Date: 12-Oct-2016

Inspection No. 141126-225

Visual Property Inspection

571 Jones Ave
Toronto, ON M4J 3H2

Prepared for :

The Weir Team

Inspected by :

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Report Commentary

Date: 12-Oct-2016 571 Jones Ave, Toronto, ON M4J 3H2

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

1.0 Roof Structure

1.1 Main Roof

Shingles are in good condition.

1.2 Sec. Roof Life Expectancy

Budget to replace flat roof membrane to prevent water entry.

Budget to replace flat roof membrane under decking at the front of the house. It is buckling.

2.0 Electrical Service

2.1 Service Size

100 amp service, copper wire.

2.2 Circuit Wires/Receptacles

Consult qualified electrician to evaluate various safety hazards incomplete/incorrect connections noted. A partial list is as follows:

-Replace defective GFCI receptacle in powder room

-Install covers on junction boxes and outlets

-Could not locate main ground

-Could not locate bonding to gas and water lines

-Terminate unused wires inside a junction box or remove

-Provide filler pieces at knockout locations at panel

3.0 Heating

3.1 Heating System

High efficiency furnace is 6 years old and functioning at time of inspection. Typical life expectancy is 20 years.

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Date: 12-Oct-2016 571 Jones Ave, Toronto, ON M4J 3H2

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4.0 Plumbing Components

4.1 Water Pressure

3/4 inch copper main

4.2 Hot Water Tank

Rental hot water tank is 11 years old and functioning at time of inspection. Typical life expectancy is 15 years.

5.0 Fireplace(s)

5.1 Damper

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

6.0 Interior Living Spaces

6.1 Window

Windows on 2nd floor are functional. Installed in 1998.

Property and Site

Limitations

☐ Vegetation/Tree/Shrub ☐ Vines ☐ Debris/Obstruction
☐ Snow/Ice Cover
AGE OF HOME 100+

Conditions

☐ Sunny/Mostly Sunny ☑ Cloudy/Mostly Cloudy ☐ Rain/Wet Conditions
☐ Snow/Ice Conditions
Approx. Temperature 16 Celsius

Building

☑ 2 Story ☑ Duplex ☐ Condo ☐ Townhome

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

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

Trim trees to prevent premature wear on roofing shingles.

Walkway/Path

☐ Slopes to House ☑ Concrete ☐ Paving Stone ☐ Patio Stone/Brick

Clean and clear drain at side of structure to promote drainage

Front Porch

☐ Crack ☑ Wood/Composite ☐ Concrete ☐ Brick/Block/Paving Stone

Repair porch column mortar and brick deterioration to promote stabilty.

Consult a qualified contractor to discuss removal of tree at base of column to prevent further damage. Bricks are missing at bottom of column due to tree growth.

Front Porch Rail

☑ Wood ☐ Metal ☐ Composite

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

Replace rotted sections of deck to prevent further deterioration.

Deck Railing

☑ Wood ☐ Metal ☐ Composite

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

Repair brick and mortar deterioration to prevent water entry and related damages.

Exterior Walls

☐ Wood/Composite ☐ Stucco ☐ Vinyl/Aluminum ☑ Brick/Stone
☐ On Wood Framing

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

Fill and seal openings in brick to prevent pest entry.

Install flashing under attic window opening to prevent water and pest entry and related damages.

Window Exterior

☑ Wood ☐ Metal ☐ Vinyl ☑ Wood Int/Vinyl or Metal Cla

Maintain wood windows/trim work to reduce deterioration.

Fill and seal opening around window or install flashing to prevent water entry.

Exterior Lighting — Operational

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

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Date: 12-Oct-2016 571 Jones Ave, Toronto, ON M4J 3H2

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 less than 10 years Pitch 9 in 12

Shingles are in good condition.

Gutter/Downspout

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

Clean and maintain gutter system to promote drainage toward downspout.

Fascia/Soffit

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

Paint boards for weathering protection.

Covering

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

Life Expectancy

☑ Typical ☐ Middle ☐ End ☐ Exceeded

Accessory

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

Flashing

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

Chimney/Vent

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

Chimney Cap

☑ Concrete ☐ Metal ☐ Minor Cracking - Seal ☐ Corrosion

Roof Structure

Visible Flue Liner

☐ Clay ☑ Metal ☐ Block ☐ Rain Cap/Screen Covered

Sec. Roof Life Expectancy

☐ Typical ☐ Middle ☐ End ☑ Exceeded

Budget to replace flat roof membrane to prevent water entry.

Budget to replace flat roof membrane under decking at the front of the house. It is buckling.
Condition of flat roof at the back is not visible due to deck cover.

Attic

Limitations

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

Structure

☐ Truss ☐ Rafter ☐ Stains

Replace damaged support in attic to promote stability

Sheathing

☐ Condensation ☑ Boards ☐ Plywood/OSB ☑ Stain(s)

Monitor staining to ensure leak(s) remain inactive. Attic was dry at time of inspection. Seller advises there was a leak in the attic and new shingles were installed after.

Insulation

☑ Concealed/Not Visible/Finished ☐ Fiberglass ☐ Foam ☐ Rock Wool ☐ Fiberglass
☐ Blown In/Loose ☐ Batt ☐ Other ☐ Cellulose

Ventilation

☐ None ☑ Turbine ☐ Mechanical ☐ Soffit ☑ Roof/Ridge ☐ Baffles
☐ Gable end ☐ Turbine

Exhaust Duct

☑ Concealed ☐ Into Attic ☐ Metal ☐ Flex

Insulate and weather-strip hatch to reduce moisture/condensation related damages

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

Monitor stains to ensure leak remain inactive . No moisture evident at the time of inspection.

Fill and seal cracks to prevent further separation.

Ceiling

☐ Unfinished ☐ Wood ☐ Tile ☑ Drywall/Plaster

Window — Operational

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

Door — Operational

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

Lighting — Operational

☐ Minimal ☐ Unsecured ☑ Representative # Inspected/Tested

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

Pipes/Ducts

☐ Unsecured ☐ Leak ☐ Insulated

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 Furnace room

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/Tested ☐ Switched Outlets

Consult qualified electrician to evaluate various safety hazards incomplete/incorrect connections noted. A partial list is as follows:

-Replace defective GFCI receptacle in powder room

-Install covers on junction boxes and outlets

-Could not locate main ground

-Could not locate bonding to gas and water lines

-Terminate unused wires inside a junction box or remove

-Provide filler pieces at knockout locations at panel

Electrical Service

Grounding

☑ Concealed ☐ Ground Rod ☐ Water Main

Bonding

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

Heating

Data Plate

☐ Not Legible ☐ Incomplete

Model: Goodman BTU Input: 69000 Estimated Age: 6 years

Limitations

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

Smoke Detectors

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

Thermostat/Humidistat — Operational

☐ Unsecured ☑ Programmable ☐ Standard

Secure thermostat to reduce damages due to stress on internal components and wiring.

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

High efficiency furnace is 6 years old and functioning at time of inspection. Typical life expectancy is 20 years.

Fresh Air Supply

☐ Internal ☑ External

Venting

☐ Metal ☐ Corrosion ☑ Sidewall/Plastic ☐ Flue

Life Expectancy

☑ Typical ☐ Middle ☐ Exceeded ☐ Middle/End

Gas Burner — Operational

☐ Not Checked

Heating

Ignition

☑ Electronic ☐ Pilot & Thermocoupl

Heat Shield

☐ Missing ☐ Corrosion ☐ Soot ☐ None

Burn Chamber

☐ Advise Adjustment ☐ Soot

Motor/Blower

Operational

☑ Direct Drive ☐ Noisy ☐ Other

Filter

☑ Disposable ☐ Missing ☐ Inoperable ☐ Undersized ☑ Dirty

Duct/Joint/Housing

☐ Unsecured ☐ Corrosion

Plumbing Components

Limitation

☑ Finished Basement ☐ Private System

Public Supply

☐ Concealed ☐ Lead ☐ Galvanized ☐ Plastic ☑ Copper ☑ Metered
☐ Not Metered
Shut Off Location: West basement wall

Public Shut-Off Valve

☑ Not Tested ☐ Corrosion ☐ Tagged/Labeled for Convenience

Water Pressure

☐ Low ☑ Typical ☐ High

3/4 inch copper main

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 Furnace room

Plumbing Components

Hot Water Tank — Operational

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

Age 11 years Estimated Capacity -Litres 189

Rental hot water tank is 11 years old and functioning 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

Laundry

Floor
☐ Worn ☐ No drain

Wall
☐ Patched ☑ Unfinished ☐ Crack - Typical ☐ Uneven

Ceiling
☐ Patched ☑ Unfinished ☐ Crack - Typical ☐ Uneven

Door — Operational
☐ Binds ☐ Damaged/Hole in Door

Lighting — Operational
☐ None ☐ Unsecured

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

Washer — Operational: Yes
☑ Tested On/Off Function Only
Make Whirlpool # CT3920451

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.

Functional Danby washer on second floor

Dryer — Operational: Yes
☑ Tested On/Off Function Only
Make Kenmore # MU3201969

Functional Whirlpool dryer on second floor # MK3550788

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

Fireplace(s)

Type

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

Fireplace Front

☑ Brick ☐ Ceramic ☐ Marble ☐ Stone ☐ Drywall

Hearth

☐ Raised ☐ None

Door/Screen

☐ None ☐ Mesh ☐ Glass ☑ Metal

Firebox

☐ Fan ☐ Not Checked ☐ Firebrick ☑ Metal

Damper

Operational: Yes

☐ None ☐ Sticks ☐ Unsecured ☐ Corrosion ☑ Creosote ☑ Soot

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

Chimney Flue

☐ Not Checked ☑ Soot ☑ Advise Inspection/Sweeping

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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 ☐ Ceramic

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

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

Door — Operational
☐ Binds - Adjust/Repair ☐ Damaged ☑ Representative # Inspected/Tested

Lighting — Operational
☐ None ☐ Unsecured

Exhaust Fan — Operational
☐ Advise Installation ☑ Dirty - Clean for best function ☐ Noisy - Service/Repair/Replace

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

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

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

All Baths

Toilet **Operational**

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

Secure toilet to reduce secondary water damages

Tub Faucet/Mixer **Operational**

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

Shower Enclosure

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

Shower Head **Operational**

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

Heat Source

☐ None ☐ Thermostat ☐ Electric ☑ Air Register ☐ Radiant
☐ Radiator/Convector

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Powder room

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
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 ☐ Solid/Granite

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

Toilet
Operational: No

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

Secure toilet to reduce secondary water damages

Repair flushing mechanism

Heat Source
☑ None ☐ Thermostat ☐ Electric ☐ Air Register ☐ Radiant ☐ Radiator/Convector

PILLARTOPOST HOME INSPECTORS

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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 ☐ Solid/Granite

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

Basement washroom

Toilet — Operational: Yes

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

Secure toilet to reduce secondary water damages

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/Convector

Kitchen

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

Wall
☐ Uneven ☐ Patched ☐ Minor Cracking - Typica

Ceiling
☐ Uneven ☐ Patched- Typical ☐ Minor Cracking - Typica

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

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 Kenmore #F14802561

Stove/Cooktop **Operational**

Brand Crosley#11162828GJ

Refrigerator **Operational: No**

Brand GE # SD300380V

Repair refrigerator as it was not cold at time of inspection.
Freezer is functional.

Heat Source

☐ None ☐ Thermostat ☐ Electric ☑ Air Register ☐ Radiant
☐ Radiator/Convector

PILLARTOPOST HOME INSPECTORS

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2nd floor kitchen

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

Wall
☐ Uneven ☐ Patched ☐ Minor Cracking - Typica

Ceiling
☐ Uneven ☐ Patched- Typical ☐ Minor Cracking - Typica

Window — Operational: Yes
☐ Binds - Adjust/Repair ☐ Not Tested ☑ Thermal Pane ☐ Single Pane
☐ Treat Wood To Preserve/Protect ☐ Representative # Inspected/Tested ☐ Storm Window

Patio Door — Operational: Yes
☐ Binds - Adjust/Repair ☐ Sliding ☑ Hinged ☑ Dead Bolt
☐ Minor Damage/Wear ☐ Weather Stripping

Lighting — Operational: Yes
☐ None ☐ Unsecured ☐ Representative # Inspected/Tested

Sink
☐ Worn ☐ Chip/Scratch

Faucet — Operational: Yes
☐ 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: No
☑ Cooktop Exhaust ☐ No Exhaust ☐ No Light ☐ Noisy

Repair/replace kitchen exhaust fan to remove excess moisture reduce related damages and promote indoor air quality.

Exhaust vent
☐ Unsecured ☐ Ductless ☐ Concealed ☑ To Exterior

2nd floor kitchen

Filter

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

Major Appliances (Built-in)

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

Dishwasher — Operational: Yes

Brand Danby

Stove/Cooktop — Operational: Yes

Brand Frigidaire # NF82105534

Refrigerator — Operational: Yes

Brand Blomberg

Heat Source

☐ None ☐ Thermostat ☐ Electric ☑ Air Register ☐ Radiant
☐ Radiator/Convector

Interior Living Spaces

Floor

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

Further investigate to determine cause of uneven floor on 2nd level and correct as required .
Seller advises additional floor joist were added for structural support.

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 — Operational

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

Windows on 2nd floor are functional. Installed in 1998.

Lighting — Operational

☐ None ☐ Unsecured ☑ Representative # Inspected/Tested

Ceiling Fan — Operational: Yes

☐ None ☐ Unsecured

Interior Doors — Operational

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

Repair door to second floor to regain function.

Stairway

☐ Carpet ☑ Wood ☐ Worn ☐ Squeaks - Typical

Railing

☑ Wood/Metal ☐ Incomplete ☐ None

Exterior Doors — Operational

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

Heat Source

☑ Air Register ☐ Electric ☐ Radiator/Convector ☐ 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 OAHI standards, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

Property and Site

Walkway/Path

Drain clogged with debris

Front Porch

Mortar deterioration at column

Tree growing out of base of damaged column

Property and Site

Deck(s)/Patio(s)

Rotted deck boards

Exterior

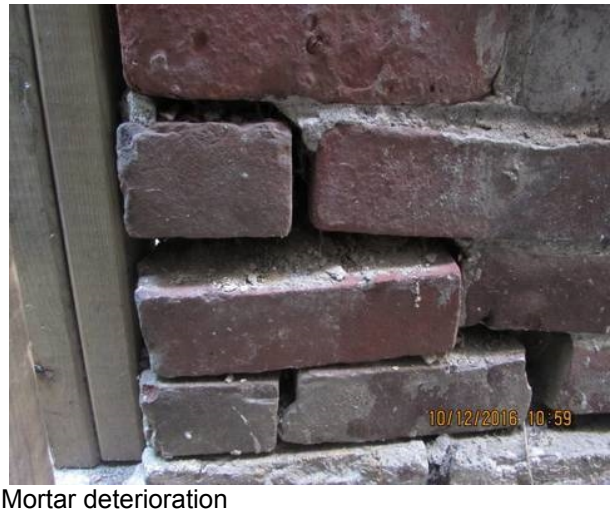
Foundation Wall

Deteriorated parging

Exterior

Exterior Walls

Opening in wall



Mortar deterioration

Opening under boarded up attic window

Exterior

Window Exterior

Opening at window

Roof Structure

Main Roof

Shingles

Roof Structure

Gutter/Downspout

Gutters full of debris

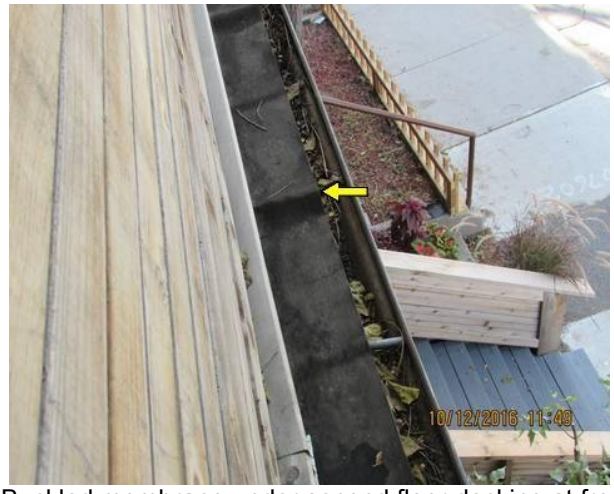
Fascia/Soffit

Peeling paint on soffit

Roof Structure

Sec. Roof Life Expectancy

Deteriorated flat roof membrane



Buckled membrane under second floor decking at front of house

Attic

Structure

Damaged board

Attic

Sheathing

Staining on sheathing

Basement/Structure

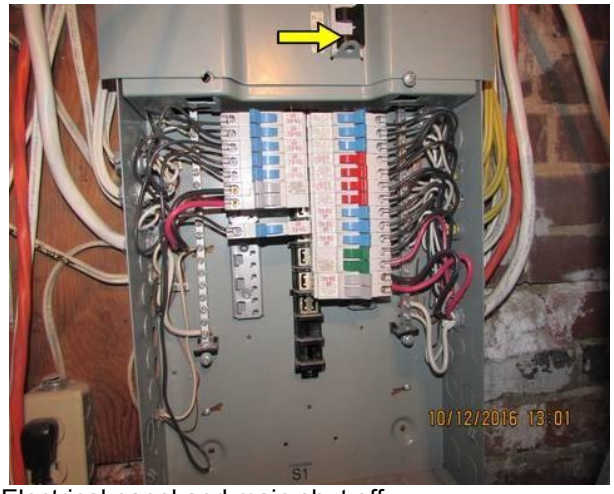
Wall

Crack in wall

Staining on wall

Electrical Service

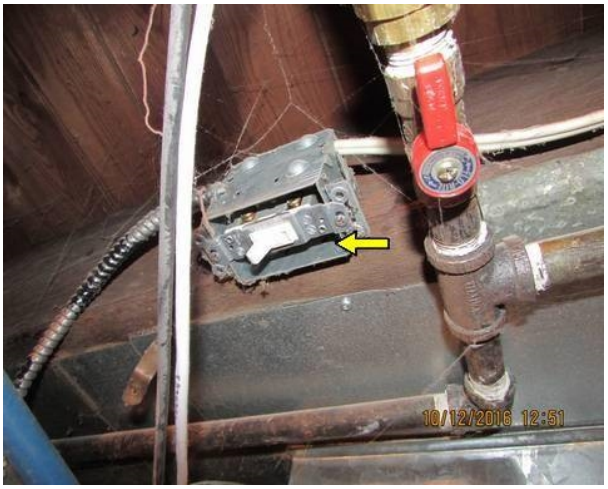
Distribution Panel



Electrical panel and main shut off

Circuit Wires/Receptacles

Exposed wire



Missing cover

Electrical Service

Circuit Wires/Receptacles

Knockouts exposed

Heating

Thermostat/Humidistat

Unsecured thermostat

Plumbing Components

Public Supply

Water meter and main shut off

Interior Living Spaces

Interior Doors

Damaged door

Ground Fault Circuit Interrupter

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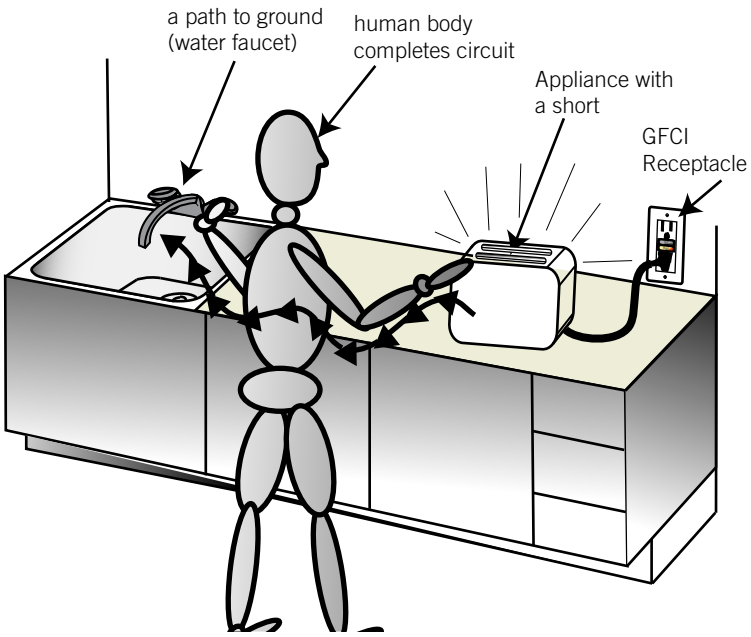
A ground fault circuit interrupter, or GFCI, is an inexpensive electrical safety device that can protect you and your family members from a serious electric shock.



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 withg 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 GCFI is high and might go undetected for days, leading to spoiled food in the shut-off freezer.

Remote GFCI

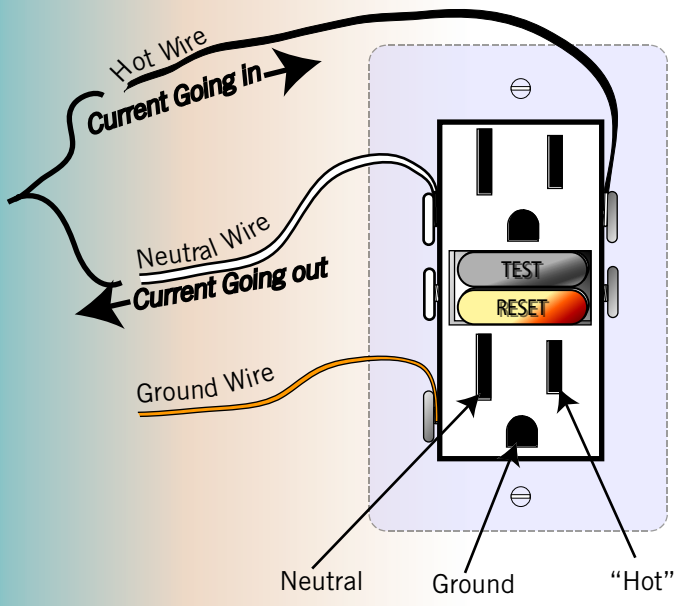
Several electrical outlets usually connect to a single circuit in an average home. A single GFCI outlet will protect all of the outlets in the circuit, even if the other outlets are not GFCIs. But the GFCI outlet must be the first outlet in the string in order for it to properly protect the other outlets,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

Carbon Monoxide

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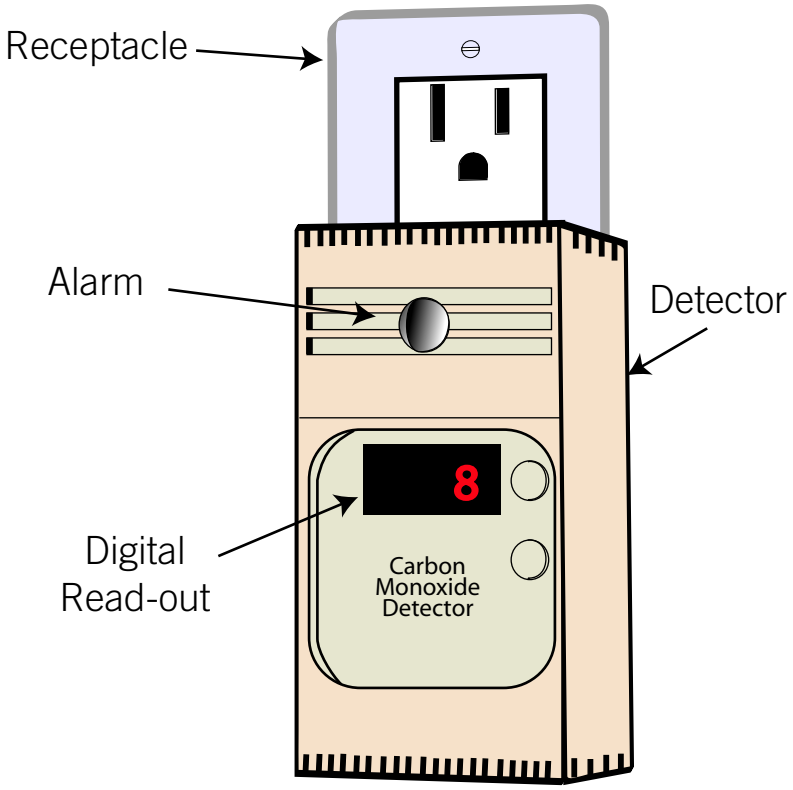
Carbon monoxide, or CO, a byproduct of incomplete combustion of fossil fuels, is a colorless, odorless gas. Breathing CO reduces the blood's ability to carry oxygen. In severe cases, CO can cause death.



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.