

**Visual Property Inspection**

**28 Holland Ave  
Toronto, ON M4B 2C6**

**Prepared for :**

**The Weir Team**

**Phone No. : (416) 465-4545**



**Inspected by :**

**Allen Ottaway  
160 Goodman Dr.**

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# Report Commentary

Date: 23-Apr-2016

28 Holland Ave, Toronto, ON M4B 2C6

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.

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## 1.0 Garage

### 1.1 **Ceiling**

Shingle are starting to deteriorate. Budget to replace.

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## 2.0 Roof Structure

### 2.1 **Covering**

Architectural shingles are in good condition. Seller advises shingles were replaced last year. Typical life expectancy of this type of shingle is 25 to 30 years.

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## 3.0 Electrical Service

### 3.1 **Service Size**

200 amp service, copper wire.

### 3.2 **Distribution Panel**

### 3.3 **Bonding**

Provide bonding to water and gas lines to promote ground system continuity. Could not locate at time of inspection.

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## 4.0 Heating

### 4.1 **Heating System**

Mid efficiency furnace is 13 years old and functioning as intended. Typical life expectancy is 20 years. The seller can provide a letter from Adall Heating verifying service is done every two years.

### 4.2 **AC**

AC unit is 13 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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## 5.0 Plumbing Components

### 5.1 **Hot Water Tank**

Hot water tank is 13 years old. Functioning as intended. Typical life expectancy is 15 years.



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## **6.0** Interior Living Spaces

### **6.1** **Window**

Windows on 2nd floor were installed in 2004 and are in good condition.

Windows on main floor were installed in 1981 and are in good condition.

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Property and Site

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**Limitations**

- Vegetation/Tree/Shrub       Vines       Debris/Obstruction  
 Snow/Ice Cover  
AGE OF HOME 50+

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**Conditions**

- Sunny/Mostly Sunny       Cloudy/Mostly Cloudy       Rain/Wet Conditions  
 Snow/Ice Conditions  
Approx. Temperature 4 celsius

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**Building**

- 2 Story       Duplex       Condo       Townhome

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.

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**Landscaping**

- Bushes/Hedge/Flower Bed       Vine       Slopes To House

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**Driveway**

- Concrete       Gravel       Gravel Needs Regrading       Asphalt

Resurface driveway to reduce further deterioration and promote weathering protection

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**Walkway/Path**

- Slopes to House       Concrete       Paving Stone       Patio Stone/Brick

Level and secure loose tiles to promote safe travel.

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**Front Porch**

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

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**Front Porch Rail**

- Wood       Metal       Composite



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Property and Site

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**Front Porch Light**

**Operational**

Unsecured

Appears to be sensor activated

Representative # Inspected/Tested

**Exterior**

**Limitations**

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

**Foundation Wall**

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

**Exterior Walls**

- Wood/Composite
- On Wood Framing
- Stucco
- Vinyl/Aluminum
- Brick/Stone

Fill and seal crack on east side to prevent further deterioration.

**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**

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**Garage**

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**Type**

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

Garage was obstructed, preventing a full inspection of interior.

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**Door**

- Automatic     Manual     1 Automatic & 1 Manu     Wood    **Operational**  
 Metal

Ensure proper garage door seal at the base of the door to reduce rodent entry/damage.

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**Floor**

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

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**Wall**

- Drywall/Plaster     Wood     Stone/Brick     Partially Concealed

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**Ceiling**

- Crack     Drywall/Plaster     Wood

*Shingle are starting to deteriorate. Budget to replace.*

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**Lighting**

- Unsecured     Representative # Inspected/Tested

**Operational**

**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

Pitch 9 in 12

**Gutter/Downspout**

- Galvanized   
 Plastic   
 Aluminum   
 Copper   
 Below Ground Discharge  
 Above Ground Discharge

**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

*Architectural shingles are in good condition. Seller advises shingles were replaced last year. Typical life expectancy of this type of shingle is 25 to 30 years.*

Shingles above east side dormer were not replaced. They appear to be in good condition. Check on an annual basis and replace as required to prevent water entry.

**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

**Chimney/Vent**

- Wood   
 Metal   
 Furnace/Water Heater   
 Fireplace  
 Brick/Block/Stone   
 Stone   
 Corrosion



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Roof Structure

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**Chimney Cap**

- Concrete     Metal     Minor Cracking - Seal     Corrosion

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**Visible Flue Liner**

- Clay     Metal     Block     Rain Cap/Screen Covered

**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 25% 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

Monitor previous staining to ensure leak remains inactive

**Window**

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

**Operational**

**Door**

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

**Operational**

**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



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**Basement/Structure**

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**Beam**

Unsecured     Concealed     Metal     Wood

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**Post**

On Slab     Concealed     Wood     Concrete     Metal     Brick/Block  
 Stone

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**Pipes/Ducts**

Unsecured     Leak     Insulated     Secured

**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 200

*200 amp service, copper wire.*

**Distribution Panel**

- Not Opened     Non Standard Installation     Obstructed  
Location Laundry room

**Panel Rating**

- Room For Expansion

**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

*Provide bonding to water and gas lines to promote ground system continuity. Could not locate at time of inspection.*

## Heating

### Data Plate

Not Legible     Incomplete  
Model: UltraHeat                      BTU Input: 80000                      Estimated Age: 13 years

### Limitations

System Operating in Heating Mode     System Shut Down/Not Tested

### Smoke Detectors

Basement     1st Floor     2nd Floor     3rd Floor

Replace all smoke detectors upon possession. Life expectancy is 8 to 10 years

### 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 13 years old and functioning as intended. Typical life expectancy is 20 years.  
The seller can provide a letter from Adall Heating verifying service is done every two years.*

### Fresh Air Supply

Internal     External

### Venting

Metal     Corrosion     Sidewall/Plastic     Flue

### Life Expectancy

Typical     Middle     Exceeded     Middle/End

### Gas Burner

Not Checked

**Operational**

Heating

**Ignition**

- Electronic       Pilot & Thermocoupl

**Heat Shield**

- Missing       Corrosion       Soot       None

**Burn Chamber**

- Advise Adjustment       Soot

**Motor/Blower**

- Direct Drive       Noisy       Other

**Operational**

**Filter**

- Permanent       Missing       Inoperable       Undersized       Damaged

**Duct/Joint/Housing**

- Unsecured       Corrosion

**AC**

- Not Checked       Dirty       Central       Room Unit  
Approx. Age 13 years      Approx Size - Tons 2

**Not Applicable**

*AC unit is 13 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

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### Limitation

- Finished Basement       Private System

### Public Supply

- Concealed     Lead       Galvanized     Plastic       Copper       Metered  
 Not Metered

Shut Off Location: Laundry room

### 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

Could not locate drain at time of inspection

### Main Cleanout

- Concealed

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Plumbing Components

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**Hot Water Tank**

**Operational**

With Heating System  
Age 13 years

Gas       Electric  
Estimated Capacity -Litres 151

Some Corrosion Noted - Typical

*Hot water tank is 13 years old. Functioning as intended. Typical life expectancy is 15 years.*

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**Life Expectancy**

Typical       Exceeded       Middle       Middle/End

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**Fuel Shut-Off**

Concealed  
Location beside

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**Relief Valve**

No Test Lever       Corrosion       Other

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**Discharge Tube**

Undersized       Discharge

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**Venting**

Flue       Sidewall       Improper Rise       Unsecured       Corrosion       Soot

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**Burn Chamber**

Not Checked       Needs Adjustment



**Laundry**

**Floor**

- Worn       No drain

Drain not found at time of inspection.

**Wall**

- Patched       Unfinished       Crack - Typical       Uneven

**Ceiling**

- Patched       Unfinished       Crack - Typical       Uneven

**Door**

- Binds       Damaged/Hole in Door

**Operational**

**Lighting**

- None       Unsecured

**Operational**

**Tub/Faucet**

- Unsecured       Plastic       Slow Drain       Corrosion

Secure laundry tub to reduce stress on plumbing and potential failure.

**Operational**

**Trap/Drain**

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

**Washer**

- Tested On/Off Function Only  
Make Whirlpool # CL2007885

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.

**Operational:      Yes**

**Dryer**

- Tested On/Off Function Only  
Make Whirlpool # 9FJ36894

**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

**All Baths**

**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**

- 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

**Not Applicable**

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

**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

**Toilet**

- No Shut-Off
  Unsecured
  Crooked - Monitor for leakage

**Operational**

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All Baths

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**Tub/Enclosure**

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

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**Tub Faucet/Mixer**

- Not Tested     Unsecured     Leaky-Secure/Repair/Replace

**Operational**

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**Shower Head**

- Not Tested     Unsecured     Leaky-Secure/Repair/Replace

**Operational**

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**Heat Source**

- None     Thermostat     Electric     Air Register     Radiant  
 Radiator/Convactor

1st 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

Monitor previous staining to ensure no leakage and correct as required.

As per seller the stain was there in 2004 when the home was purchased. It was repaired and has not leaked since.

**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**

**Not Applicable**

- 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

**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

1st floor washroom

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**Toilet**

No Shut-Off     Unsecured     Crooked - Monitor for leakage

**Operational:    Yes**

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**Tub/Enclosure**

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

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**Tub Faucet/Mixer**

Not Tested     Unsecured     Leaky-Secure/Repair/Replace

**Operational:    Yes**

---

**Shower Head**

Not Tested     Unsecured     Leaky-Secure/Repair/Replace

**Operational:    Yes**

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**Heat Source**

None     Thermostat     Electric     Air Register     Radiant  
 Radiator/Convactor

**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

**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

**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

**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

**Tub Faucet/Mixer**

Not Tested     Unsecured     Leaky-Secure/Repair/Replace

**Operational: Yes**



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**Basement washroom**

**Shower Head**

- Not Tested     Unsecured     Leaky-Secure/Repair/Replace

**Operational:    Yes**

**Heat Source**

- None     Thermostat     Electric     Air Register     Radiant  
 Radiator/Convactor

Kitchen

**Floor**

Worn       Minor Cracking - Typica       Stains/Minor Damage

**Wall**

Uneven       Patched       Minor Cracking - Typica

**Ceiling**

Uneven       Patched- Typical       Minor Cracking - Typica

**Window**

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

**Operational**

**Lighting**

None       Unsecured       Representative # Inspected/Tested

**Operational**

**Sink**

Worn       Chip/Scratch

**Faucet**

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

**Operational**

**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**

Cooktop Exhaust       No Exhaust       No Light       Noisy

**Operational**

**Exhaust vent**

Unsecured       Ductless       Concealed       To Exterior

**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



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**Kitchen**

functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

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**Dishwasher**

**Operational**

Brand Kirkland # FG606246A

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**Stove/Cooktop**

**Operational**

Brand Kirkland # RF203282V

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**Refrigerator**

**Operational**

Brand GE # MF250768

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**Microwave**

**Operational**

Brand Magicchef # 51000314

**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 on 2nd floor were installed in 2004 and are in good condition.*

*Windows on main floor were installed in 1981 and 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**

Maintain wood doors to reduce deterioration

**Heat Source**

- Air Register                     
  Electric                     
  Radiator/Convactor                     
  None  
 Radiant-Concealed



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Date: 23-Apr-2016

28 Holland Ave, Toronto, ON M4B 2C6

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## Additional Comments

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### 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.

**Property and Site**

**Driveway**



Deteriorating asphalt

**Walkway/Path**



Loose and uneven walkway tiles

**Garage**  
**Ceiling**



Cupping shingles

**Roof Structure**  
**Main Roof**



Roof covering



Shingles above east dormer

**Basement/Structure**

**Ceiling**



Water stains

**Electrical Service**

**Distribution Panel**



Missing receptacle cover

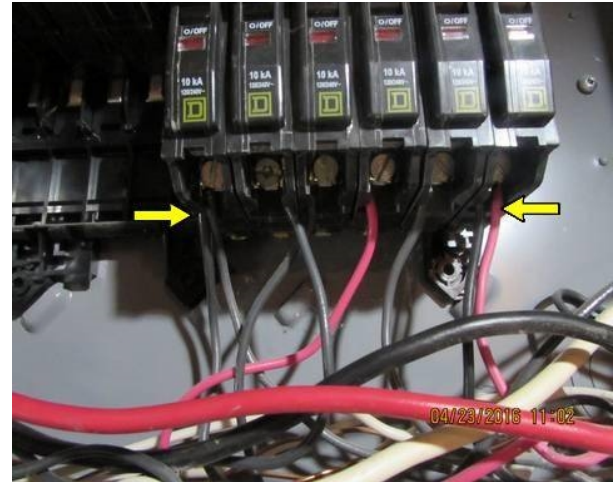


Exposed wires and missing junction box cover

**Electrical Service**  
**Distribution Panel**



Distribution panel



Double tapped connections



Openings to interior of panel

**Heating**

**Heating System**



Mid efficiency furnace

**Plumbing Components**

**Public Supply**



Water meter and main shutoff



**Plumbing Components**

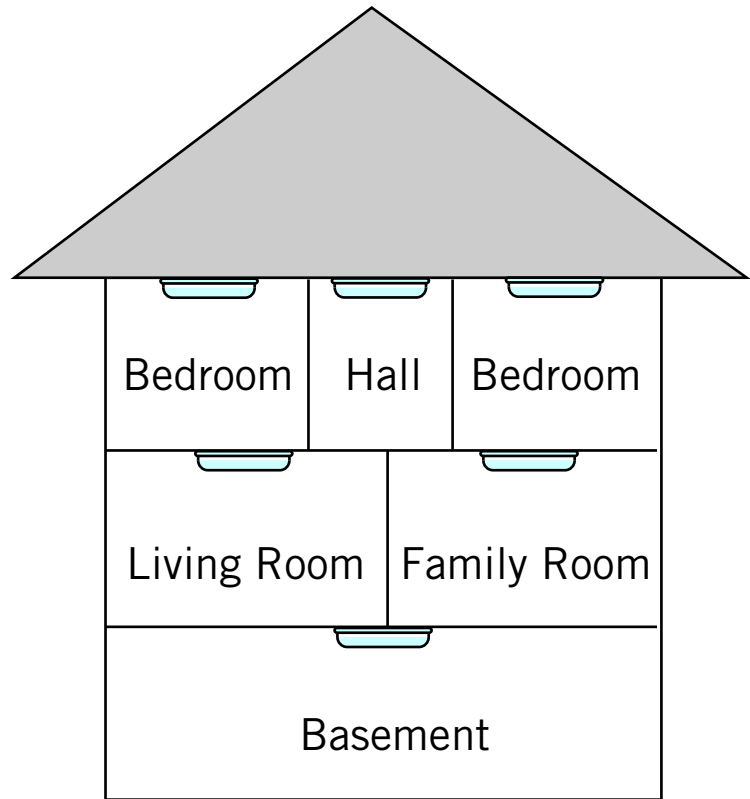
**Hose Bibb**



Hose Bibb shut off

# Smoke Alarms

Smoke alarms are an incredible success story. Once the concept took hold in the 1970s, it wasn't long before the fire death rate was cut in half! Now, more than three decades later, most homes have at least one smoke alarm but we still have a problem – the smoke alarms aren't working! In one quarter of the homes with smoke alarms, the smoke alarms don't work. The cause is missing, dead or disconnected batteries (National Fire Protection Association). Pillar To Post® would like to encourage you to pay more attention to your smoke alarms.



The two key goals of smoke alarms are –

- To wake you up. You can't sense smoke and flame when you are asleep.
- Early warning. The sooner you know about a fire the better the possible outcome

## Placement of Smoke Alarms

While you should consult the instructions provided with the smoke alarm, here are some general guidelines. We do not address local bylaws and codes here.

- There should be at least one smoke alarm per floor including the basement.
- Smoke alarms should be placed outside every separate sleeping area. Many authorities suggest an alarm inside each bedroom as well.
- The alarm can be placed on the ceiling or high up on the wall. If the alarm is on the ceiling, it should be at least four inches away from any walls. If the alarm is on the wall, it should be at least four inches but not more than twelve inches from the ceiling.
- Peaked ceilings have stagnant air at the top. The smoke alarm should be three feet from the highest point.
- Do not place the smoke alarm where it could be affected by drafts such as next to a window or air vent.

## Maintaining

Test the smoke alarm once per month by pressing the test button until the alarm sounds then release the button. If the smoke alarm is battery operated, replace the battery every year. If you hear a chirping sound from the smoke alarm, change the batteries. Dust or vacuum the surface periodically. Replace the entire unit if it is older than 10 years or if you are not sure how old it is. Print the installation date inside the cover.

## False Alarms

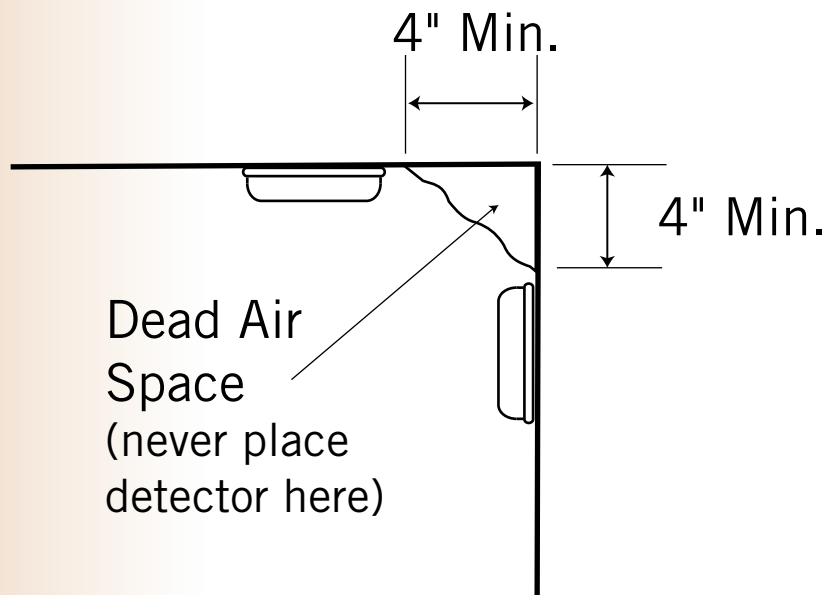
Nuisance tripping of your smoke alarm is bound to happen occasionally. Unfortunately, many people remove the battery to silence the alarm with the good intention of replacing it after the smoke clears. Here are some better ways to deal with nuisance tripping: Use an alarm with a 'hush button'. Move the smoke alarm a little further from the kitchen area. Try a different type of alarm. Some experts say that a photoelectric smoke alarm is a little less sensitive to common causes of false alarms.

## Hard Wired Alarms

Many homes today have smoke alarms wired right into the household electrical system. In addition, some homes have interconnected smoke alarms. This means if one alarm in the home sounds then the others sound as well.

## Escape Plan

Smoke and flame can spread quickly so you need to react quickly. It is vital that you and your family know what to do on hearing a smoke alarm. You should plan an escape route from every area of the home and identify a safe area to meet outside the home. You should rehearse the escape plan with your family. Walk through and identify obstacles that may slow you down such as windows that are jammed or exits that are crowded with storage etc.



Pillar To Post®, *the home of home inspection*

We welcome your comments and suggestions for future Information Series topics  
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