

**Visual Property Inspection**

65 Highfield Rd  
Toronto, ON M4L 2T9

**Prepared for :**

The Weir Team

Phone No. : (416) 465-4545



**Inspected by :**

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# Report Commentary

Date: 27-May-2016

65 Highfield Rd, Toronto, ON M4L 2T9

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 Property and Site

### 1.1 **Front Porch**

Caution is advised as riser height is greater at top step and is a trip hazard.

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## 2.0 Roof Structure

### 2.1 **Life Expectancy**

Shingles are in their last 3rd of life. Typical life expectancy is 15 years. Monitor on an annual basis and replace as necessary to prevent water entry and related damages.

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## 3.0 Basement/Structure

### 3.1 **Railing**

Install handrail to promote safety

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## 4.0 Electrical Service

### 4.1 **Service Size**

100 amp service, copper wire.

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## 5.0 Heating

## Garage furnace

### 5.1 **Life Expectancy**

High efficiency furnace is 14 years old and in good condition. Typical life expectancy is 20 years.

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## 6.0 2nd floor furnace

### 6.1 **Heating System**

High efficiency furnace is 10 years old and in good condition.  
Typical life expectancy is 20 years.

### 6.2 **AC**

AC unit is 1 year old and functioning as intended at time of inspection.  
Typical life expectancy is 15 years.

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## 7.0 Plumbing Components

### 7.1 **Hot Water Tank**

Rental water heater is 5 years old and functioning. Typical life expectancy is 15 years.

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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 25 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

### Walkway/Path

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

Reset/replace steps to provide level treads and even rises to promote safe travel

Fill and seal cracks in walkway between houses to reduce water penetration further separation and potential trip hazards

### Front Porch

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

Caution is advised as riser height is greater at top step and is a trip hazard.

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Property and Site

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**Front Porch Rail**

☒ Wood      ☒ Metal      ☐ Composite

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**Front Porch Light**

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

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**Operational**

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**Deck(s)/Patio(s)**

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

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**Deck Railing**

☒ Wood      ☐ Metal      ☐ Composite

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**Retaining Wall**

☐ Wood      ☐ Metal      ☒ Concrete      ☐ Leaning slightly - Typical

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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 small settlement crack at east side of building to prevent further deterioration.

Consult a qualified contractor to install mortar at front of house between bricks to prevent water entry and further deterioration.

### Window Exterior

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

Paint wood window trim to promote weathering protection

### Window Well

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

Rear window is at grade. A well at this area with drainage will promote intended drainage away from the structure.

### Garage Side or Back Door

- ☐ Dented/Minor Damage      ☐ Binds - Adjust/repair

**Operational**

### Exterior Lighting

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

**Operational**

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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

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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 to 15 years Pitch 3 in 12

### Gutter/Downspout

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

### Fascia/Soffit

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

Fill and seal soffit opening for Air conditioner to prevent pest entry and related damages.

### Covering

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

### Life Expectancy

☐ Typical ☒ Middle ☐ End ☐ Exceeded

*Shingles are in their last 3rd of life. Typical life expectancy is 15 years. Monitor on an annual basis and replace as necessary to prevent water entry and related damages.*

### 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

Fill and seal cracks to reduce further separation and potential water entry .

### 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

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## Basement/Structure

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### Bridging

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

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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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### Bearing Wall

☒ Concealed

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### 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 Basement

### Panel Rating

☒ Room For Expansion

### Fuse

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

### Circuit Wires/Receptacles

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

### Grounding

☐ Concealed ☐ Ground Rod ☒ Water Main

### Bonding

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

### Auxiliary Panel

☐ Concealed ☐ Non Standard Installation ☐ Not Opened ☐ Unsecured

Location Master bedroom closet

### Auxiliary Service Size

☐ Have Electrician Evaluate

Amps 40

### Auxiliary Panel Rating

☒ Room For Expansion

Amps 100

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## Electrical Service

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### Auxiliary Fuse

☒ Breaker    ☐ GFCI Breaker    ☒ AFCI    ☐ Cartridge    ☐ Glass

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Garage furnace

Heating

### Data Plate

☐ Not Legible ☐ Incomplete

Model: Rheem

BTU Input: 60000

Estimated Age: 15 years

### Limitations

☒ System Operating In AC Mode ☐ System Shut Down/Not Tested

### Thermostat/Humidistat

Operational

☐ Unsecured ☒ Programmable ☐ Standard

### 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

Operational

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

### Fresh Air Supply

☐ Internal ☒ External

### Venting

☐ Metal ☐ Corrosion ☒ Sidewall/Plastic ☐ Flue

### Life Expectancy

☐ Typical ☒ Middle ☐ Exceeded ☐ Middle/End

*High efficiency furnace is 14 years old and in good condition. Typical life expectancy is 20 years.*

### Gas Burner

Operational

☐ Not Checked

### Ignition

☐ Electronic ☐ Pilot & Thermocoupl

### Heat Shield

☐ Missing ☐ Corrosion ☐ Soot ☐ None

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Garage furnace

Heating

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**Burn Chamber**

☐ Advise Adjustment

☐ Soot

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**Motor/Blower**

**Operational**

☐ Direct Drive

☐ Noisy

☐ Other

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**Filter**

☐ Electronic

☐ Missing

☐ Inoperable

☐ Undersized

☐ Damaged

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**Duct/Joint/Housing**

☐ Unsecured

☐ Corrosion

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**AC**

**Operational**

☐ Not Checked

☐ Dirty

☐ Central

☐ Room Unit

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**Cooling Fuel Source**

☒ Electric

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**Temperature Differential**

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**Condensation Line**

☐ Improper Drain

☐ Corrosion

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**Refrigerant Line**

☐ Unsecured

☐ Not Insulated

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2nd floor furnace

**Data Plate**

☐ Not Legible ☐ Incomplete

Model: Goodman

BTU Input: 60000

Estimated Age: 10 years

**Limitations**

☒ System Operating In AC Mode

☐ System Shut Down/Not Tested

**Smoke Detectors**

☐ Basement

☐ 1st Floor

☒ 2nd Floor

☐ 3rd Floor

**Thermostat/Humidistat**

☐ Unsecured - Secure as needed

☐ Programmable

☒ Standard

**Operational:**

**Yes**

**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:**

**Yes**

*High efficiency furnace is 10 years old and in good condition.*

*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

**Not Applicable**

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2nd floor furnace

**Ignition**

☒ Electronic ☐ Pilot & Thermocoupl

**Heat Shield**

☐ Missing ☐ Corrosion ☐ Soot ☐ None

**Burn Chamber**

☐ Advise Adjustment ☐ Soot

**Motor/Blower**

☒ Direct Drive ☐ Noisy ☐ Other

**Operational: Yes**

**Filter**

☒ Permanent ☐ Missing ☐ Inoperable ☐ Undersized ☐ Damaged

**Duct/Joint/Housing**

☐ Unsecured ☐ Corrosion

**AC**

☐ Not Checked ☐ Dirty ☒ Central ☐ Room Unit  
Approx. Age 1 year Approx Size - Tons 1

**Operational: Yes**

*AC unit is 1 year old and functioning as intended at time of inspection.  
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: Base of stairs

### 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

### 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

### Hot Water Tank

☐ With Heating System ☒ Gas ☐ Electric ☐ Some Corrosion Noted - Typical

Age 5 years Estimated Capacity -Litres 151

*Rental water heater is 5 years old and functioning. Typical life expectancy is 15 years.*

### Operational

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## Plumbing Components

### 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

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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**

### Door

☐ Binds ☐ Damaged/Hole in Door

**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 GE # MR405281W

**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 Frigidaire # XD53798424

**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

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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

### 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

### Toilet

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

**Operational**

### Tub/Enclosure

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

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All Baths

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**Tub Faucet/Mixer**

**Operational**

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

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**Shower Head**

**Operational**

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

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## Master bathroom

### 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

### 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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Master bathroom

**Jetted Tub**

**Operational: Yes**

☐ Not Tested ☒ GFCI Protected ☐ Motor Access

**Tub Faucet/Mixer**

**Operational: Yes**

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

**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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## Main 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

**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: 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**

Secure toilet to reduce secondary water damages

### Tub/Enclosure

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

Replace deteriorated caulking at top of tiles to prevent water entry and related damages.



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**Main floor washroom**

**Tub Faucet/Mixer**

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

**Operational:    Yes**

**Shower Head**

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

**Operational:    Yes**

**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

### 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 Faucet/Mixer

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

**Operational: Yes**

### Shower Enclosure

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

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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

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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

### 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.

### Stove/Cooktop

**Operational**

Brand Maytag # R30126870

### Refrigerator

**Operational**

Brand Frigidaire # BA52713267

### 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

### 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

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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.

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**Property and Site**  
**Building**



Rear image

**Walkway/Path**



Cracks in walkway



Broken and uneven patio slabs



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## **Exterior**

### **Exterior Walls**



Wall cracked at rear of structure

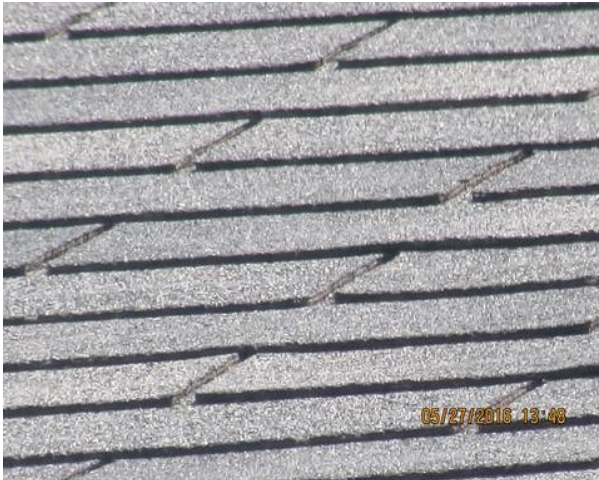
### **Window Exterior**



Peeling paint at front bay window

## **Roof Structure**

### **Main Roof**



Shingles



### **Fascia/Soffit**



Hole in soffit

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**Attic**  
**Structure**



Attic



**Basement/Structure**  
**Wall**



Crack in wall



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## **Basement/Structure**

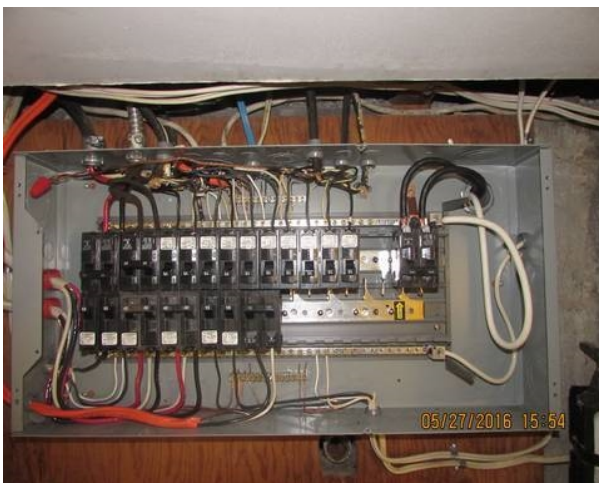
### **Railing**



Missing handrail

## **Electrical Service**

### **Distribution Panel**



Main panel in basement

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## **Electrical Service**

### **Auxiliary Panel**

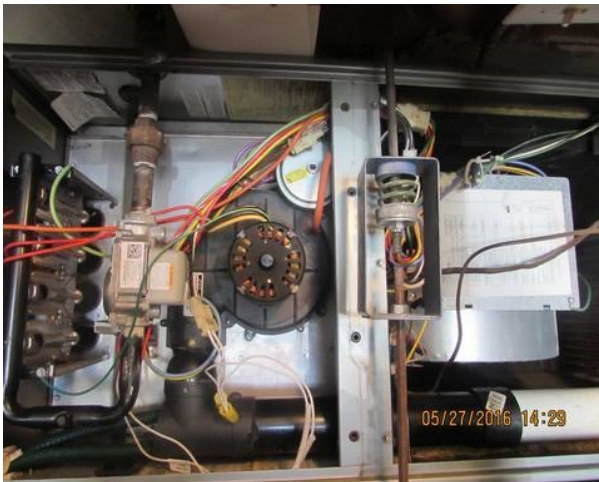


Auxiliary panel in master bedroom

## **Heating**

### **Heating System**

### **Garage furnace**



High efficiency furnace in garage

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## **2nd floor furnace**

### **Heating System**



Furnace in attic

## **Plumbing Components**

### **Limitation**



Water meter and main shut off

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**Main floor washroom**

**Tub/Enclosure**



Deteriorating caulking

# 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.

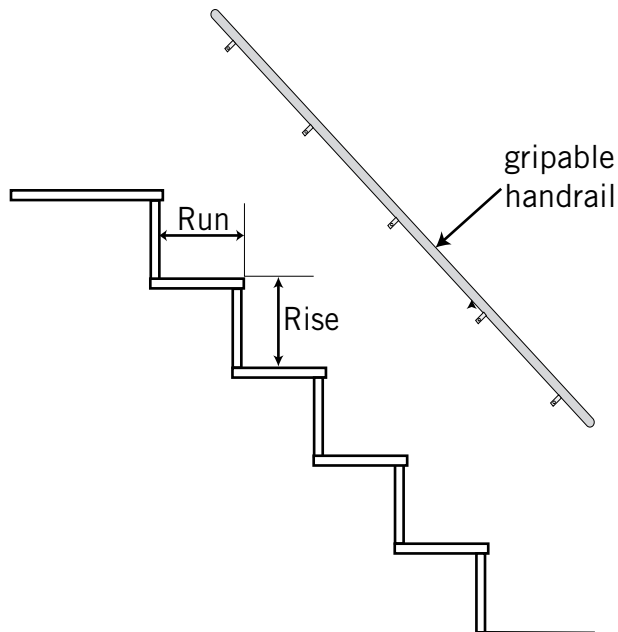
Many homes have missing or inappropriate railings and guards. One reason is that older homes did not have the same requirements as we do today. Home owners are not required to upgrade their homes to modern safety standards. If we had to upgrade, everybody would have to renovate their home every year 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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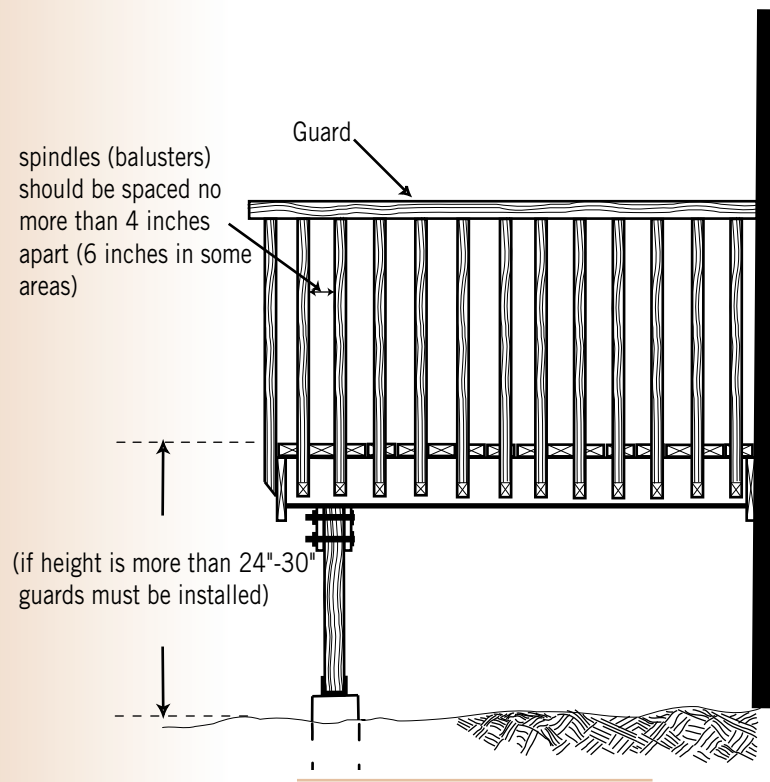
basement. In many areas, a guard was not required as long as there was a wall on one side and the basement unfinished. Today, many home owners have turned their basement into a recreation area or a playroom for children. The open staircase is now a danger. Ideally, a railing and guard should be added.

**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.



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# Arc Fault Circuit Interrupter

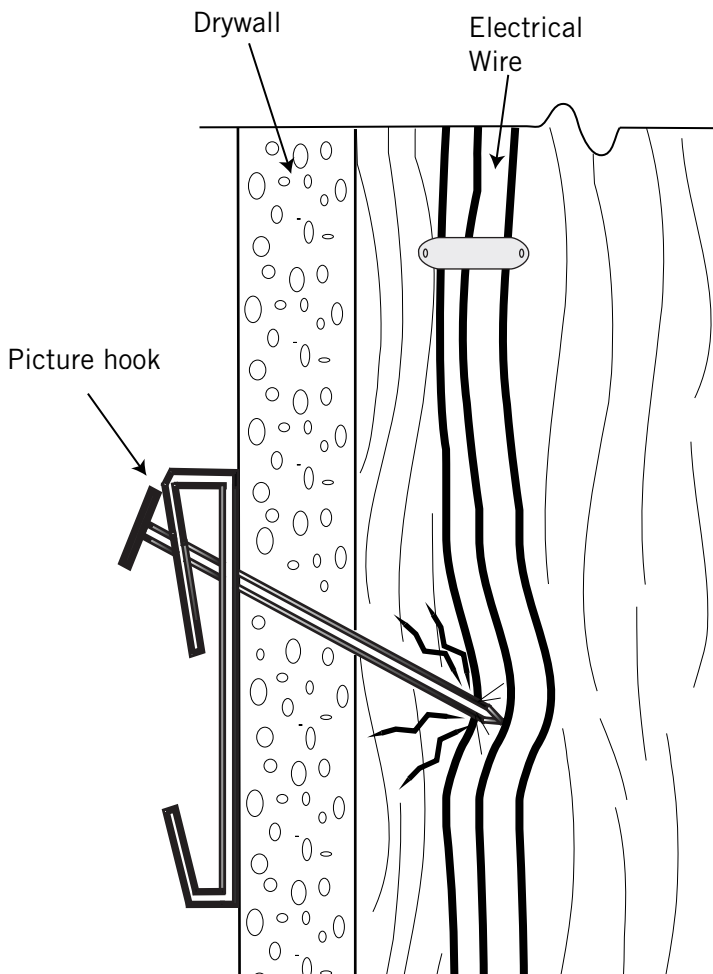
## Increasing Electrical Fire Safety

An “arc fault circuit interrupter,” or AFCI, is a new type of circuit breaker designed to detect sparking in an electrical system, and to shut down the affected circuit before it causes a fire. The jury is still out on whether AFCIs actually save lives and property.

A household circuit can cause fire in two ways: circuit overload and sparking. Standard circuit breakers or fuses usually protect an overloaded circuit, but the breakers may not trip from intermittent sparking. For example, if you pierce or sever an electrical cable while hammering a nail into a wall, you could create an intermittent short, resulting in sparking. If the breaker does not trip, a fire could start. The AFCI is designed to detect such problems.

Other potential causes of sparking:

- A frayed extension cord
- A squeezed or pinched cord
- Old and cracked insulation on electrical wires and cables
- Loose electrical connections



## What's the Difference Between an AFCI and a GFCI?

A GFCI, or a “ground-fault circuit interrupter,” is typically installed in areas with a high risk for electrical shock, such as bathrooms (see Pillar To Post® GFCI Info Series). A GFCI protects people from electric shock, while an AFCI protects homes from electrical fires.

## What Do These Devices Look Like? Where Are They Installed?

An AFCI fits into the electrical panel in place of a standard circuit breaker. It looks like a GFCI breaker except the AFCI has a blue test button while the GFCI has an orange test button.

AFCIs are becoming mandatory in some jurisdictions. In 2002, the National Electrical Code insisted on AFCIs for all bedroom electrical outlets and their branch circuits.

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AFCIs may be retrofitted to any home with a modern circuit breaker panel. But before you ask your electrician to replace all your breakers with AFCIs, consider the following:

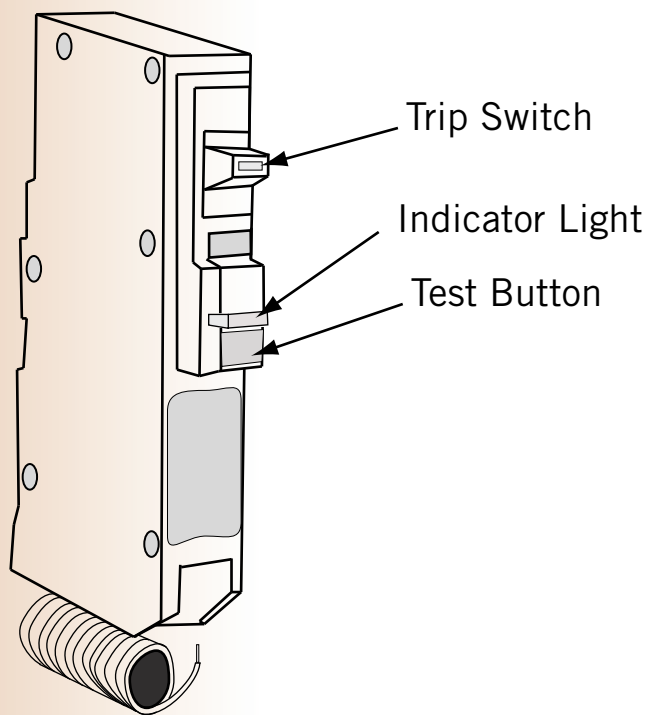
- AFCIs are expensive, about \$40 to \$60 dollars per breaker. For a typical panel, you might pay a sum of \$1,500, not including labor.
- AFCI breakers may not be available for an old panel.

### Can an AFCI Make an Old Electrical System Safer?

Old wiring has likely been subjected to years of modifications and abuse, making it a more likely candidate for sparking. Insurance companies are concerned about the safety of knob and tube wiring in particular, making an AFCI seem an ideal retrofit. But since AFCIs have not been tested with old wiring, certifying laboratories and electrical authorities cannot yet assure the public that AFCIs will perform as expected.

### Not Quite Electrical Nirvana

It will take several more years before statistics reflect anything concrete about how well AFCIs function. In the meantime, we can only assume that AFCIs reduce the chances of electrical spark-induced fires. Electrical authorities do plan, however, to ultimately mandate every breaker in your electrical panel as an AFCI or a GFCI, or a device that covers both, protecting people from electric shock and homes from electrical fires.



Pillar To Post® encourages anyone who feels they would benefit from AFCIs to consult an electrician. We would like to make one thing clear: we do not believe AFCIs are a quick fix for dangerous wiring, nor are they an excuse to live with an unsafe electrical system. A qualified electrician should promptly deal with unsafe wiring conditions.

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# 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:

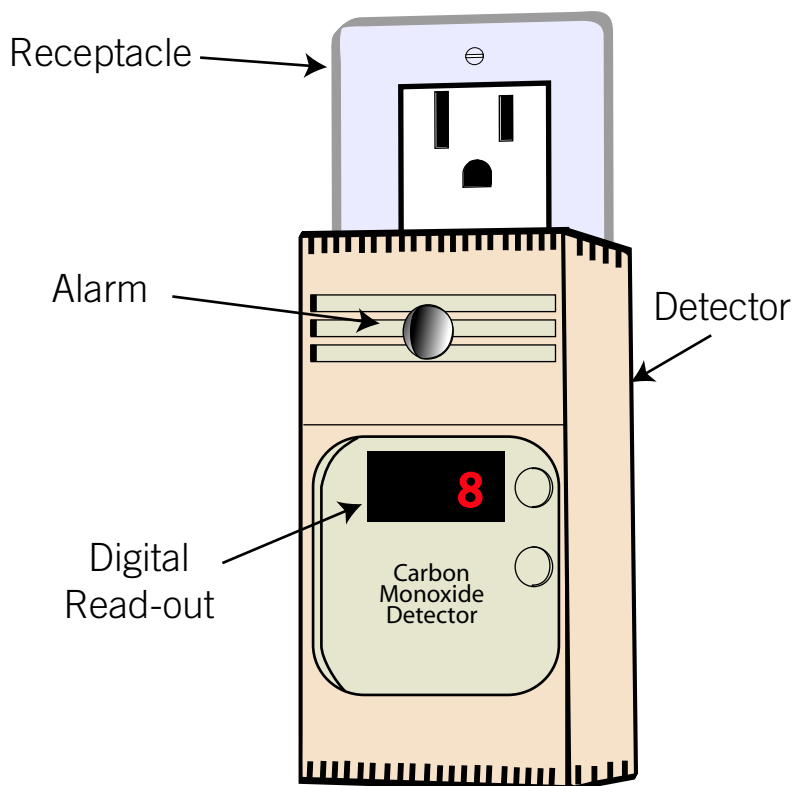
- Running an automobile or gas lawn mower inside the garage
- Operating a barbeque inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure

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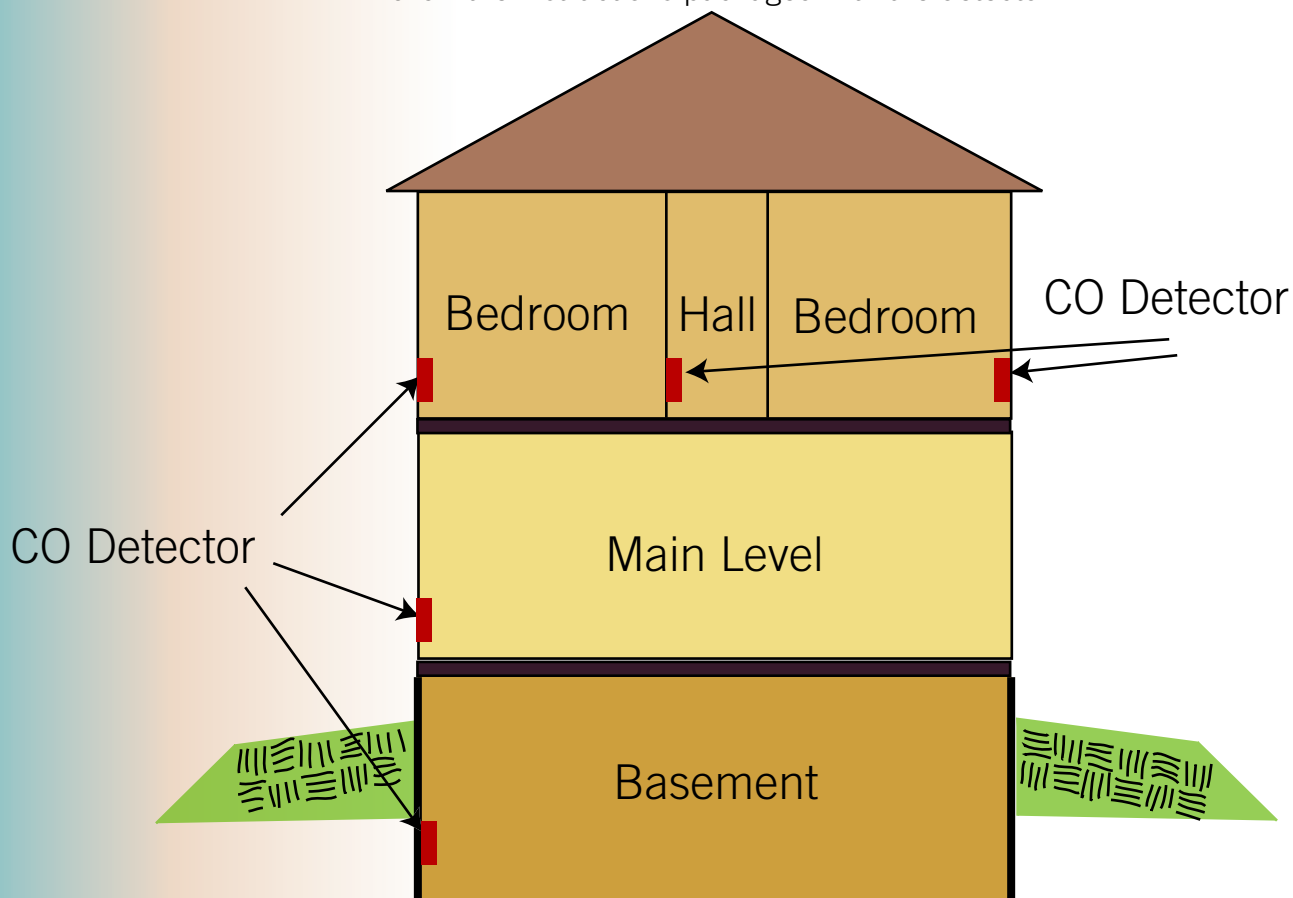
uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

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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