermal Pane
☐ Treat Wood To Preserve/Protect ☒ Representative # Inspected/Tested

Operational

Lighting

☐ None ☐ Unsecured ☒ Representative # Inspected/Tested

Operational

Interior Doors

☐ Binds - Adjust/Repair ☐ Hinged ☐ Closet door off track
☐ Floor guides missing ☒ Representative # Inspected/Tested

Operational

Stairway

☐ Carpet ☒ Wood ☐ Worn ☐ Squeaks - Typical

Railing

☒ Wood/Metal ☐ Incomplete ☐ None

Exterior Doors

☐ Binds - Adjust/Repair ☐ Weather Stripping Missing/Improper ☐ Dead Bolt
☐ Minor Damage - Dent/Split/Worn ☐ Sliding ☒ Hinged

Operational

Heat Source

☒ Air Register ☒ Electric ☐ Radiator/Convactor ☐ None
☐ Radiant-Concealed

Additional Comments

General Comments

This is a Prelisting Inspection performed for the seller of the home in preparation for putting the home on the market for sale. This inspection is completed to ASHI and OAHl standards, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

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Property and Site
Building



Rear image

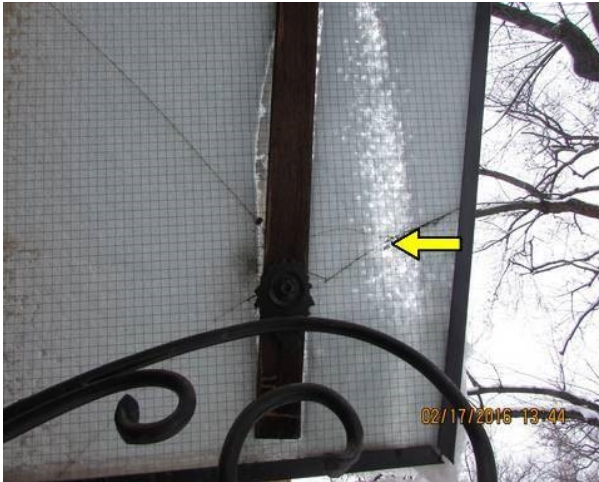
Landscaping



Grade slopes toward building here. North east corner

Property and Site

Front Porch



Cracked glass above porch

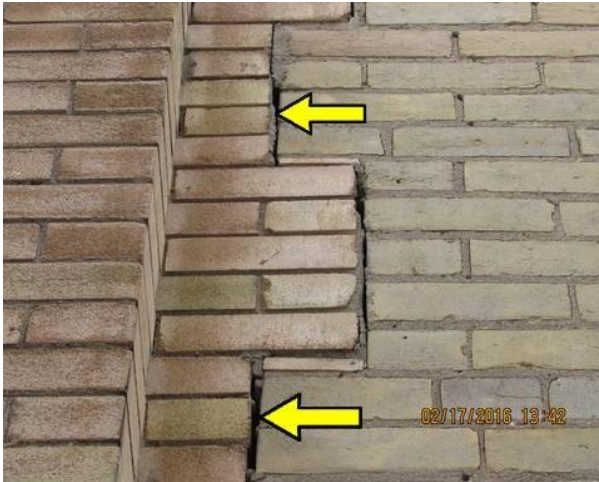
Retaining Wall



Retaining wall movement

Exterior

Exterior Walls



Settlement crack

Window Exterior



Deteriorating paint around window

Roof Structure

Main Roof



Roof covering

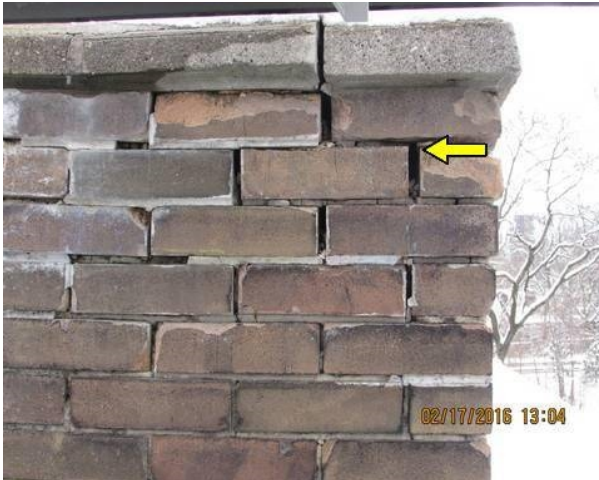
Gutter/Downspout



Downspout discharging to close to the foundation

Roof Structure

Chimney/Vent



Mortar deterioration at south chimney

Heating

Heating System



Mid efficiency furnace

Date: 17-Feb-2016

15 Sidney St., Toronto, ON M4V 2G3

Plumbing Components

Public Supply



Copper water main, Main shut off and meter

Laundry

Dryer Vent



Broken dryer vent cover

All Baths

3rd Floor Washroom

Faucet



Missing handle for hot water

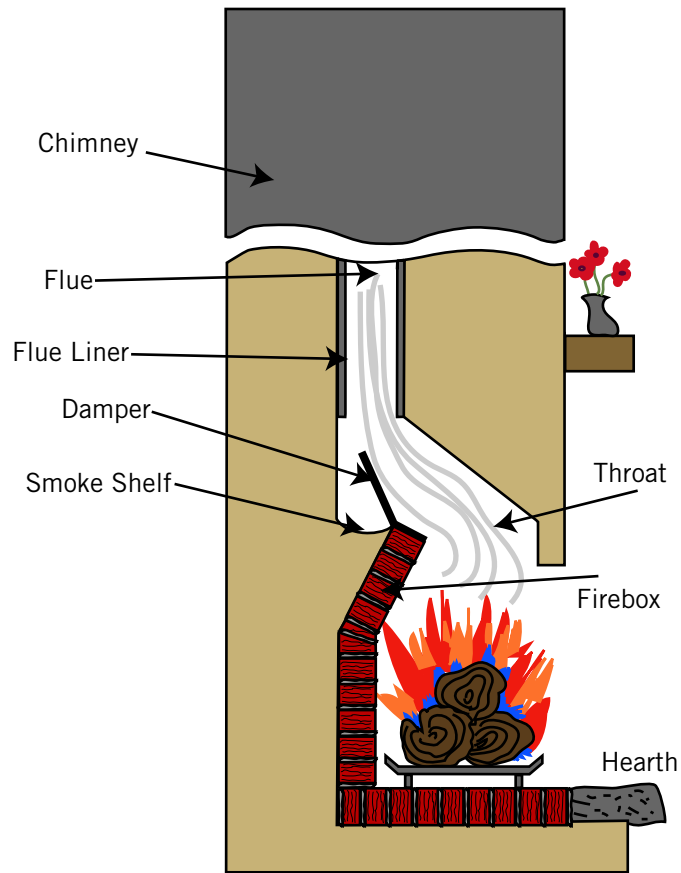
Fireplaces & Wood Stoves

There is nothing like the ambiance of a wood burning fireplace. But like any heating system, wood burning fireplaces require maintenance to ensure safe and efficient operation. They should be inspected and cleaned every year. This process is not a do-it-yourself job.

Most chimney flues are not readily visible when you look up the chimney. Often, you cannot properly inspect the flue until it has been cleaned. It is important to get your chimney and flue cleaned and inspected every year for a number of reasons, but the two main reasons involve safety. Simply put, get the flue cleaned to avoid a chimney fire. A chimney fire occurs when the combustible deposits in the chimney (creosote) ignite. A chimney fire involves flames shooting out the chimney top, and air roaring up the chimney to feed the fire. It is as loud as it is dangerous! A chimney sweep can remove the creosote deposits that potentially cause fires. Second, have the flue inspected. A flue liner in good condition will help protect your home if you do have a chimney fire. An inspection of the chimney flue is not part of a home inspection. Call a trained technician to clean and inspect your chimney flue.

Old Unlined Chimneys

Fireplaces in old homes may not have clay flue liners. It is particularly important to seek the advice of an expert for these old chimneys. Unlined brick chimneys come in two varieties: single thickness (four inches of brick), and double thickness (eight inches of brick). There is little debate that a four inch thick, unlined chimney is not acceptable. This chimney should either have a liner added, or the fireplace decommissioned. For chimneys with eight inch brick, conflicting opinions abound. Some believe these are safe as long as the brick and mortar are in good condition, and the flue is cleaned regularly. Others believe



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that double brick flues should also have a liner added. Consider hiring an expert who does not offer a chimney lining service. This will give you an unbiased expert opinion on whether a liner is needed.

Glass Doors

Some fireplaces have glass doors across their opening. The glass doors reduce heat loss when the fireplace is not running. Most glass door systems added to an existing fireplace are not designed to be closed when the fire is lit. On the other hand, some high efficiency zero-clearance fireplaces are designed for operation with the doors closed. If you are not sure, ask the technician who cleans and inspects your fireplace and flue.

Wood Stove

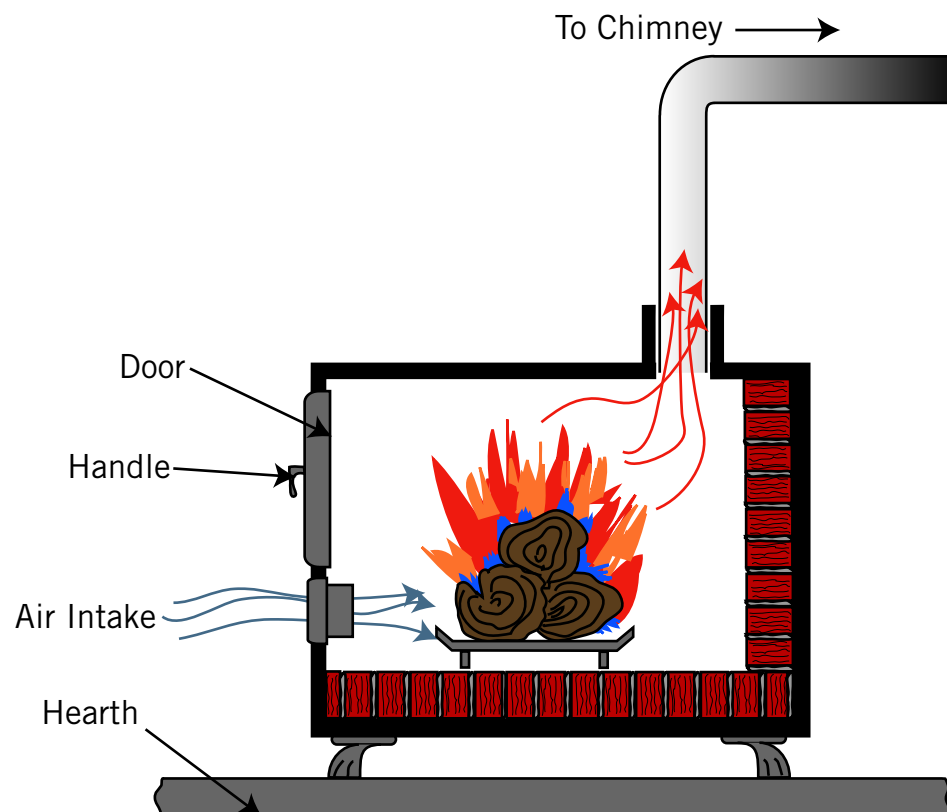
A wood stove is more efficient than a fireplace. Modern wood stoves burn wood cleanly and efficiently. Like fireplaces, the wood stove must be cleaned and inspected annually. An expert will check the flue, the hearth and the clearance to combustibles. The clearance to combustibles information is listed on the data tag on the wood stove.

Zero-Clearance

Today, a fireplace can be added to almost any home. A zero-clearance fireplace can be installed directly against an existing wall and supported by the existing floor (a foundation is not required). A good installer is a must for this job.

Tips for All Wood Burning Fireplaces

- Do not burn trash.
- Do not burn pressure-treated or painted wood.
- Burn seasoned hardwood. Softwood will cause creosote to build up more quickly.
- Load the logs near the back of the fireplace.
- Use the spark screen.
- Make sure smoke and CO detectors are functioning.
- Have the chimney and fireplace or wood stove inspected and cleaned annually.



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