

INSPECTION REPORT



For the Property at:
64 MARGUERETTA ST.
TORONTO, ON

Prepared for: ANDREW NICHOLSON
Inspection Date: Monday, May 1, 2017
Prepared by: Michael Tita

Elite Team Home Inspections
2325 Hurontario Street, Suite 322
Mississauga, ON L5A 4K4
416-453-4192
905-271-6381

mtita@rogers.com

SUMMARY

64 Margueretta St., Toronto, ON May 1, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOF FLASHINGS \ Flashings

Condition: • Damage, loose, open seams, patched

Location: Front

Task: Repair

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Loose connections](#)

Implication(s): Leakage

Task: Repair

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • [Stair rise too big or not uniform](#)

Steps cracked also. (Repair)

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Adjust / Correct

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Rot or insect damage](#)

Implication(s): Fall hazard

Task: Replace

Time: Immediate

Condition: • [Too low](#)

Implication(s): Fall hazard

Location: Second Floor Balcony

Task: Replace

Time: Immediate

LANDSCAPING \ Walkway

Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Front, and rear walkways.

Task: Adjust / Correct

Time: Discretionary

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Electrical

DISTRIBUTION SYSTEM \ Switches

Condition: • [Location poor \(near Bath Tub or Shower Stall\)](#)**Implication(s):** Electric shock**Task:** Adjust / Correct**Time:** Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Add more smoke detectors**Location:** Basement**Task:** Install / Add New (as needed)**Time:** Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Add more carbon monoxide detectors. (should be on all sleeping levels)**Location:** Basement**Task:** Install / Add New (as needed)**Time:** Immediate

Plumbing

SUPPLY PLUMBING \ Shut off valve

Condition: • [Missing or cannot be located](#)**Implication(s):** Chance of water damage to contents, finishes and/or structure | Difficult to service**Location:** Basement Utility Room**Task:** Further evaluation**Time:** Immediate**Condition:** • [Inaccessible](#)**Implication(s):** Difficult access | Difficult to service**Location:** Utility Room Basement**Task:** Adjust / Correct**Time:** Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the building**Location:** Second Floor Bathroom**Task:** Repair**Time:** Immediate

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Interior

STAIRS \ Treads

Condition: • [Rise or run not uniform](#)**Implication(s):** Trip or fall hazard**Location:** Rear Side Basement, and second floor.**Task:** Adjust / Correct**Time:** Immediate**Condition:** • [Width too small](#)**Implication(s):** Trip or fall hazard**Location:** Third Floor Staircase**Task:** Adjust / Correct**Time:** Immediate

STAIRS \ Handrails and guards

Condition: • [Missing](#)**Implication(s):** Fall hazard**Location:** Rear Side Basement**Task:** Install / Add New (as needed)**Time:** Immediate

STAIRS \ Spindles or balusters

Condition: • [Too far apart](#)**Implication(s):** Fall hazard**Location:** Rear Side Basement**Task:** Adjust / Correct

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Descriptions

- The home is considered to face : • East
- Sloped roofing material: • [Asphalt shingles](#)
- Sloped roof flashing material: • Aluminum
- Probability of leakage: • Medium

Observations & Recommendations

SLOPED ROOFING \ Asphalt shingles

- 1. **Condition:** • [Near end of life expectancy](#)
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Rear Side
Task: Reshingling rear roof recommended
Time: before winter



1.

- 2. **Condition:** • [Cupping, curling, clawing](#)
Implication(s): Chance of water damage to contents, finishes and/or structure
- 3. **Condition:** • [Granule loss](#)
Implication(s): Chance of water damage to contents, finishes and/or structure

SLOPED ROOF FLASHINGS \ Flashings

- 4. **Condition:** • Damage, loose, open seams, patched
Location: Front
Task: Repair

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Inspection Methods & Limitations

Inspection performed: • Flat roof area not accessible or visible.
Inspection performed: • With binoculars from the ground • From roof edge

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Descriptions

- Gutter & downspout material:** • [Aluminum](#)
- Gutter & downspout discharge:** • [Above grade](#)
- Lot slope:** • [Away from building](#) • [Towards building](#)
- Wall surfaces and trim:** • [Metal siding](#) • [Stucco](#)
- Soffit and fascia:** • [Aluminum](#)
- Driveway:** • Asphalt
- Walkway:** • Concrete
- Exterior steps:** • Concrete
- Balcony:** • Unknown structure
Not visible
- Balcony:** • Wood railings
- Fence:** • Wood

Observations & Recommendations

ROOF DRAINAGE \ Downspouts

- 5. Condition:** • [Loose connections](#)
- Implication(s):** Leakage
- Task:** Repair
- Time:** Immediate



2.

EXTERIOR

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6. Condition: • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Adjust / Correct



7. Condition: • [Not well secured](#)

Implication(s): Leakage

Task: Repair

Time: Immediate

WALLS \ Stucco and EIFS

8. Condition: • [Mechanical damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Right Side

Task: Repair

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3.

4.

EXTERIOR GLASS/WINDOWS \ Exterior trim

9. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

Task: Reseal

10. Condition: • [Paint or stain needed](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Improve

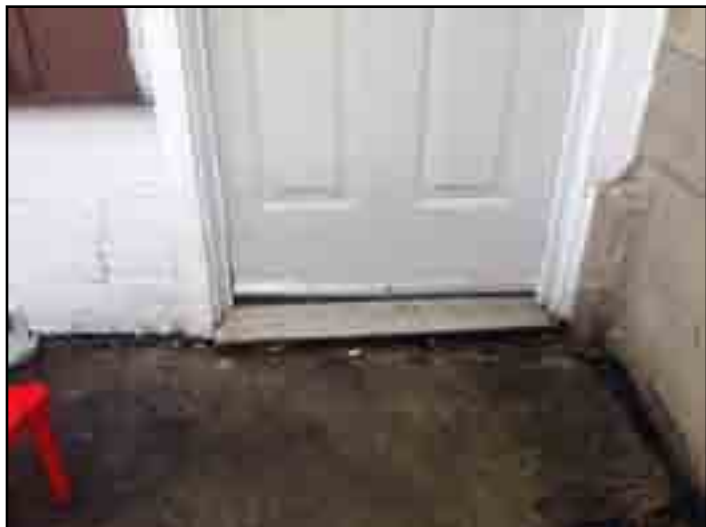
DOORS \ Doors and frames

11. Condition: • [Loose or poor fit](#)

Implication(s): Chance of damage to finishes and structure

Location: Rear Side

Task: Repair, reseal



5.

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

12. Condition: • [Stair rise too big or not uniform](#)

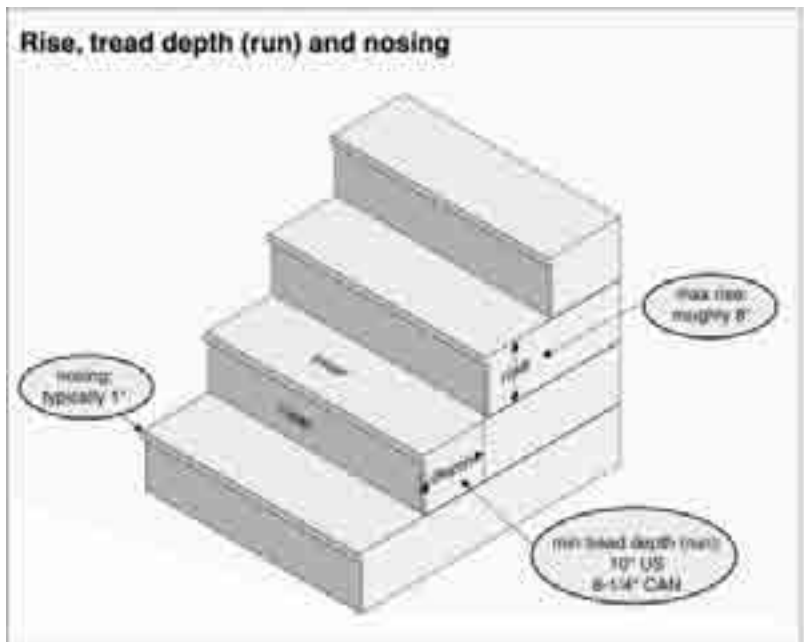
Steps cracked also. (Repair)

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Adjust / Correct

Time: Immediate



6.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

13. Condition: • [Rot or insect damage](#)

Implication(s): Fall hazard

Task: Replace
Time: Immediate



7.

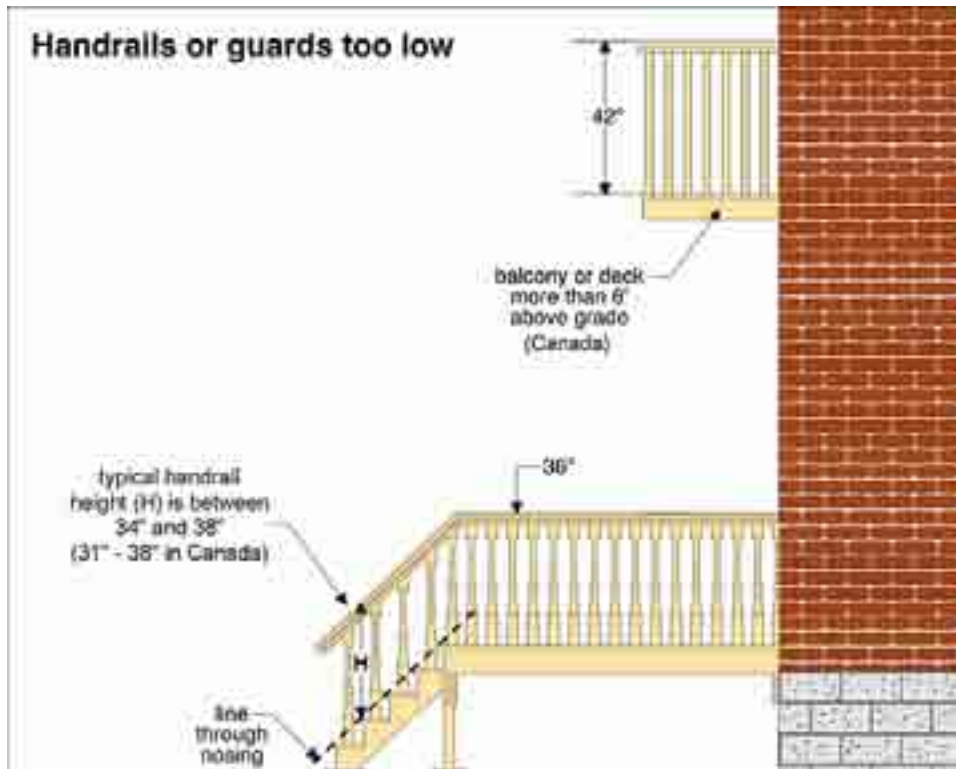
14. Condition: • [Too low](#)

Implication(s): Fall hazard

Location: Second Floor Balcony

Task: Replace

Time: Immediate



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8.

LANDSCAPING \ Walkway

15. **Condition:** • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Front, and rear walkways.

Task: Adjust / Correct

Time: Discretionary

LANDSCAPING \ Fence

16. **Condition:** • Boards damaged

Implication(s): Material deterioration | Poor security

Task: Repair

17. **Condition:** • Gate - adjustment needed

Implication(s): Reduced operability

Task: Repair

18. **Condition:** • Leaning

Implication(s): Chance of movement | Damage or physical injury due to falling materials

Task: Repair

Inspection Methods & Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Descriptions

Configuration: • [Basement](#)

Foundation material:

• [Masonry block](#)

Only rear addition foundation visible.

• Not visible

Floor construction: • [Joists](#)

Exterior wall construction: • Not visible

Roof and ceiling framing:

• Rafters

Not visible.

Inspection Methods & Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible:

• 100 %

None visible.

Descriptions

Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Number of circuits installed: • Below is a list of the circuit break down:

Note: 15a - 19

20a - 3

40a - 1

30a - 1

20a - 1

Number of circuits installed: • 25

System grounding material and type: • [Not visible](#)

Distribution panel rating: • [100 Amps](#)

Distribution panel type and location: • [Breakers - basement](#)

Auxiliary panel (subpanel) rating: • [100 Amps](#)

Auxiliary panel (subpanel) type and location: • Breakers - second floor

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Observations & Recommendations

General

19. • 2 electrical meters

(2 separate systems)

Both 100 Amp service

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

20. Condition: • [Branches, vines interfering with wires](#)

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Task: Adjust / Correct

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

21. Condition: • [Abandoned wires in panel](#)

Implication(s): Electric shock

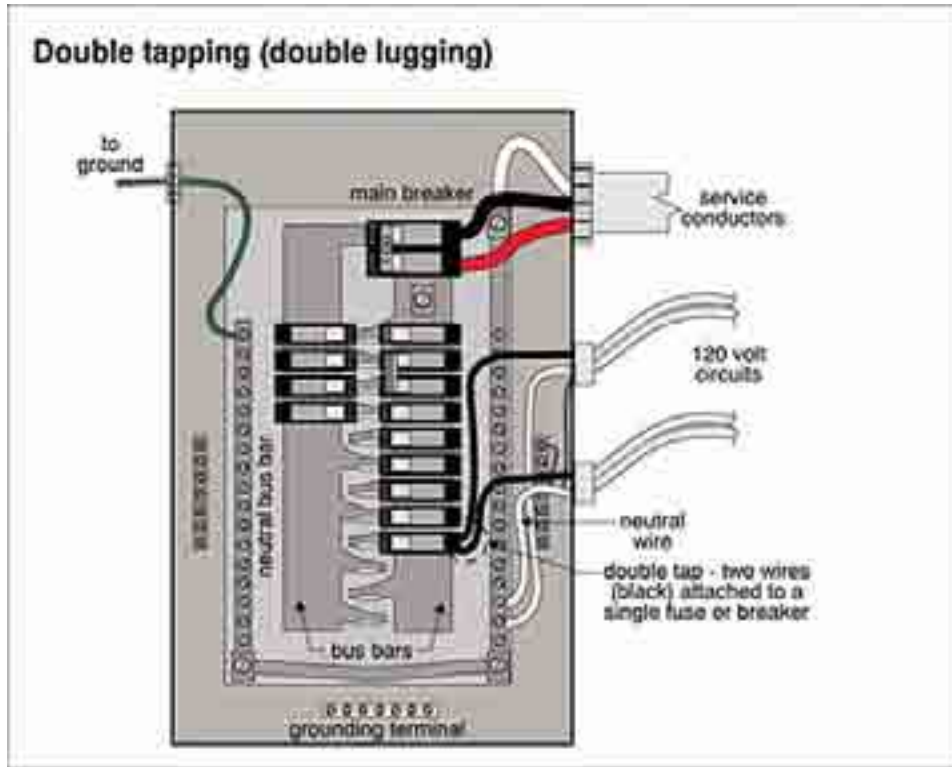
Task: Further evaluation

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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22. Condition: • [Double taps](#)

Implication(s): Fire hazard

Task: Further evaluation



DISTRIBUTION SYSTEM \ Switches

23. Condition: • [Location poor \(near Bath Tub or Shower Stall\)](#)

Implication(s): Electric shock

Task: Adjust / Correct

Time: Immediate



DISTRIBUTION SYSTEM \ Smoke detectors

24. Condition: • Add more smoke detectors

Location: Basement

Task: Install / Add New (as needed)

Time: Immediate

25. Condition: • Missing

Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

26. Condition: • Missing

Location: Basement

Task: Install / Add New (as needed)

Time: Immediate

27. Condition: • Add more carbon monoxide detectors. (should be on all sleeping levels)

Location: Basement

Task: Install / Add New (as needed)

Time: Immediate

Inspection Methods & Limitations

Inspection limited/prevented by: • Furniture • Concealed electrical.

Inspection limited/prevented by: • Storage

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

HEATING

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Descriptions

System type:

- [Furnace](#)

2 separate systems noted.

2nd furnace in attic space.

Fuel/energy source:

- [Gas](#)

(Both)

Furnace manufacturer: • Concord & unknown.**Heat distribution:** • [Ducts and registers](#)**Efficiency:**

- [Mid-efficiency](#)

- [High-efficiency](#)

Attic furnace.

Exhaust venting method: • [Direct vent](#) • [Forced draft](#) • [Induced draft](#)**Approximate age:**

- [8 years](#)

- [10 years](#)

10 years or newer

Attic furnace

Unit not accessible

Failure probability: • [Medium](#) • [Low](#)**Exhaust pipe (vent connector):** • Type C • Galvanized steel**Auxiliary heat:**

- [Electric baseboard heater](#)

Working

Chimney/vent: • [Stucco over metal](#)**Humidifiers:** • None N/A

Observations & Recommendations

GAS FURNACE \ Cabinet

28. Condition: • Evidence that furnace has NOT been serviced recently. (Service and cleaning should be done yearly by an HVAC technician to maintain and ensure proper operation of the system). Recommend service before closing.

GAS FURNACE \ Ducts, registers and grilles

29. Condition: • [Balancing damper adjustment](#)

Implication(s): Increased heating costs | Reduced comfort**Location:** First floor bedroom

HEATING

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Task: Adjust / Correct

Inspection Methods & Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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Descriptions

General: • 2nd system could be possible.
Another unit not visible
Could be on flat roof area ?

Air conditioning type: • [Air cooled](#)

Manufacturer: • KeepRite

Compressor type: • Electric

Compressor approximate age: • Old • Near end of life expectancy

Failure probability: • [High](#)

Evaporative cooler damper location: • [Rear of building](#)

Observations & Recommendations

AIR CONDITIONING \ Refrigerant lines

30. Condition: • Lines not secure and loose on the ground.
Repair.

Task: Repair

Inspection Methods & Limitations

Inspection limited/prevented by: • Low outdoor temperature • Outdoor unit covered

Heat gain calculations: • Not done as part of a building inspection

Descriptions

Attic/roof insulation material: • Mostly all NOT visible.
Cathedral ceilings.

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [None found](#)

Attic/roof air/vapor barrier: • Polyethylene

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Inspection Methods & Limitations

Inspection prevented by no access to: • Insulation covered by finished walls, ceilings etc. can not be determined. (For either type or quantity)

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Descriptions

Water supply source: • Public

Service piping into building:

- [Not visible](#)

Or accessible.

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Not visible or accessible.

Meter visible in basement utility room.

Water flow and pressure: • [Functional](#)

Water heater type:

- [Induced draft](#)

2 units noted

Both in basement.

- Rental

(Both)

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Induced draft • Forced draft

Water heater manufacturer: • GSW

Note: (Both)

Tank capacity:

- 151 liters

(Both)

Water heater approximate age:

- 2 years

(Both)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Floor drain location: • Near heating system

Gas piping: • Steel • Copper

Exterior hose bibb: • Present

Observations & Recommendations

SUPPLY PLUMBING \ Shut off valve

31. Condition: • [Missing or cannot be located](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Difficult to service

Location: Basement Utility Room

Task: Further evaluation

Time: Immediate

32. Condition: • [Inaccessible](#)

Implication(s): Difficult access | Difficult to service

Location: Utility Room Basement

Task: Adjust / Correct

Time: Immediate

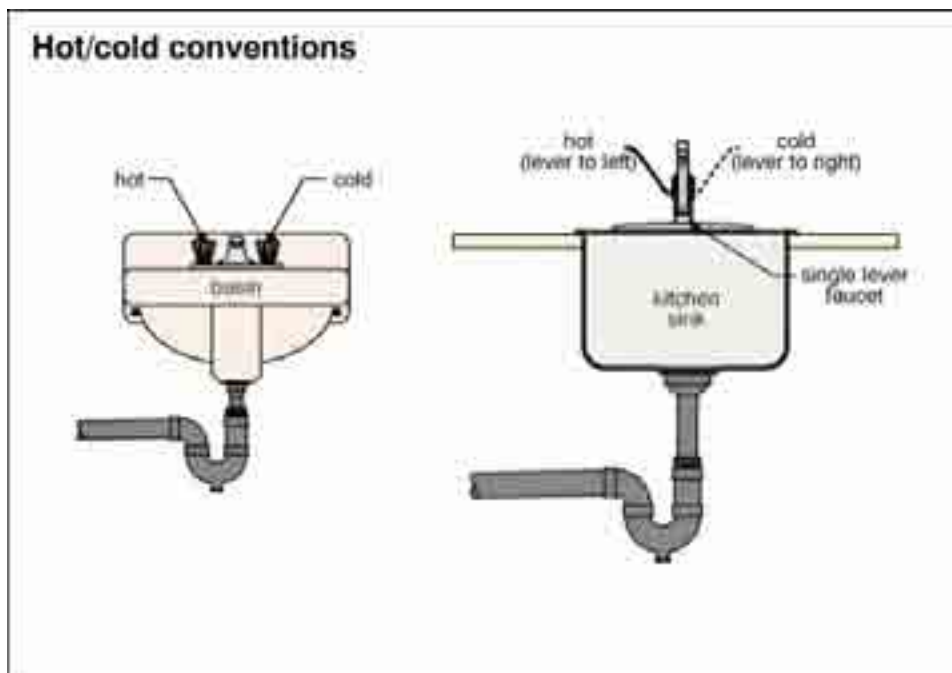
FIXTURES AND FAUCETS \ Faucet

33. Condition: • [Hot and cold reversed](#)

Implication(s): Scalding

Location: First Floor Bathroom

Task: Adjust / Correct



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

34. Condition: • [Surface defects](#)

Cracked sink.

Monitor for any leaks.

Implication(s): Hygiene issue

Location: Second Floor Bathroom

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Task: Monitor
Time: Ongoing



9.

FIXTURES AND FAUCETS \ Toilet

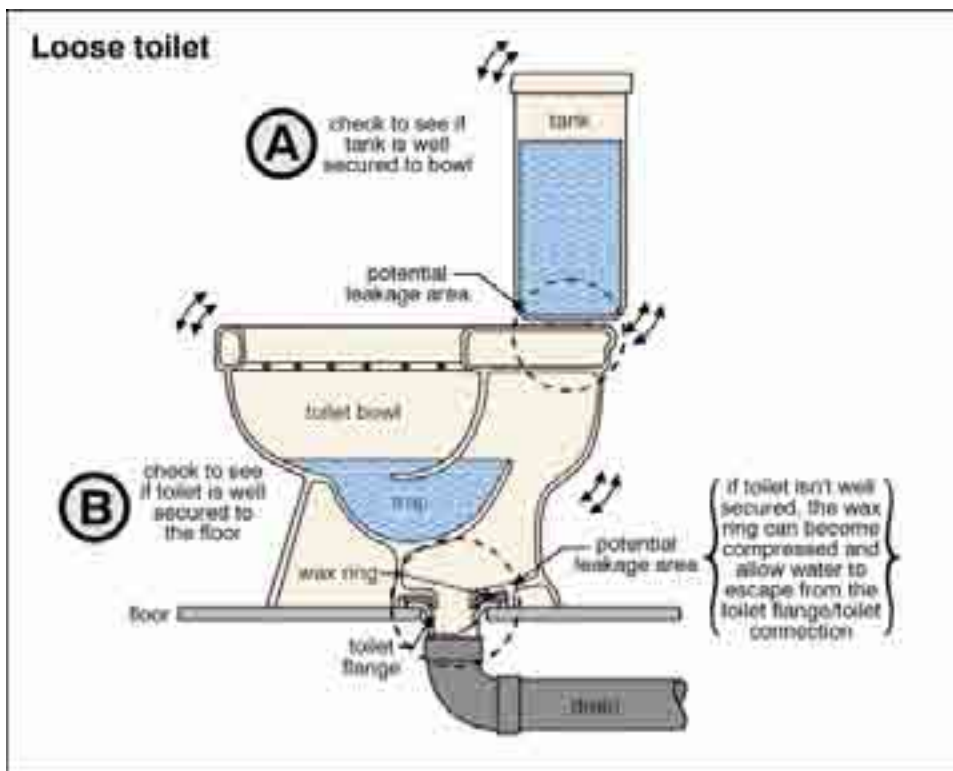
35. Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Second Floor Bathroom

Task: Repair

Time: Immediate



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Inspection Methods & Limitations

Items excluded from a building inspection: • Water quality • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Descriptions

Major floor finishes: • [Laminate](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Sliders](#) • Aluminum

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Metal-clad

Doors: • Inspected

Laundry facilities: • Washer • Laundry tub • Dryer • Vented to outside • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Dishwasher:

• GE

2nd floor

Serial number: DL611617A

• IKEA

Serial number: FW3704918

Inventory Dryer:

• GE

Serial number: ZH771921A

• Kenmore

2nd floor

Serial number: XD00813830

Inventory Range:

• GE

2nd floor

Serial number: FL191838P

• Kenmore

Serial number: VF90951431

Inventory Refrigerator: • GE

2nd floor

Serial # GL748975

Inventory Refrigerator:

• IKEA

Serial number: VSW3133565

Inventory Washing Machine: • Inglis

Serial # CG3606952

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Inventory Washing Machine:

- Kenmore
- 2nd floor
- Serial number: XC34410016

Observations & Recommendations

WINDOWS \ Hardware

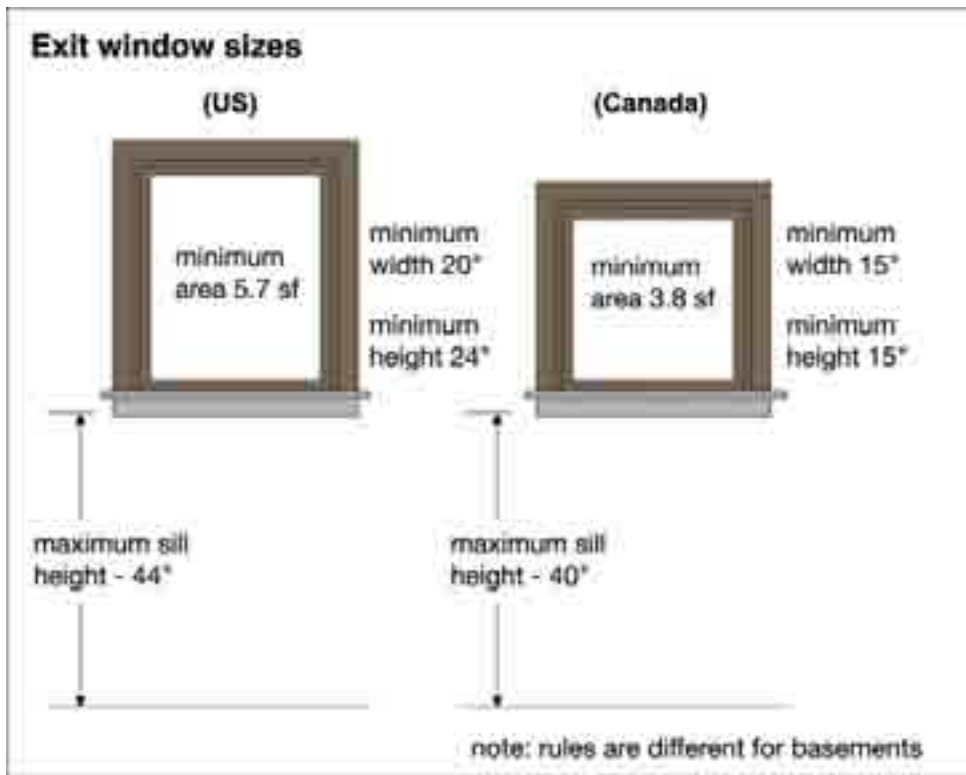
- 36. Condition:** • [Broken](#)
Implication(s): System inoperative or difficult to operate
Task: Repair or replace

WINDOWS \ Storms and screens

- 37. Condition:** • [Missing](#)
Some damaged also.
Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort
Task: Replace

WINDOWS \ Means of egress/escape

- 38. Condition:** • [Too small](#)
Implication(s): Restricted emergency exits
Location: Front Third Floor Bedroom
Task: Replace
Time: Immediate



INTERIOR

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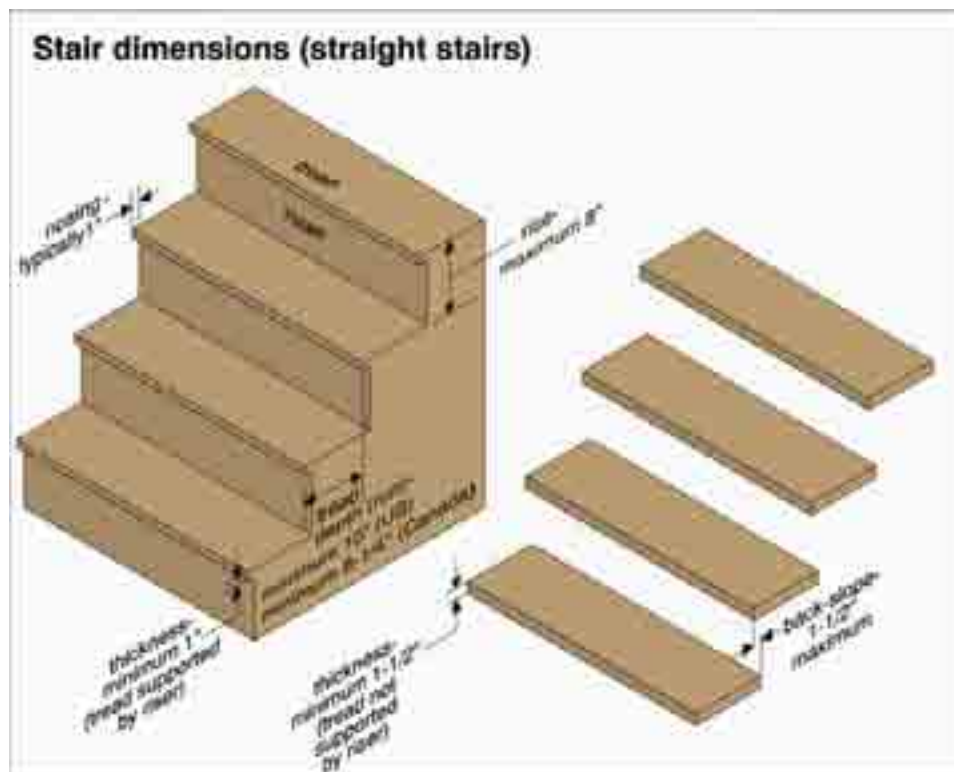
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STAIRS \ Height**39. Condition:** • [Headroom - less than ideal](#)**Implication(s):** Physical injury**Task:** Adjust / Correct**STAIRS \ Treads****40. Condition:** • [Rise or run not uniform](#)**Implication(s):** Trip or fall hazard**Location:** Rear Side Basement, and second floor.**Task:** Adjust / Correct**Time:** Immediate**41. Condition:** • [Rise excessive](#)**Implication(s):** Trip or fall hazard**Location:** Rear Side Basement, and second floor.**Task:** Adjust / Correct**Time:** Immediate**42. Condition:** • [Width too small](#)**Implication(s):** Trip or fall hazard**Location:** Third Floor Staircase**Task:** Adjust / Correct**Time:** Immediate

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STAIRS \ Handrails and guards

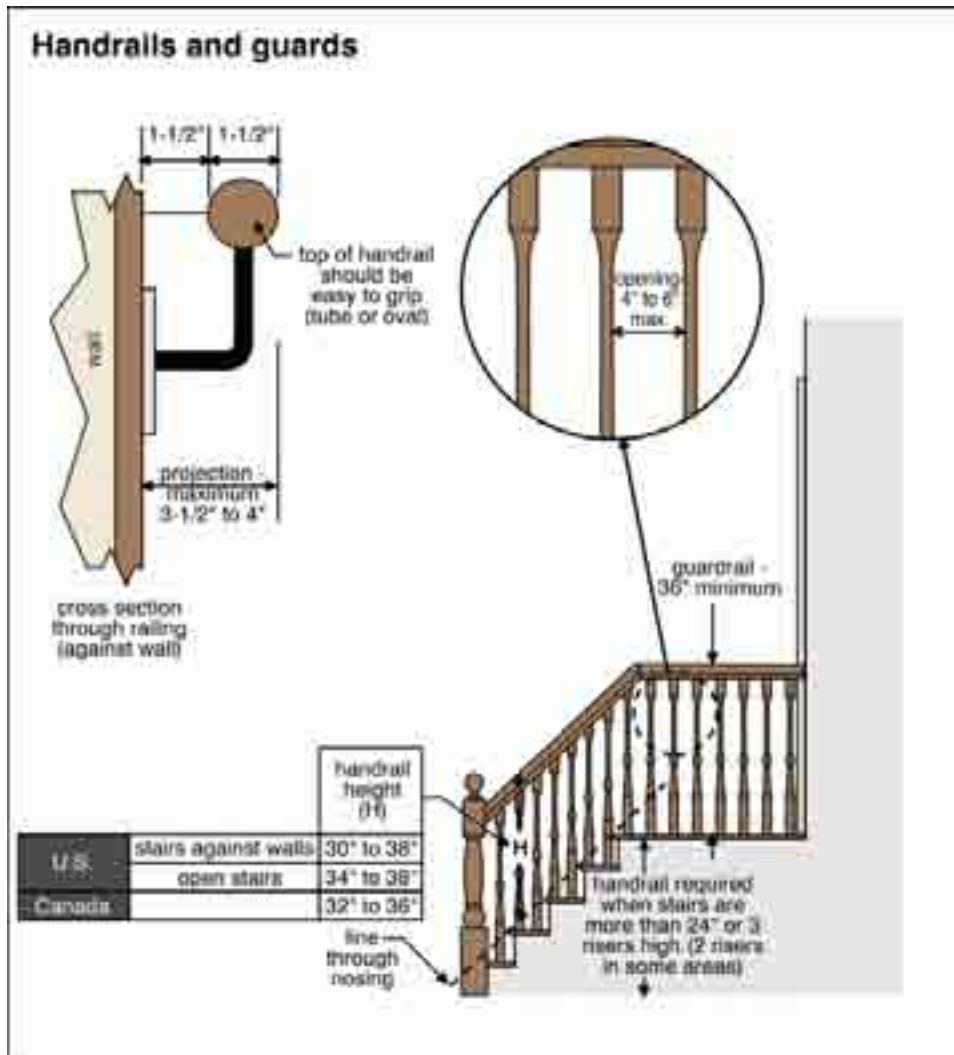
43. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Rear Side Basement

Task: Install / Add New (as needed)

Time: Immediate



STAIRS \ Spindles or balusters

44. Condition: • [Too far apart](#)

Implication(s): Fall hazard

Location: Rear Side Basement

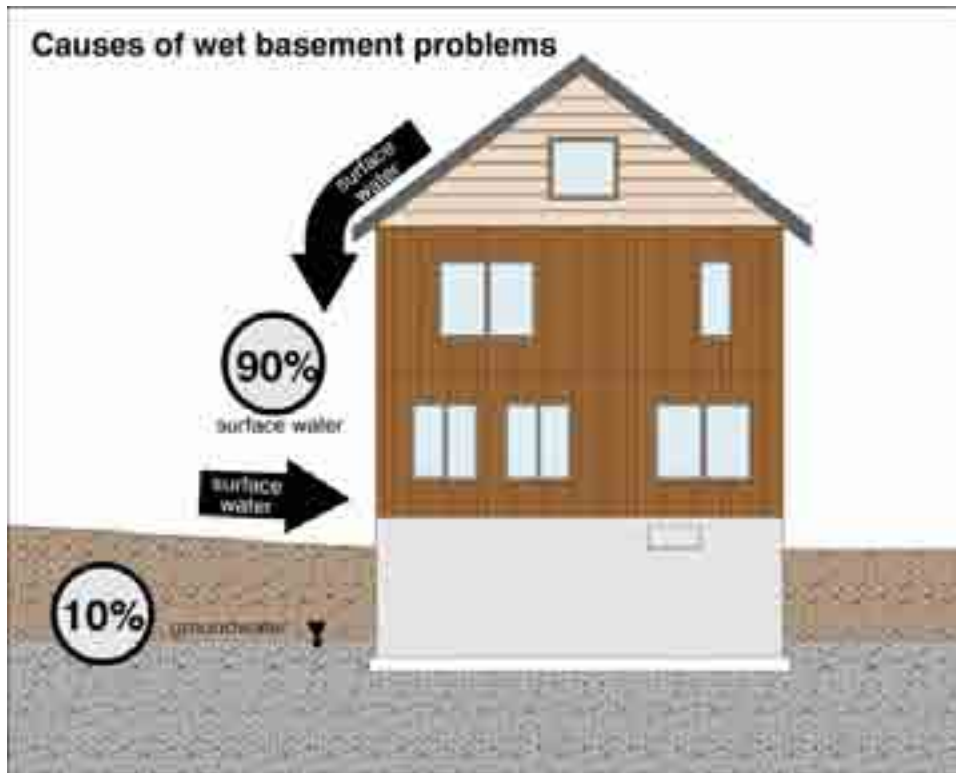
Task: Adjust / Correct

BASEMENT \ Wet basements - vulnerability

45. Condition: • [Poor gutters and downspouts](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Adjust / Correct



APPLIANCES \ Dryer

46. Condition: • Plastic dryer vent

Implication(s): Equipment ineffective | Fire hazard

Task: Replace

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues

Appliances: • Appliances are not moved during an inspection

SITE INFO

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Descriptions

Weather: • Overcast • Ground was wet • Rain • There was rain the day before the inspection.

Approximate temperature: • 8°

Attendees: • Tenant, main floor

Occupancy: • The home was occupied at the time of the inspection.

Approximate inspection Start time: • The inspection started at 10:00 a.m.

Approximate inspection End time: • The inspection ended at 1:30 p.m.

Approximate age of home: • 80 to 90 years

Building type: • Semi-detached home

Number of stories: • 3

Number of bathrooms: • 3

Number of kitchens: • 2

Below grade area: • Basement

Garage, carport and outbuildings: • N/A none.

END OF REPORT