

Visual Property Inspection

130 Kalmar Ave
Toronto, ON M1N 3G7

Prepared for :

The Weir Team

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Inspected by :

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Report Commentary

Date: 04-Mar-2016

130 Kalmar Ave, Toronto, ON M1N 3G7

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 Exterior

1.1 **Basement Walkout**

Install handrail for safety

2.0 Roof Structure

2.1 **Main Roof**

Shingles are in good condition.

3.0 Basement/Structure

3.1 **Railing**

Install handrail to promote safety

4.0 Electrical Service

4.1 **Service Size**

100 amp service, copper wire.

4.2 **Circuit Wires/Receptacles**

Consult qualified electrician to correct various safety hazards :

-Install GFCI receptacle in 2nd level washroom

-Install cover plate on receptacles

-Secure receptacles to wall

5.0 Heating

5.1 **Heating System**

High efficiency furnace is 13 years old and functioning.
Typical life expectancy is 20 years.

5.2 **AC**

Ac unit is 25 years old. Typical life expectancy is 15 years.

Testing A/C unit during low outdoor temperatures will cause system failure. Determine function during cooling season.



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6.0 Plumbing Components

6.1 **Hot Water Tank**

Hot water tank is 6 years old. Functioning as intended at time of inspection. Typical life expectancy is 15 years.

7.0 Interior Living Spaces

7.1 **Window**

Windows are in good condition.

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Property and Site

Limitations

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

The hot tub was not inspected.

Conditions

- ☐ Sunny/Mostly Sunny ☒ Cloudy/Mostly Cloudy ☐ Rain/Wet Conditions
☐ Snow/Ice Conditions
Approx. Temperature -2 celsius

Building

- ☒ 2 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

Driveway

- ☐ Concrete ☐ Gravel ☐ Gravel Needs Regrading ☒ Asphalt

Fill and seal cracks to reduce water penetration and further separation .

Walkway/Path

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

Front Porch

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

Paint/seal and maintain porch to promote intended weathering protection.

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

Deck Railing

☒ Wood ☐ Metal ☐ Composite

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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

Fill and seal exterior holes to prevent rodent entry.

Window Exterior

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

Window Well

- ☐ Improper Drainage ☐ Corrosion - treat/Repair ☒ Metal ☐ Wood

Exterior Lighting

- ☐ Not all lights tested ☐ Unsecured - repair ☒ Representative # Inspected/Tested

Operational

Basement Walkout

- ☒ Drain Noted ☐ No Drain - A Potential Concern

Install handrail for safety

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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 10 years

Shingles are in good condition.

Gutter/Downspout

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

Install gutter system on front dormer and extend to lower gutter system to reduce premature shingle wear.

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

Estimated # of Layers 1

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

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Attic

Limitations

- ☐ No Access/Sealed ☒ Insulated ☐ Stored Items ☒ Looked In/Insp from opening
☐ Entered ☒ Hatch ☐ Pull Down

Structure

- ☐ Truss ☒ Rafter ☐ Stains

Sheathing

- ☐ Condensation ☒ Boards ☐ Plywood/OSB ☐ Stain(s)

Insulation

- ☐ Concealed/Not Visible/Finished ☒ Fiberglass ☐ Foam ☐ Rock Wool ☐ Fiberglass
☐ Blown In/Loose ☒ Batt ☐ Other ☐ Cellulose
Estimated Depth 12 inches

Ventilation

- ☐ None ☒ Turbine ☐ Mechanical ☒ Soffit ☒ Roof/Ridge ☐ Baffles
☐ Gable end ☐ Turbine

Exhaust Duct

- ☒ Concealed ☐ Into Attic ☐ Metal ☐ Flex

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Basement/Structure

Limitations

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

Basement structure material/conditions determined by representative amount as visible in furnace/laundry utility room. Less than 10% of components visible.

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

Window

- ☐ Binds - Adjust/repair
 ☐ Not Tested
 ☐ Thermal
 ☒ Single Pane
☐ Metal
 ☐ Wood
 ☐ Vinyl
 ☒ Representative # Inspected/Tested

Operational

- ☐ Fixed Pane

Door

- ☐ Binds
 ☐ Damaged
 ☐ Pocket
 ☒ Hinged
 ☒ Wood
☐ Hole(s)/Damaged
 ☒ Representative # Inspected/Tested

Operational

- ☐ Metal

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

Install handrail to promote safety

Floor Joist

- ☐ Concealed
 ☐ Engineered Joists
 ☒ Solid Wood
 ☐ Stained

Bridging

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

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Basement/Structure

Sill Plate

☒ All Concealed ☐ No Anchors ☐ Partially Concealed

Beam

☐ Unsecured ☐ Concealed ☐ Metal ☒ Wood

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 Bottom of basement stairs

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

Consult qualified electrician to correct various safety hazards :

-Install GFCI receptacle in 2nd level washroom

-Install cover plate on receptacles

-Secure receptacles to wall

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: Aireflo

BTU Input: 75000

Estimated Age: 13 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

High efficiency furnace is 13 years old and functioning.

Typical life expectancy is 20 years.

Operational

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

☐ Direct Drive ☐ Noisy ☐ Other

Operational

Filter

☒ Disposable ☐ Missing ☐ Inoperable ☐ Undersized ☐ Damaged

Duct/Joint/Housing

☐ Unsecured ☐ Corrosion

AC

Not Applicable

☐ Not Checked ☐ Dirty ☒ Central ☐ Room Unit
Approx. Age 25 years Approx Size - Tons 1.5

Ac unit is 25 years old. Typical life expectancy is 15 years.

Testing A/C unit during low outdoor temperatures will cause system failure. Determine function during cooling season.

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: East 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 Behind laundry tub

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Plumbing Components

Hot Water Tank

Operational

☒ With Heating System
Age 6 years

☒ Gas ☐ Electric
Estimated Capacity -Litres 151

☐ Some Corrosion Noted - Typical

Hot water tank is 6 years old. Functioning as intended at time of inspection. Typical life expectancy 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

Sump Pump

Operational: **Yes**

☐ Not Checked ☒ Submersible ☐ Cover Missing -Install for safety ☐ Float Checked
☐ Permanent Connection ☐ Corrosion ☒ To Exterior Grade

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Laundry

Floor

☐ Worn ☐ No drain

Wall

☐ Patched ☐ Unfinished ☐ Crack - Typical ☐ Uneven

Ceiling

☐ Patched ☐ Unfinished ☐ Crack - Typical ☐ Uneven

Window

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

Operational

Lighting

☐ None ☐ Unsecured

Operational

Tub/Faucet

☐ Unsecured ☒ Plastic ☐ Slow Drain ☐ Corrosion

Operational

Trap/Drain

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

Washer

☒ Tested On/Off Function Only
 Make Kenmore # CS2045601

Operational: Yes

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 Kenmore # XD85106769

Operational: Yes

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

Heat Source

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

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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

Operational

Door

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

Operational

Lighting

☐ None ☐ Unsecured

Operational

Exhaust Fan

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

Operational

Sink

☐ Worn ☐ Chip/Scratch ☒ Steel/Ceramic

Faucet

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

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

Counter

☐ Unsecured ☐ Minor Damage - Scratches/Stains ☐ Caulk at Backsplash

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All Baths

Toilet

Operational

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

Tub/Enclosure

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

Determine cause of decreased drainage in tub and correct as required

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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Basement 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

Window

Operational: Yes

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

Door

Operational: Yes

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

Lighting

Operational: Yes

☐ None ☐ Unsecured

Exhaust Fan

Operational: Yes

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

Sink

☐ Worn ☐ Chip/Scratch ☒ Steel/Ceramic

Faucet

Operational: Yes

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

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

Counter

☐ Unsecured ☐ Minor Damage - Scratches/Stains ☐ Caulk at Backsplash

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Basement washroom

Toilet

Operational: Yes

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

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

Door

Operational

☐ Binds - Adjust/Repair ☐ Minor Damage/Hole(s)

Patio Door

Operational

☐ Binds - Adjust/Repair ☐ Sliding ☒ Hinged ☐ Dead Bolt
☐ Minor Damage/Wear ☐ Weather Stripping

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

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Kitchen

Filter

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

Major Appliances (Built-in)

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

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 Bosch

Stove/Cooktop

Operational

Brand Kenmore # VF22112811

Refrigerator

Operational

Brand Whirlpool # ECL5101936

Heat Source

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

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Interior Living Spaces

Floor

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

Wall

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

Ceiling

☐ Uneven ☐ Patched - Typical ☐ Minor Cracking - Typical
☒ 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

Windows are in good condition.

Operational

Lighting

☐ None ☐ Unsecured ☒ Representative # Inspected/Tested

Operational

Ceiling Fan

☐ None ☐ Unsecured

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

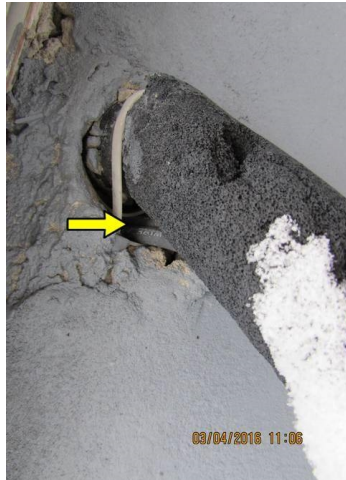
Front Porch



Peeling paint on porch steps

Exterior

Exterior Walls



Fill exterior holes

Basement Walkout



Missing handrail at basement walkout

Roof Structure

Main Roof



Shingles in good condition



Gutter/Downspout



Large volume of water flowing off dormer

Date: 04-Mar-2016

130 Kalmar Ave, Toronto, ON M1N 3G7

Attic
Structure



Attic

Basement/Structure
Railing



Missing handrail

Date: 04-Mar-2016

130 Kalmar Ave, Toronto, ON M1N 3G7

Electrical Service

Distribution Panel



Electrical panel

Circuit Wires/Receptacles



Missing cover plate



Unsecured electrical receptacle

Date: 04-Mar-2016

130 Kalmar Ave, Toronto, ON M1N 3G7

Heating

Smoke Detectors



Replace old smoke detectors

Heating System



High efficiency furnace

Date: 04-Mar-2016

130 Kalmar Ave, Toronto, ON M1N 3G7

Plumbing Components

Public Supply



Water meter and main shut off

All Baths

Tub/Enclosure



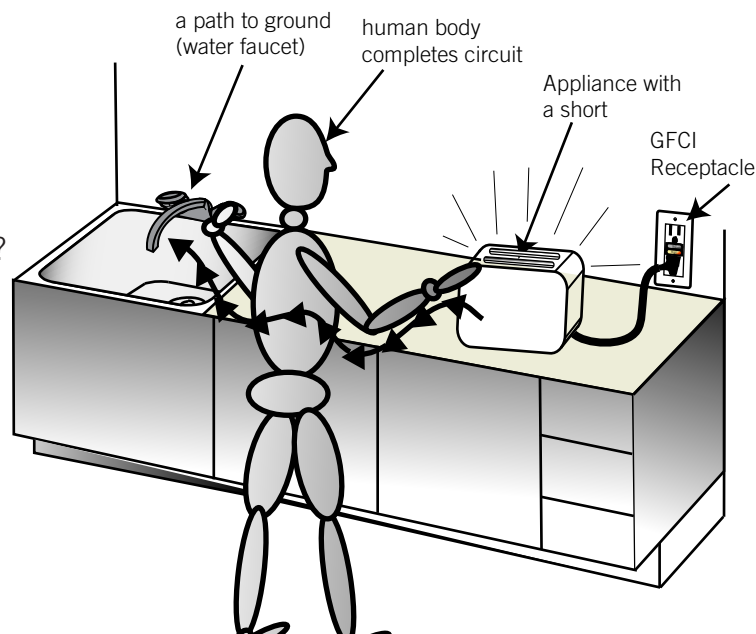
Slow drainage

Ground Fault Circuit Interrupter

A ground fault circuit interrupter, or GFCI, is an inexpensive electrical safety device that can protect you and your family members from a serious electric shock.

Have you ever had an electric shock? While it is an unpleasant experience, it is not usually fatal. However, given the right conditions, the same shock could be fatal! If your body makes a solid connection to the ground, the shock could easily kill you. Here are two examples of a solid ground connection:

- If you are physically standing or touching the ground outside
- If you touch something conductive, such as any part of the plumbing system in your house, that is also touching the ground outside



In other words, if you decide to operate your hedge trimmer in your bare feet and you get a shock, you may not survive it.

How Can a GFCI Help?

A GFCI is a special electrical outlet that prevents electric shocks in situations such as the ones described above. The GFCI monitors the electrical current leaving from and returning to the outlet. The current leaving the outlet should be the same amount as the returning current. If the current returning is less than that which leaves, the missing current could be passing through somebody's body to the ground. The GFCI detects the mismatch and shuts off the electrical outlet in a split second.

Where Should GFCI Outlets Be Located?

GFCI outlets should be installed in any area that presents a risk of an electric shock with a direct path to the ground. In other words, anywhere you might directly touch the ground outside or anywhere where you might touch a part of the plumbing system. Some smart GFCIs locations are:

- Exterior outlets
- Kitchen counter outlets (not common in Canada)
- Bathroom outlets
- Garage outlets
- Outlets in unfinished basements

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This is not a complete list. Areas near swimming pools, hot tubs, and so on should also include this type of outlet.

GFCIs are not perfect, however, and have been known to “nuisance trip” when connected to certain types of electrical equipment. For this reason, exceptions to the suggested (or required) locations for GFCIs exist. For example, a regular outlet would be a better choice for a freezer in your garage since the potential for nuisance tripping of the GFCI is high and might go undetected for days, leading to spoiled food in the shut-off freezer.

Remote GFCI

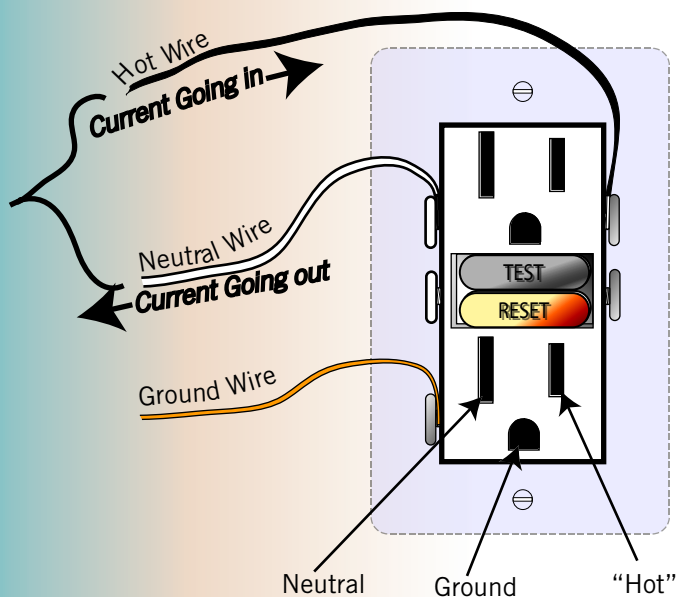
Several electrical outlets usually connect to a single circuit in an average home. A single GFCI outlet will protect all of the outlets in the circuit, even if the other outlets are not GFCIs. But the GFCI outlet must be the first outlet in the string in order for it to properly protect the other outlets, and, of course the connections have to be properly made.

Remote GFCIs sometimes cause confusion for home owners in the following ways:

- A home owner thinks the bathroom does not have a GFCI because the outlet looks like a standard one. The standard outlet under the protection of a remote GFCI should have a sticker indicating its GFCI protection. The problem is, the sticker does not stick forever. A Pillar To Post® inspector can test this for you.
- A standard outlet that does not appear to work in a bathroom or kitchen may actually be attached to a remote GFCI outlet that has nuisance tripped. Before calling an electrician, check the GFCI outlets in other bathrooms and in other locations around the house.

Testing

GFCIs are easy to test and should be tested every month. Simply press the test button on the outlet. You should hear a pop as the reset button pops out a little. To reset, just press the reset button. If the GFCI fails to trip, or if you are unable to reset it, it is time for an electrician to replace it.



Special breakers also provide GFCI protection to the entire circuit. These breakers can be installed instead of GFCI outlets. The GFCI breaker should also be tested monthly. You will recognize this breaker from the test and reset button.

GFCIs can help prevent injury and death from electric shock. It is a small device worth having to ensure the safety of your family members.

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Railings and Guards

The CDC (Centers for Disease Control and Injury Prevention) estimates that 40% of all unintentional deaths around the home are due to falls. One in five injuries that require a visit to an emergency room is due to a fall. Over 50% of these are falls that happen at home and most of these are falls from stairs and steps.

Railings and guards are designed to keep people from falling and injuring themselves. There is no doubt that properly installed railings and guards could help to improve these statistics.

A railing is something to grip onto when you go up and down a staircase. A guard is something that keeps you from falling off a staircase, deck or balcony. On a staircase, sometimes the railing doubles as a guard.

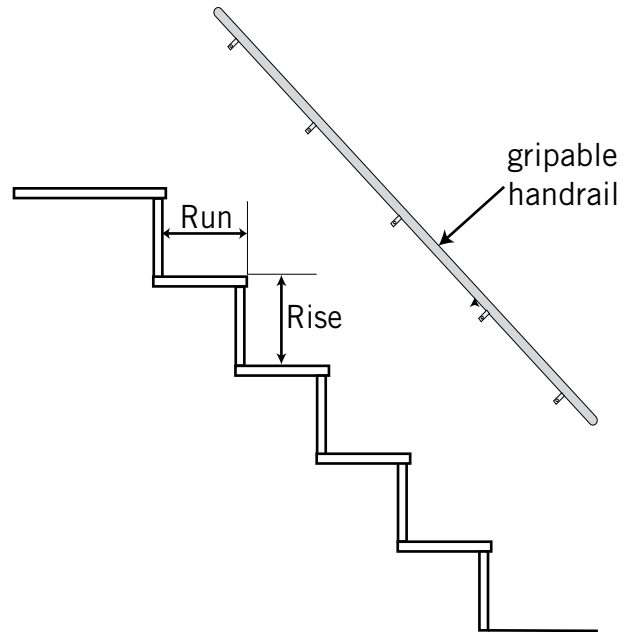
Many homes have missing or inappropriate railings and guards. One reason is that older homes did not have the same requirements as we do today. Home owners are not required to upgrade their homes to modern safety standards. If we had to upgrade, everybody would have to renovate their home every year just to keep up.

Pillar To Post home inspectors inspect your home with this in mind. We don't believe people should have to renovate their homes every year. Your railings and guards may be perfectly adequate for the time they were installed. At the same time we are concerned for your safety. We believe the solution is to provide you with information on common safety issues and let you decide if you would like to address the issue as a discretionary upgrade.

Here are a few common issues:

Missing railings: Sometimes a staircase has no railing at all, either because the previous owner removed it to make more room to move furniture up the stairs or because it was never installed in the first place. Ideally there should be a railing on any staircase that has more than two or three risers. The actual requirement depends on your area and when the home was built.

Missing guard: A common scenario is there is no guard on an open staircase to a



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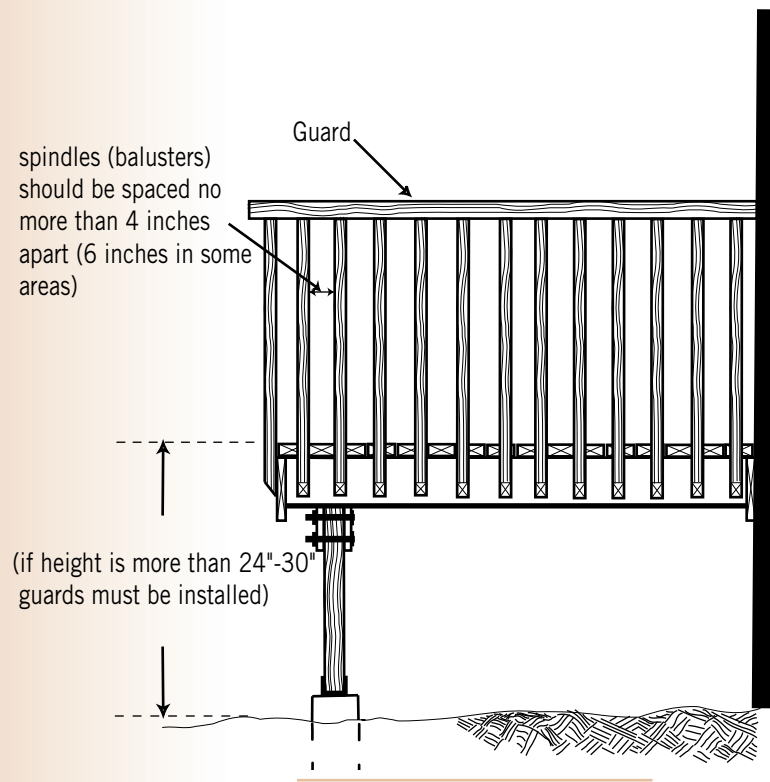
basement. In many areas, a guard was not required as long as there was a wall on one side and the basement unfinished. Today, many home owners have turned their basement into a recreation area or a playroom for children. The open staircase is now a danger. Ideally, a railing and guard should be added.

Guard too low: In some cases, an old home will have very low guards on staircases or balconies. This was the design at the time the home was built. Ideally, a guard should be 36 inches high, unless it's part of a staircase handrail in which case 34 inches would be ideal. In many areas, if the drop is six feet or more, a guard of 42 inches is required.

Railing or guard has large openings: Railings and guards may have vertical spindles (called balusters). These keep people from falling through. In some cases, the spacing between the spindles is so wide that a child could fall through. The requirements have changed over the years and also vary from area to area but most authorities believe that a maximum opening of four inches offers the best protection.

Other things to look for:

- Guards that incorporate climbable elements are not ideal. An example is a bench built into a guard or horizontal slats between the spindles on the guard. The concern is that children can climb them and fall over.
- Appropriate lighting for a staircase is a must. A dark stairwell is dangerous. That's all there is to it.
- Uneven stairs and stairs with non-uniform riser height are dangerous.



Carbon Monoxide

Carbon monoxide, or CO, a byproduct of incomplete combustion of fossil fuels, is a colorless, odorless gas. Breathing CO reduces the blood's ability to carry oxygen. In severe cases, CO can cause death.

Defective or malfunctioning fossil fuel appliances, or inappropriate use of appliances that burn fossil fuel close to or inside the home can pose a serious health hazard. Here are a few examples of dangerous operations:

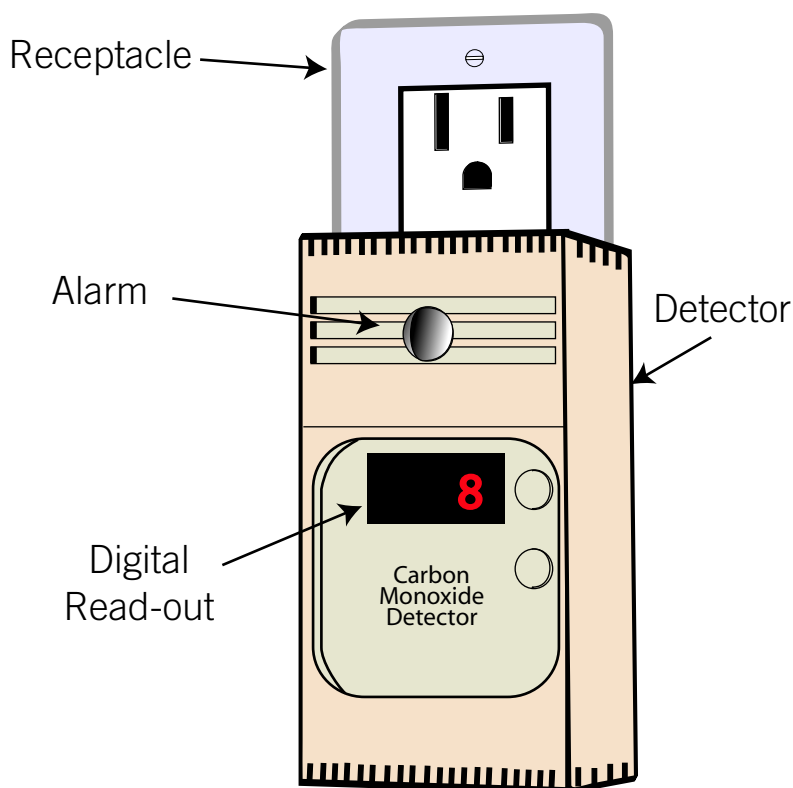
- Running an automobile or gas lawn mower inside the garage
- Operating a barbeque inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure

Symptoms of Carbon Monoxide Poisoning

Symptoms of carbon monoxide poisoning include headache, dizziness, nausea, vomiting, weakness, chest pain, confusion, and loss of consciousness. Carbon monoxide poisoning can lead to death. Low level poisoning may go unnoticed because it may be mistaken for the flu.

Carbon Monoxide Detector

You should have at least one carbon monoxide detector in your home. In some geographic areas, a CO detector is required by law. The CO detector should be placed where you can hear it if it goes off when you are asleep. A CO detector does not have to be placed on the ceiling, since unlike smoke, CO has approximately the same weight as air so it mixes



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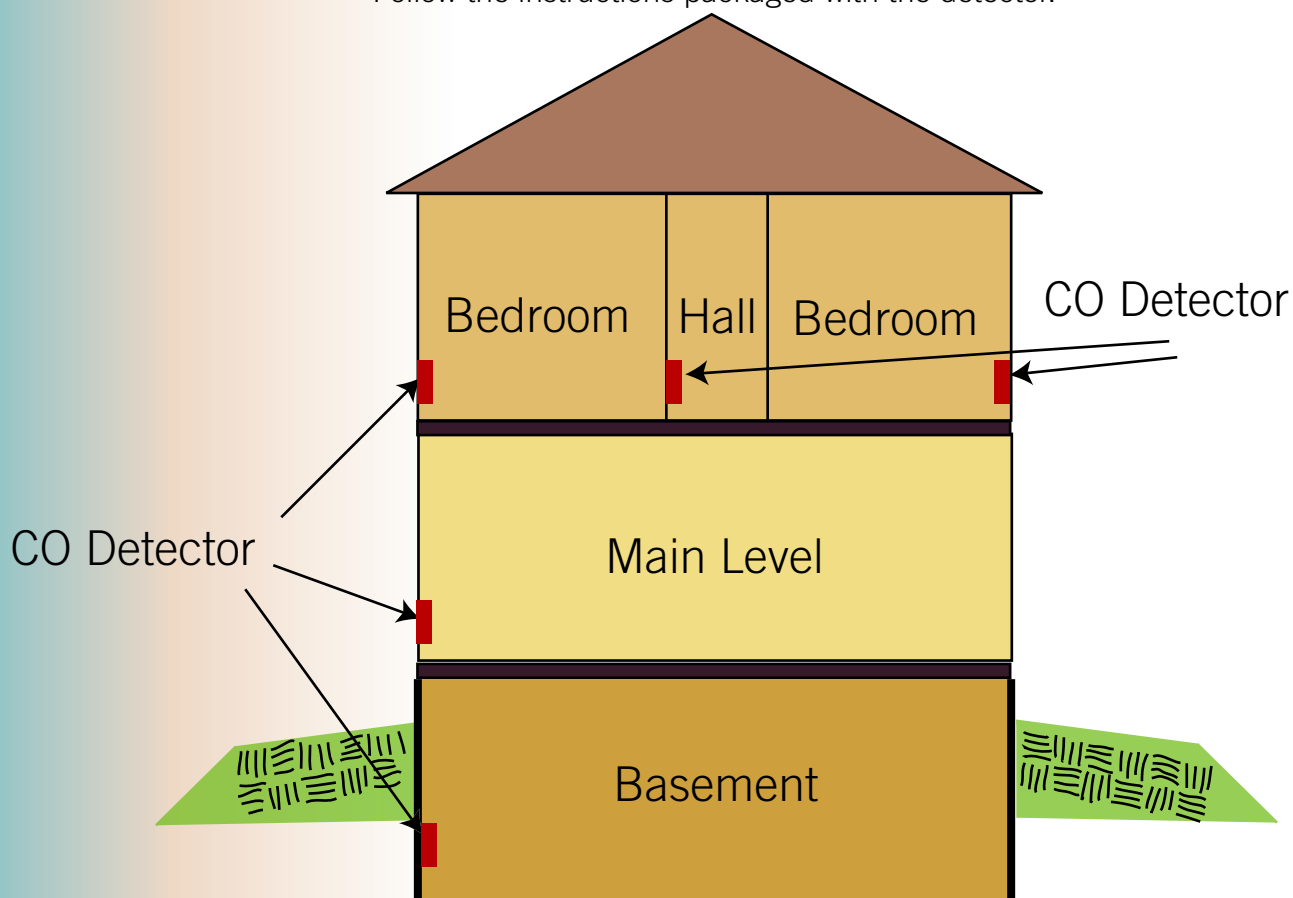
uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

If the carbon monoxide detector alarms, take it seriously.

Avoiding CO Poisoning

- Have your heating systems serviced every year by a qualified technician.
- Have your fireplace chimney cleaned and inspected every year.
- Install at least one CO detector in your home and replace the batteries twice per year.
- Open the garage door prior to starting your car; drive the car out promptly. Do not leave it idling in the garage. Do not use a remote car starter when the car is in the garage.
- Do not use a charcoal or propane barbeque in the home.

If you are installing only one carbon monoxide (CO) detector, it should be located where you can hear it if it goes off when you are sleeping. For greater safety, multiple CO detectors can be installed throughout the home. Follow the instructions packaged with the detector.



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