



Home Inspection Report

Prepared exclusively for
Jillian Dunn



PROPERTY INSPECTED:
31 Hanley Street
Toronto, ON M6S 2H3

Date of Inspection: 05/05/2021

Inspection No. 141168-374

INSPECTED BY:

Aaron Palmer

1485 Gulleden Dr.

Mississauga, ON L4X 2T2

aaron.palmer@pillartopost.com

(416) 768-9292

INSPECTOR:

Aaron Palmer

aaron.palmer@pillartopost.com

(905) 614-1557

Each office is independently owned and operated

REPORT SUMMARY

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.

3.0 EXTERIOR

3.3 Foundation Surface

3.3.2 Block foundation show some previous repairs and minor cracking/deterioration. Recommend a Mason or qualified contractor repair.

3.4 Wall Surface

3.4.2 Exterior brick has minor cracks, deterioration and missing mortar in some locations. Recommend a Mason or qualified contractor tuck point to repair, as well as to add tuck pointing to an ongoing maintenance schedule every few years.

4.0 ROOFING SYSTEM

4.2 Sloped Surface(s)

4.2.4 Asphalt shingles are standard quality, approx 12 - 14 years old, showing some lift / age, nearing end of life cycle and in satisfactory condition.

Typical life expectancy is around 15 years.

5.0 ATTIC

5.2 Attic General Comments

5.2.2 Attic access is located in top level hallway closet, but is screwed shut and was not inspected. Unable to inspect structure, components or insulation levels. Recommend to increase hatch size and improve hatch access.

7.0 STRUCTURE

7.2 Foundation

7.2.3 Block foundation had normal moisture readings and is in satisfactory condition.

8.0 ELECTRICAL SYSTEM

8.6 Distribution Panel(s)

8.6.2 100 amp Distribution panel has room for expansion, has breakers, grounded copper wiring, showing no scorching or burn marks and is functional.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.4 AC / Heat Pump System(s)

9.4.3 Ducane AC unit has 1.5 ton cooling, 9 years old, middle of life cycle, and in satisfactory condition.

Typical life expectancy is approx 15 years.

9.5 Forced Air Furnace(s)

9.5.2 Keep Rite Mid Eff furnace has 100,000 BTU / Hr Input, is 17 years old, middle of life cycle and functioning as intended.

Typical life expectancy is 20 years.

10.0 PLUMBING SYSTEM

10.3 Water Main

10.3.2 Estimated 1/2" Copper supply line above the meter, is located in basement utility room.

*Main shutoff for all water throughout the home is the round silver handle. Be sure to keep clear access in case of internal water emergencies.

10.6 Water Heating Equipment

10.6.2 Rheem Hot Water tank has 50 gallon volume, is 6 years old, middle of life cycle and is functioning as intended.

Typical life expectancy is 10 - 12 years.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 A visual maintenance inspection was conducted today. This is not an exhaustive, detailed inspection but rather a general inspection on the key maintenance items; roof, chimney, exterior, windows, landscaping, mechanicals such as hot water tank, furnace and air conditioning. All observations are based on what was visual at the time of inspection. This inspection is not a warranty or guarantee and it should be noted that conditions can quickly change in a short period of time.

No warranty, guarantee or insurance by Pillar to Post is expressed or implied. The report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas accessible at the time of inspection. No destructive testing or dismantling of components is performed.

Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

1.2 Scope of Inspection

1.2.1 You are advised to seek 2 professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report.

We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

1.2.2 Today's inspection has been conducted in accordance to the CSA Standards of Practice. Please refer to the CSA Standards included in your inspection binder for full Scope and code of ethics.

1.2.3 A visual property inspection is a reasonable effort to disclose the condition of the property on the day and time of the inspection. The inspection is only "visual" and not forensic.

The Home Inspection is NOT a building code compliance inspection.

Various construction codes are revised and changed regularly. Components that require repair or alteration may require replacement and/or upgrading to meet current building, gas or electrical code installation requirements and may have associated costs.

1.3 Approximate Year Built

1.3.1 The Home is estimated to be built in: 1930

1.4 Inspection / Site Conditions

- ☒ Cloudy
- ☒ Rain / Wet

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 The general landscape such as grading and surface water drainage was inspected.

2.1.2 When trying to minimize basement leakage, it is always best to be proactive and slope grades away from the house. Maintain positive slope away from the house.

2.2 Walkway(s)

- ☒ Concrete

2.2.1 The walkway(s) were inspected and no significant deficiencies were observed.

2.3 Driveway(s)

- ☒ Concrete

2.3.1 The driveway(s) were inspected and no significant deficiencies were observed.

2.3.2 A lane way is present, but not an individual driveway.

3.0 EXTERIOR

3.1 Limitations

- △ Storage items on the deck limited the inspection.

3.2 Exterior General Comments

3.2.1 Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 5 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts the discharge and drains or trees that carry or divert water away from the foundation.

Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way the surface water is managed. Standing puddles near the house, or foundation are to be avoided.

We are not exterior experts. Feel free to hire an exterior contractor prior to closing.

3.3 Foundation Surface

- ☑ Concrete block

3.3.1 The foundation surfaces were inspected and no significant deficiencies were observed.

3.3.2 **Block foundation show some previous repairs and minor cracking/deterioration. Recommend a Mason or qualified contractor repair.**

3.4 Wall Surface

- ☑ Brick

3.4.1 The wall surfaces were inspected and no significant deficiencies were observed.

3.4.2 **Exterior brick has minor cracks, deterioration and missing mortar in some locations. Recommend a Mason or qualified contractor tuck point to repair, as well as to add tuck pointing to an ongoing maintenance schedule every few years.**



3.5 Eaves / Fascia / Soffit

- ☑ Aluminum / Vinyl

3.5.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed.

3.6 Windows

- ☑ Vinyl

3.6.1 Representative number Inspected

3.6.2 Inspect seal/caulking around window and door frames annually for deterioration. Any cracking or gaps can allow rain (especially if wind-driven) to penetrate through the exterior wall. Repair or re-caulk as required.

3.7 Exterior Doors

- ☑ Metal

3.7.1 The doors were inspected and no significant deficiencies were observed.

3.8 Porch(es)

- ☒ Tile
- ☒ Wood

3.8.1 The porch(es) were inspected and no significant deficiencies were observed.

3.9 Deck(s)

- ☒ Tile
- ☒ Wood

3.9.1 The deck(s) were inspected and no significant deficiencies were observed.

4.0 ROOFING SYSTEM

4.1 Roofing Inspection Method

- ☒ Binoculars / Ground Level
- ☒ Pole mounted camera

4.1.1 Visually Inspected

4.2 Sloped Surface(s)

- ☒ Asphalt shingles

4.2.1 The sloped surfaces were inspected and no significant deficiencies were observed.

4.2.2 We do our best to inspect the roof within the time frame allotted. We inspect the roof covering, drainage systems, the flashing, the chimney, skylights and roof penetrations. We are required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufactures specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond our scope of inspection.

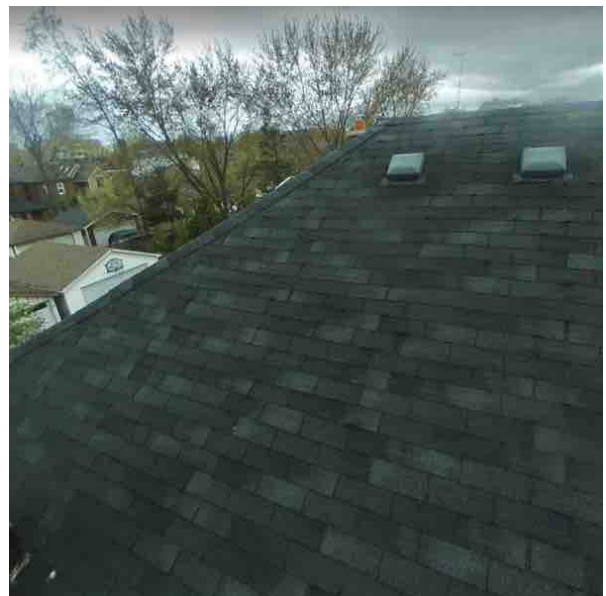
We are not professional roofers. Feel free to hire one prior to closing.

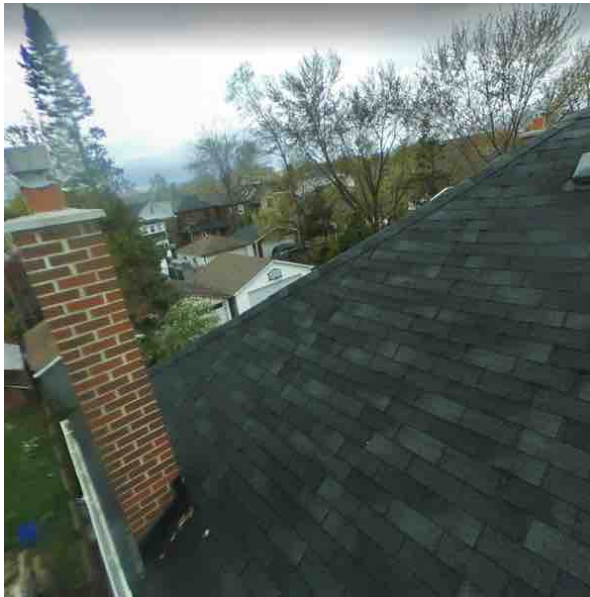
4.2.3 Anticipate that a roofing system exposed to the weather and elements will have to be maintained on an on-going basis in order to continue performing as designed.

As roofing material ages, the probability of weather related damage and leakage increases. Be vigilant for loose shingles, age-related deterioration, and wind and rodent damage. Take note that south or west facing shingles and darker coloured shingles generally have a shorter life expectancy than lighter coloured shingles, and that as shingles age and dry out, roofs are more prone to wind and weather related damage and subsequent leakage.

4.2.4 **Asphalt shingles are standard quality, approx 12 - 14 years old, showing some lift / age, nearing end of life cycle and in satisfactory condition.**

Typical life expectancy is around 15 years.





4.3 Flashings

- ⊙ Chimney
- ⊙ Plumbing stack

4.3.1 The flashings were inspected and no significant deficiencies were observed.

4.4 Roof Drainage

- ⊙ Aluminum

4.4.1 The roof drainage was inspected and no significant deficiencies were observed.

4.5 Chimney(s)

- ⊙ Masonry

4.5.1 The chimney(s) were inspected and no significant deficiencies were observed.

5.0 ATTIC

5.1 Limitations

- △ Sealed Cover

5.2 Attic General Comments

5.2.1 Not Inspected

5.2.2 **Attic access is located in top level hallway closet, but is screwed shut and was not inspected. Unable to inspect structure, components or insulation levels. Recommend to increase hatch size and improve hatch access.**

5.3 Attic Access

- ☑ Ceiling Hatch
- ☑ Hallway closet

6.0 GARAGE / CARPORT**6.1 Limitations**

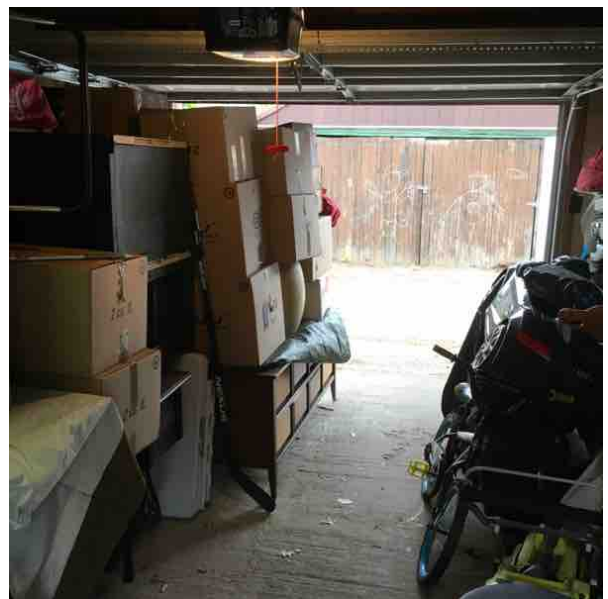
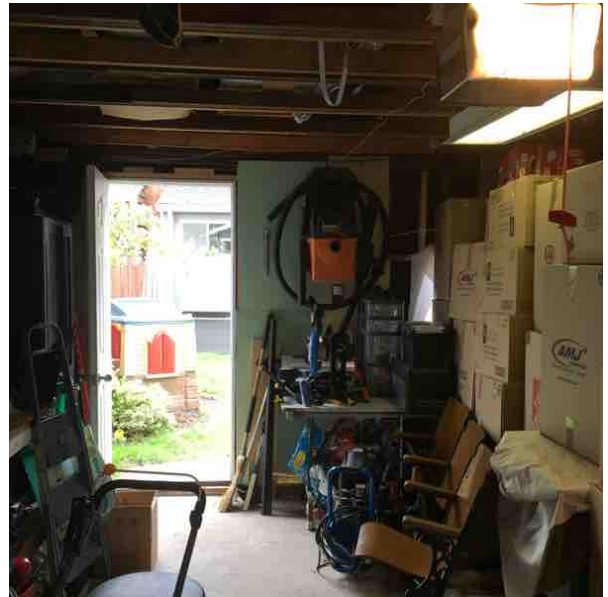
- △ Partially Concealed
- △ Storage Items

6.2 Garage General Comments

6.2.1 Inspected

6.2.2 Garage General Photos.





6.3 Structure

- ☑ Wood frame

6.3.1 The structure was inspected and no significant deficiencies were observed.

6.4 Exterior Access Door(s)

- ☑ Metal

6.4.1 The exterior access door(s) were inspected and no significant deficiencies were observed.

6.5 Vehicle Door(s)

- ☑ Automatic
- ☑ Metal

6.5.1 The vehicle door(s) were inspected and no significant deficiencies were observed.

6.6 Vehicle Door Opener(s)

- ☑ Automatic-chain drive

6.6.1 The vehicle door opener(s) were inspected and no significant deficiencies were observed.

6.7 Floor

- ☑ Concrete

6.7.1 The floor was inspected and no significant deficiencies were observed.

6.7.2 Typical minor floor cracks & pitting are present in the garage floor. No improvement is necessary at this time.

6.8 Wall

☑ Wood

6.8.1 The walls were inspected and no significant deficiencies were observed.

6.9 Ceiling

☑ Wood

6.9.1 The ceiling was inspected and no significant deficiencies were observed.

7.0 STRUCTURE**7.1 Limitations**

- △ Concealed
- △ Drywall
- △ Finished Basement
- △ Finished Basement
- △ Partially Concealed
- △ Partially Concealed

7.2 Foundation

☑ Concrete block

7.2.1 The foundation was inspected and no significant deficiencies were observed.

7.2.2 Almost every basement leaks under the right conditions. Based on a one time visit, it's impossible to know

how often or severe leaks may be. While we look for evidence of past leakage during the inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters & downspouts, and ground sloping towards the house often cause basement leakage problems.

What to do if your basement leaks:

1. Ensure gutters and downspouts carry roof run-off away from home
2. If problems persist, slope the ground (including walkways, patio and driveways) to direct water away from the home.
3. If the problem is not resolved and the foundation is poured concrete, seal and leaking cracks and form-tie holes from the inside.
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile (warning high cost).

7.2.3 **Block foundation had normal moisture readings and is in satisfactory condition.**

7.3 Floor Structure

☑ Wood - dimensional lumber.

7.3.1 The floor structure was inspected and no significant deficiencies were observed.

7.4 Wall Structure

☑ Wood frame

8.0 ELECTRICAL SYSTEM**8.1 Limitations**

- △ Path Concealed
- △ Room for Expansion

8.2 Electrical General Comments

8.2.1 If we feel that is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and overcurrent protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Therefore it is essential that any recommendations that we make for correction should be completed before closing.

As we are not certified electricians, feel free to hire an electrician prior to closing. And electrician could reveal other problems or recommend additional repairs upon further investigation.

8.3 Service Entrance

- ✓ Electrical service to home is by overhead cables.

8.3.1 The service entrance was inspected and no significant deficiencies were observed.

8.3.2 Overhead service entrance cables to a meter located outside at NE corner.



8.4 Service Size

- ✓ 100 Amps

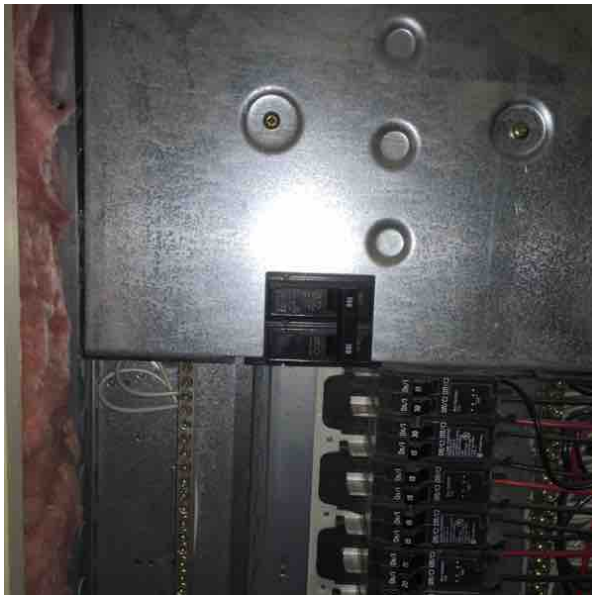
8.4.1 The service size was inspected and no significant deficiencies were observed.

8.5 Main Disconnect(s)

- ✓ At top of Panel
- ✓ Breaker

8.5.1 The main disconnect(s) were inspected and no significant deficiencies were observed.

8.5.2 The main disconnect for the electricity going into the distribution panel, is the 100 amp breaker, located at the top of the panel.



8.6 Distribution Panel(s)

- ✓ Electrical panel located in basement
- ✓ Breakers

8.6.1 The distribution panel(s) were inspected and no significant deficiencies were observed.

8.6.2 100 amp Distribution panel has room for expansion, has breakers, grounded copper wiring, showing no scorching or burn marks and is functional.



8.7 Grounding

- ☑ Grounded at water main.

8.7.1 The grounding was inspected and no significant deficiencies were observed.

8.8 Branch Circuit Wiring

- ☑ Copper wire branch circuits.
- ☑ Grounded wiring

8.8.1 The branch circuit wiring was inspected and no significant deficiencies were observed.

8.8.2 All updated Nylon sheathed grounded copper wiring was visible at the panel.

8.9 Receptacles

8.9.1 Representative Number Tested

8.10 Lighting / Ceiling Fan(s)

8.10.1 The lighting / ceiling fan(s) were inspected and no significant deficiencies were observed.

8.10.2 Representative number tested

8.11 GFCI Devices

8.11.1 Representative Number Tested

8.12 Smoke Alarms

8.12.1 Smoke alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

8.13 Carbon Monoxide Alarms

8.13.1 Carbon monoxide alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing carbon monoxide alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

- ⚠ Current weather is colder than 65 degrees, it is not recommended to operate the equipment at these temperatures.

9.2 Thermostat(s)

- ☑ Programmable

9.2.1 The thermostat(s) were operated for primary function and worked as intended.

9.2.2 Programable thermostat is located on front entrance wall.



9.3 Energy Source(s)

- ☒ Natural Gas

9.4 AC / Heat Pump System(s)

- ☒ Air Conditioning System
- ☒ Central Air Conditioner

9.4.1 AC unit / Heat Pump Inspected

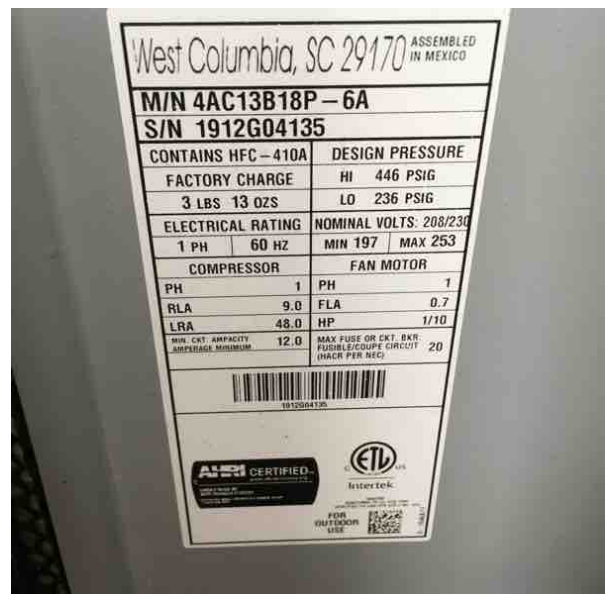
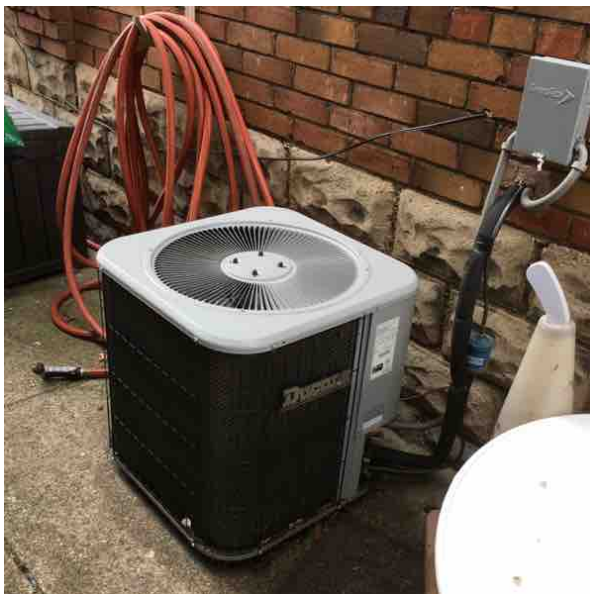
9.4.2 For protection / insurance/ piece of mind, recommend a HIP (Home Insurance program) with the supplier as additional protection. These plans can include annual servicing/ maintenance of furnace, AC and even plumbing.

What Are Protection and Maintenance Plans?

A protection plan is like insurance for your furnace, air conditioner or boiler. The plan covers parts and labour costs for any necessary HVAC equipment repairs.

9.4.3 **Ducane AC unit has 1.5 ton cooling, 9 years old, middle of life cycle, and in satisfactory condition.**

Typical life expectancy is approx 15 years.



9.4.4 Outdoor temperature prevented adequate testing of the system.

9.4.5 While it may be functional, recommend a HVAC technician service the unit annually to maintain performance and prolong service life.

9.5 Forced Air Furnace(s)

☑ Mid-efficiency

9.5.1 The forced air furnace(s) were operated for primary function and worked as intended.

9.5.2 **Keep Rite Mid Eff furnace has 100,000 BTU / Hr Input, is 17 years old, middle of life cycle and functioning as intended.**

Typical life expectancy is 20 years.



9.5.3 While it is functional, it is dirty / dusty, recommend a HVAC technician service the unit annually to maintain performance and prolong service life.

9.6 Electric Heating System(s)

☑ Baseboard

9.6.1 The electrical heating system(s) were operated for primary function and worked as intended.

9.6.2 Baseboard heaters are present in rear entrance.

9.7 Combustion/Venting

- ☑ Masonry chimney
- ☑ Natural draft (atmospheric)

9.7.1 The venting was inspected and no significant deficiencies were observed.

9.7.2 The combustion air is coming from the inside, and the exhaust is vented to the chimney.

9.8 Distribution System(s)

- ☑ Ducts and registers

9.8.1 The distribution system(s) were inspected and no significant deficiencies were observed.

9.9 Natural Gas Piping

- ☑ Iron Pipe

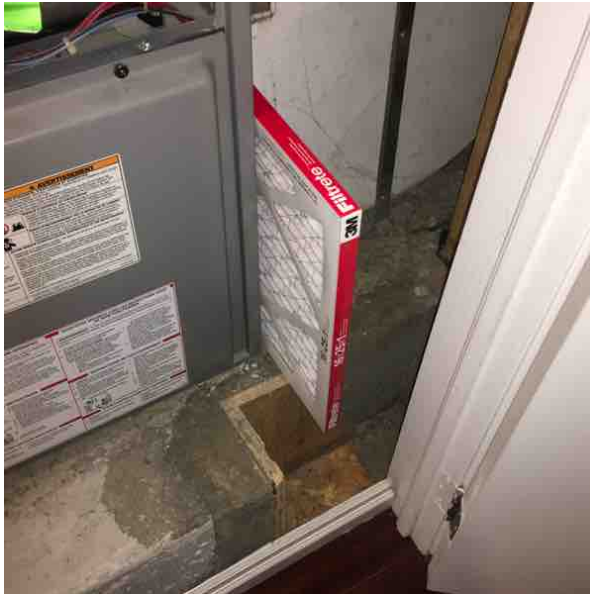
9.9.1 The natural gas piping was inspected and no significant deficiencies were observed.

9.10 Filter

- ☑ Disposable media

9.10.1 The filter(s) were inspected and no significant deficiencies were observed.

9.10.2 Disposable filter size is 16 x 25 x 1. Recommend to change once every 3 months or as per manufacture instructions.

**10.0 PLUMBING SYSTEM****10.1 Limitations**

- △ The exterior hose bibs could not be operated as they are winterized.

10.2 Plumbing General Comments

10.2.1 All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 10 minutes of water is run at each fixture. Readily visible water supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do Not perform water leak tests on drain lines or shower pans. He simply look for active leaks, which is quite limited by our short time in the property.

As we are not professional plumbers, feel free to hire one prior to closing.

10.3 Water Main

- ☑ Water main is copper pipe.
- ☑ Water main is galvanized steel pipe.

10.3.1 Inspected the visible portion of the house water main.

10.3.2 Estimated 1/2" Copper supply line above the meter, is located in basement utility room.

***Main shutoff for all water throughout the home is the round silver handle. Be sure to keep clear access in case of internal water emergencies.**



10.3.3 The water main pipe is only partially visible and suspected galvanized steel. A qualified plumber should further assess and upgrade / replace as required for improved water pressure / flow throughout the house and to prevent water damage due to corrosion-related water leakage.

10.4 Distribution Piping

- ✓ Interior water supply pipes are copper.
- ✓ PEX

10.4.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

10.4.2 Primarily copper piping observed in basement utility areas, with some Pex lines at the HWT.

10.5 Drain, Waste, and Vent Piping

- ✓ Plastic

10.5.1 The drain, waste and vent piping was inspected and no significant deficiencies were observed.

10.5.2 Black ABS piping was visible in basement.

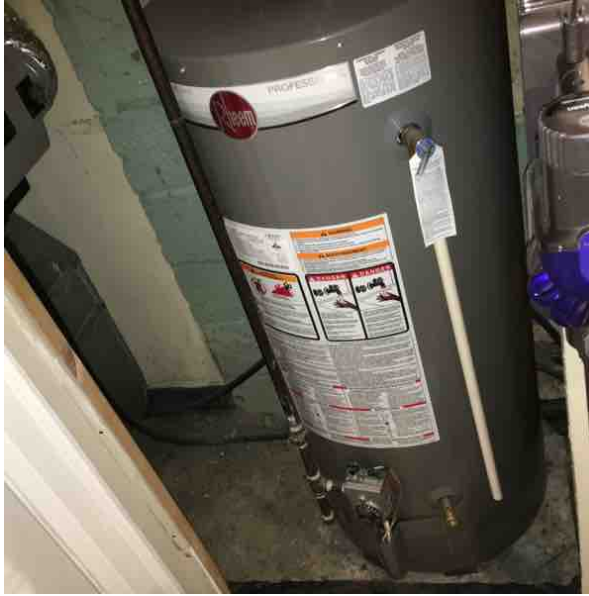
10.6 Water Heating Equipment

- ✓ Storage tank hot water system.
- ✓ Fuel source is natural gas.
- ✓ 50 Gallon
- ✓ Water heater is located in the basement

10.6.1 The water heating equipment was inspected and no significant deficiencies were observed.

10.6.2 Rheem Hot Water tank has 50 gallon volume, is 6 years old, middle of life cycle and is functioning as intended.

Typical life expectancy is 10 - 12 years.



10.7 Water Heater Venting

- ☑ Atmospheric vent

10.7.1 The water heater venting was inspected and no significant deficiencies were observed.

10.8 Hose Bib(s)

10.8.1 The exterior hose bibs were inspected but not operated.

10.8.2 Shut Off not Verified

10.9 Fixtures / Faucets

- ☑ Functional
- ☑ No Leaks Found

10.9.1 Faucets operated.

10.10 Sink(s)

- ☑ Functional
- ☑ No Leaks Found

10.10.1 The sinks were operated and functioned as intended.

10.11 Toilet(s)

- ☑ Functioning as Intended
- ☑ Secured to Floor

10.11.1 The toilet(s) were operated and functioned as intended.

10.12 Tub(s) / Shower(s)

- ☑ Functional
- ☑ No Leaks Found

10.12.1 The tub(s) / shower(s) were operated and functioned as intended.

11.0 INTERIOR

11.1 Floors

- ☑ Carpet
- ☑ Ceramic
- ☑ Hardwood
- ☑ Laminate / Wood

11.1.1 The floors were inspected and no significant deficiencies were observed.

11.2 Walls / Ceilings

☒ Drywall

11.2.1 The ceilings were inspected and no significant deficiencies were observed.

11.2.2 The walls were inspected and no significant deficiencies were observed.

11.3 Windows

☒ Vinyl

11.3.1 Representative number Inspected

11.3.2 Windows vary in age, with some updated, others older, some torn / damaged screens, and as tested were functional.

11.4 Doors

☒ Wood

11.4.1 Representative Number Tested

11.5 Stairs / Railings / Guardrails

☒ Wood

11.5.1 The stairs, handrail(s) and guardrail(s) were inspected and no significant deficiencies were observed.

12.0 APPLIANCES**12.1 Refrigerator**

☒ Functional

12.1.1 The refrigerator(s) were operated for primary function and worked as intended.

12.1.2 Kitchen Aid refrigerator/ freezer was functional.

**12.2 Ranges / Ovens / Cooktops**

☒ Cooktop

12.2.1 The cooktop(s) were operated for primary function and worked as intended.

12.2.2 Oven Not Tested

12.2.3 Frigidaire Natural gas cooktop was tested and all 4 elements were functional.

Oven not tested.



12.3 Range Hood

☑ Vented Outside

12.3.1 The range hood(s) were operated for primary function and worked as intended.

12.3.2 Range hood was tested and both fan and light features were functional.



12.4 Dishwasher

☑ Built-in

☑ No Leaks Found

12.4.1 Not Tested

12.4.2 Frigidaire dishwasher responded to operating controls but not tested on a cycle.



12.5 Microwave Oven

☑ Countertop

12.5.1 The microwave oven(s) were operated for primary function and worked as intended.

12.5.2 GE microwave was functional.



13.0 GENERAL COMMENTS ABOUT THIS INSPECTION

13.1 Limitations

13.1.1 Conclusion:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.