



## Home Inspection Report

Prepared exclusively for  
**Matthew Harpell Erin Forbes**



PROPERTY INSPECTED:  
**77 Mortimer Avenue**  
**Toronto, ON M4K 2A2**

**Date of Inspection: 06/08/2023**

Inspection No. 141126-2102

**INSPECTED BY:**

Allen Ottaway

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**INSPECTOR:**

Allen Ottaway

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*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.

### 4.0 ROOFING SYSTEM

#### 4.3 Sloped Surface(s)

4.3.1 Shingles are approximately in the middle of their service life. No visible defects

#### 4.4 Flat Surface(s)

4.4.1 Flat roof membrane is in adequate condition . Regular maintenance is required to prolong the life of the surface and the flashings

### 7.0 ELECTRICAL SYSTEM

#### 7.3 Service Size

7.3.1 100 amp service.

#### 7.5 Distribution Panel(s)

7.5.2 100 amp service. breaker panel with some room for expansion.  
There are no significant visible defects

#### 7.8 Receptacles

7.8.2 Receptacles tested are grounded

### 8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

#### 8.5 AC / Heat Pump System(s)

8.5.2 Air conditioner is dated 2022 and is functional

#### 8.6 Forced Air Furnace(s)

8.6.2 High efficiency furnace is dated 2007 and is functional

### 9.0 PLUMBING SYSTEM

#### 9.3 Water Main

9.3.2 Copper water main.

#### 9.4 Distribution Piping

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

#### 9.6 Water Heating Equipment

9.6.2 Water heater is dated 2008 and is functional

The water heater is nearing the end of its service life. The remaining life is unpredictable replace the units when it fails, when repairs are no longer cost effective, or proactively to prevent a loss of functionality.

#### 9.10 Sink(s)

9.10.1 Sinks and tubs were filled to test drainage. No defects found.

#### 9.13 Floor drain

9.13.1 Drainage was tested by filling several sinks /tubs and flushing toilets. No issues with drainage at time of inspection.

### 11.0 FIREPLACE(S)

#### 11.1 Gas Insert(s)

11.1.1 Functional gas fireplace

# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 General Information

1.1.1 This is a pre-listing inspection performed for the seller of the home in preparation for putting the home on the market for sale. This inspection is completed to CSA standards, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

### 1.2 Inspector

1.2.1 Allen Ottaway  
647-284-4486

### 1.3 Scope of Inspection

1.3.1 This home inspection is done in accordance with the CSA standard. CSA A770-16 Home Inspection was developed to help establish specific guidance for inspection through a single recognized standard. Inconsistency in the approach to inspections can create a risk for both consumers and home inspectors, and the lack of clear expectations for what a home inspection entails may cause increased liability for both parties. The CSA Group technical committee, comprised of a balanced representation of stakeholders including real estate agents, home inspectors, consumer protection groups, governments and others, agreed that a national standard would help provide clarity. A home inspection is intended to be a non-invasive evaluation of the condition and performance of systems and components of a dwelling, and is often carried out when buying or selling a home. It is primarily used to identify and report any items that may be faulty, and the focus is on significant issues that are readily visible to the inspector as opposed to minor building deficiencies. The new standard offers benefits to both consumers and home inspectors. While the standard is not mandatory, by adopting it home inspectors will have a better defined, clear set of requirements to stand behind when disagreements arise. Widespread implementation of the CSA standard will help inspectors to provide the best possible service to clients on a level playing field. Home buyers will have a clearer sense of what a home inspection entails and a better understanding of the scope and purpose of the service, and may seek out inspectors who can conduct an inspection to the benchmark of the standard.

### 1.4 Inspection / Site Conditions

☁ Cloudy

1.4.1 Home is a two storey semidetached structure facing north. Home has a rear addition. Temperature at time of inspection is 18 Celsius

## 2.0 PROPERTY AND SITE

### 2.1 Site Overview

2.1.1 The property / grounds / site were inspected. Any visible issues, along with other pertinent comments, are listed below.

### 2.2 Landscape / Grading

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

2.2.2 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

### 2.3 Driveway(s)

2.3.1 The driveway shows typical and surface wear and cracking. Periodic maintenance may prolong the life of the surface.



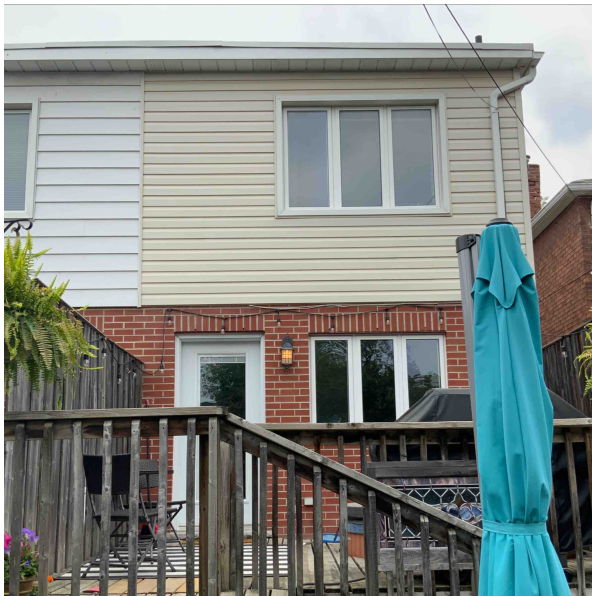
## 3.0 EXTERIOR

### 3.1 Exterior General Comments

☑ Exterior wall elevations were inspected with binoculars from ground level.

3.1.1 The exterior components were inspected from the ground level. Any visible issues, along with other pertinent comments, are listed below.

Example views of the exterior can be seen in the picture(s) below.



### 3.2 Foundation Surface

- ☑ Foundation surface is parged (coated with cementitious material).
- ☑ Brick
- ☑ The visible portions of the exterior foundation walls were inspected.



### 3.3 Wall Surface

- ☑ Vinyl siding
- ☑ Brick veneer
- ☑ Brick
- ☑ The visible portions of the exterior wall surfaces were inspected

3.3.1 Exterior wall surfaces were inspected from ground level.

3.3.2 Surface deterioration of brick/mortar noted is common at this age. Repair worn areas, repoint open joints to repel water, reduce further deterioration. Anticipate occasional repairs as part of owning an old property.



### 3.4 Eaves / Fascia / Soffit

- ☑ Aluminum Eaves
- ☑ Aluminum Soffit

3.4.1 Inspected from ground level.

### 3.5 Windows

- ☑ Aluminum capping
- ☑ Vinyl

3.5.1 Exterior window frames and trim inspected from ground level.

### 3.6 Exterior Doors

3.6.1 Inspected and functional

### 3.7 Deck(s)

- ☑ Wood

3.7.1 Deck is functional but showing its age. Repair worn areas as needed, life span can be improved with periodic maintenance and sealer application.

Limitation: There is no access to inspect the underside of the deck including the deck structural elements.

**(Exterior Back)**

## 4.0 ROOFING SYSTEM

### 4.1 Roofing General Comments

4.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes
- Leakage can develop at any time and may depend on rain intensity and/or wind direction
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

4.1.2 Example view(s) of the roof can be seen in the pictures below

### 4.2 Roofing Inspection Method

- ☑ Inspected from ground with binoculars / camera zoom.

### 4.3 Sloped Surface(s)

- ☑ Asphalt shingles

4.3.1 **Shingles are approximately in the middle of their service life. No visible defects**

### 4.4 Flat Surface(s)

- ☑ Modified bitumen

4.4.1 **Flat roof membrane is in adequate condition . Regular maintenance is required to prolong the life of the surface and the flashings**

### 4.5 Flashings

- ☑ Chimney
- ☑ Plumbing stack
- ☑ The visible flashings were inspected
- ☑ Valley

4.5.1 Periodically check and re caulk flashings to repel water. Upgrade as needed when replacing the shingles.

### 4.6 Roof Drainage

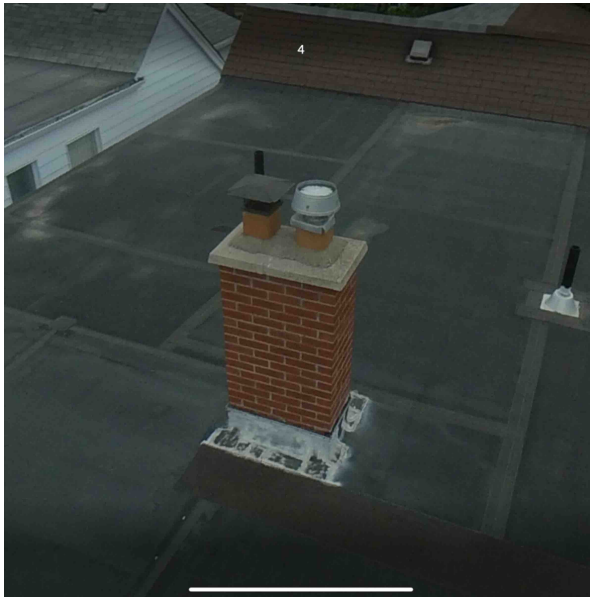
- ☑ Above ground drainage
- ☑ Aluminum Eaves

### 4.7 Chimney(s)

- ☑ Brick

4.7.1 Chimney inspected from ground level with binoculars/zoom lens

#### 4.7.2 Shared chimney



### 5.0 ATTIC

#### 5.1 Attic General Comments

5.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.
- No access was gained to the wall cavities of the home.
- Any estimates of insulation R-values or depths are rough average values

#### 5.2 Attic Access

- ☉ Ceiling Hatch

5.2.1 Hatch is obstructed by shelving. No access

### 6.0 STRUCTURE

#### 6.1 Limitations

- △ Roof Structure is concealed

#### 6.2 Structure General Comments

6.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items underground or contained inside walls, concrete slabs, or other closed portions of the building) or concealed by fixtures, appliances, furnishings, personal property.
- Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

#### 6.3 Foundation

- ☉ Concrete block
- ☉ Brick

6.3.1 There is an interior waterproof membrane visible on the north basement wall.

#### 6.4 Support - Post / Beam / Column

- ☉ Bearing wall central support

**6.5 Floor Structure**

- ☑ Wood - dimensional lumber.
- ☑ Slab on grade

**6.6 Wall Structure**

- ☑ Wood frame
- ☑ Solid masonry

**6.7 Basement**

- ☑ Finished Basement

6.7.1 Basement structure material/conditions determined by representative amount as visible in furnace/laundry utility room. Less than 25% of components visible

**7.0 ELECTRICAL SYSTEM****7.1 Electrical General Comments**

7.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

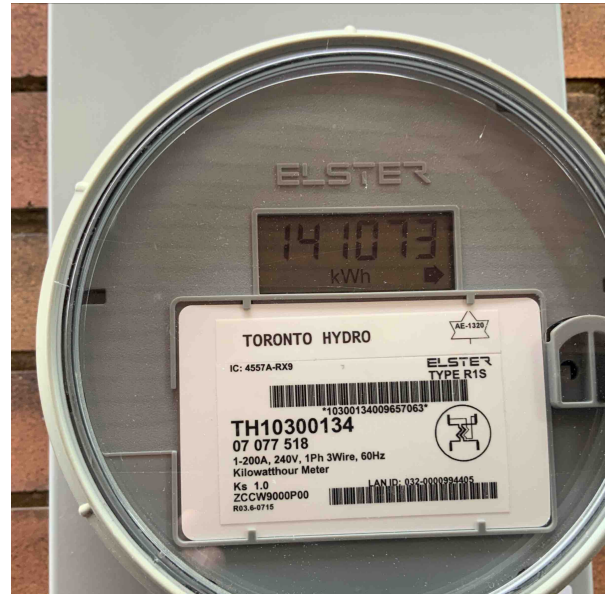
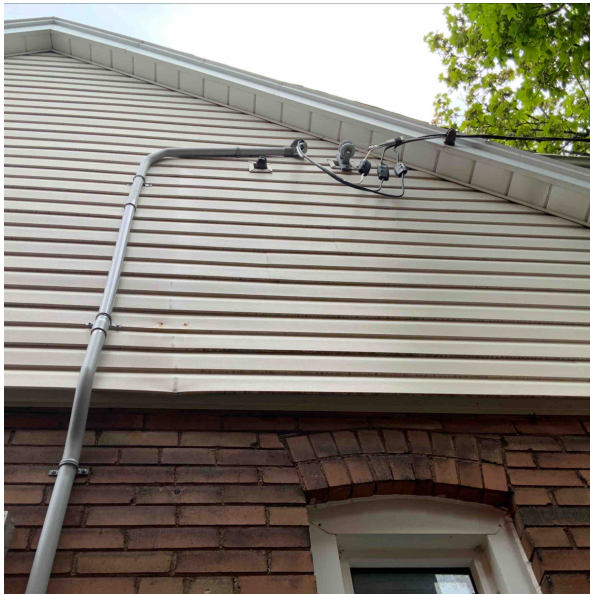
- Most of the service cable and distribution wiring is concealed.
- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

**7.2 Service Entrance**

- ☑ Electrical service voltage is 240 volts

7.2.1 Electrical service to home is by overhead cables.

**7.3 Service Size**

7.3.1 **100 amp service.**

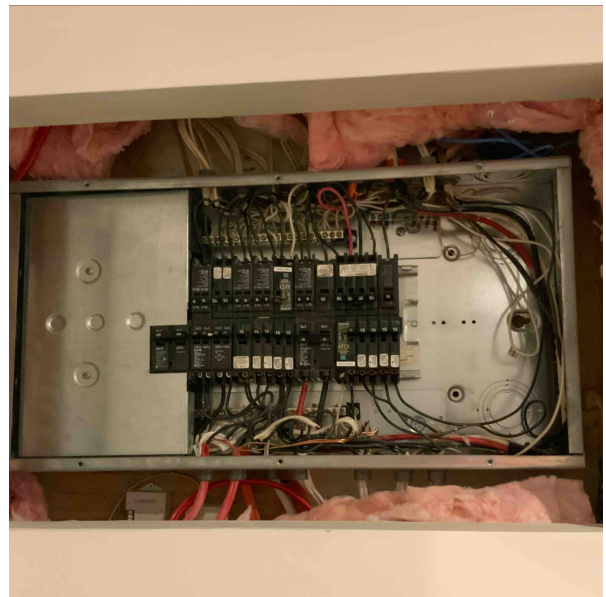
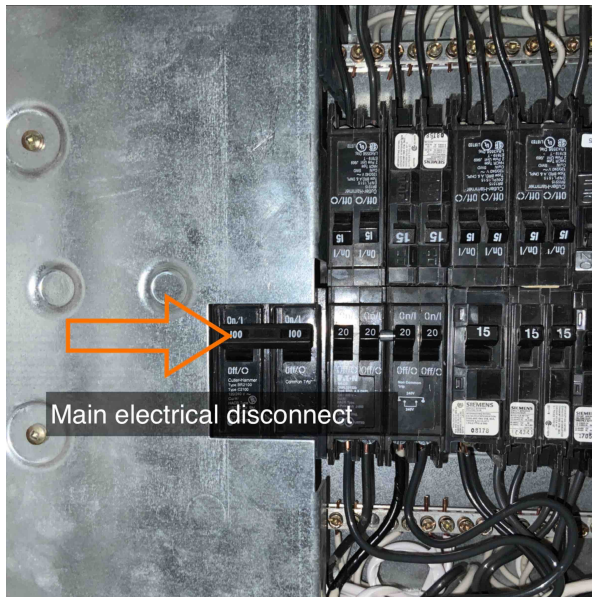
**7.4 Main Disconnect(s)**

- ☑ The main electrical disconnect is in the basement.
- ☑ Breaker

7.4.1 The disconnect device was inspected visually but not operated



## 7.4.2 Main disconnect noted in picture



## 7.5 Distribution Panel(s)

- ⊙ AFCI Breakers
- ⊙ Electrical panel located in basement
- ⊙ Breaker panel
- ⊙ Panel Rated at 125A
- ⊙ Room for expansion

7.5.1 The accessible distribution panel(s) and overcurrent protection devices were inspected

7.5.2 **100 amp service. breaker panel with some room for expansion.**

**There are no significant visible defects**

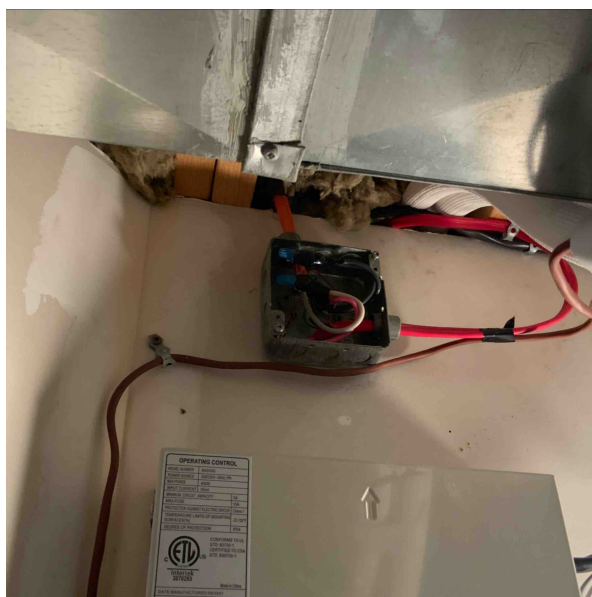
## 7.6 Grounding

- ⊙ Grounded at water main.

## 7.7 Branch Circuit Wiring

- ⊙ Copper wire branch circuits.
- ⊙ Grounded wiring
- ⊙ Copper Non-Metallic Sheathed Wire

7.7.1 Install junction box cover plates to prevent hazards associated with exposed wiring. **(Basement)**



**7.8 Receptacles**

☑ A representative number of accessible receptacles were tested.

7.8.1 Tested and functional

7.8.2 **Receptacles tested are grounded**

**7.9 Lighting / Ceiling Fan(s)**

☑ A representative number of lighting fixtures and switches were inspected

7.9.1 Functional

**7.10 Exhaust Fan(s)**

☑ The exhaust fan(s) were tested on / off.

7.10.1 Functional

**7.11 GFCI Devices**

7.11.1 Functional

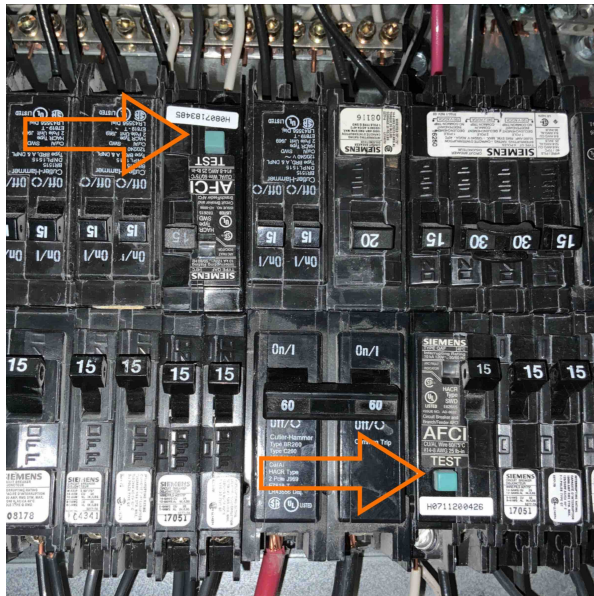
7.11.2 A ground fault circuit interrupter device protects users from receiving electric shocks in the electrical devices used around the home and in particular in damp locations.

**7.12 AFCI Devices**

7.12.1 Tested and functional

7.12.2 There is a type of circuit breaker that promises to reduce the number of electrical fires in homes. The 'arc fault circuit interrupter' or 'AFCI' is reported to detect sparking in the electrical system and can shut the affected circuit down before it causes a fire. The installation of ARC fault circuit interrupter protected circuits is recommended at all living area locations.

New electrical standards require AFCI circuits for all bedrooms. As per manufacturers recommendations you should test AFCI breakers monthly and replace them if they fail to trip when tested.

**7.13 Smoke Alarms**

7.13.1 Smoke alarms present in the home

**7.14 Carbon Monoxide Alarms**

7.14.1 Carbon Monoxide Alarms present

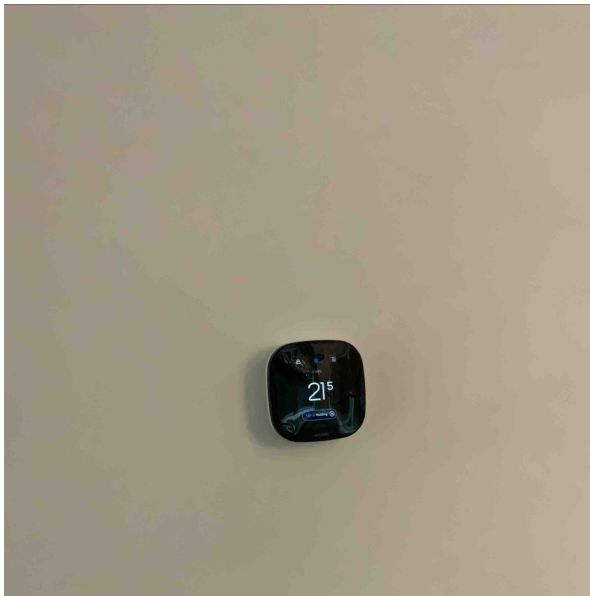
## 8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 8.1 HVAC General Comments

8.1.1 HVAC units are inspected by opening readily accessible user-removable panels. Panels on package (one piece) units are not readily removable, and are not removed during the inspection. Defects or failure of HVAC equipment can happen at anytime, without warning, including the day after the inspection. We strongly recommend that you have all HVAC equipment cleaned and serviced as soon as you move in and twice a year after that. Regular service is very important for efficient operation and to achieve maximum service life. Most AC and heat pump compressors carry manufacturers' warranties of no more than 5 years. The report should not be read a prediction of the remaining life span of the HVAC system. If you want protection against HVAC system breakdowns, we recommend that you purchase a warranty or service contract on your HVAC equipment.

### 8.2 Thermostat(s)

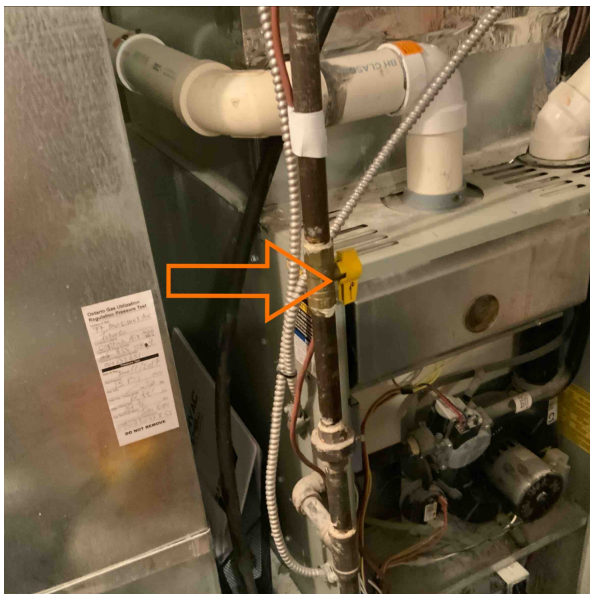
8.2.1 Ecobee thermostat Located on main floor



### 8.3 Energy Source(s)

Natural Gas

8.3.1 Gas shutoff valve is located at the unit.





**8.4 Meter**

☉ Natural Gas

8.4.1 Located at left side of home



**8.5 AC / Heat Pump System(s)**

☉ Air Conditioning System

8.5.1 System was inspected and tested using basic operating controls.

8.5.2 **Air conditioner is dated 2022 and is functional**

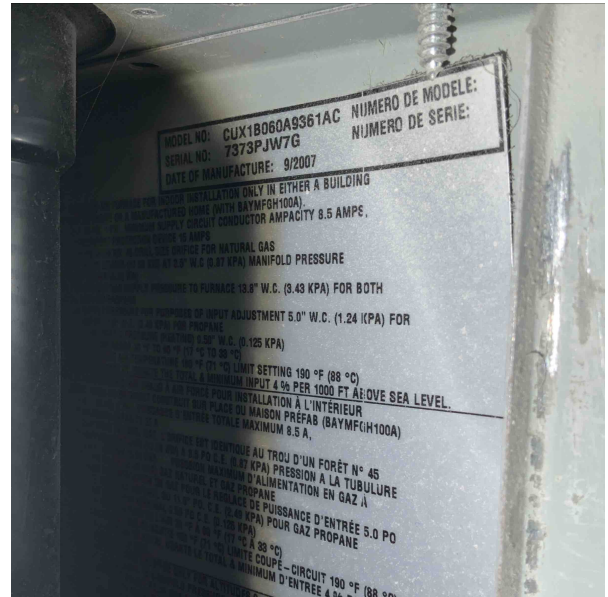


**8.6 Forced Air Furnace(s)**

8.6.1 System was tested by using normal operating controls.



8.6.2 High efficiency furnace is dated 2007 and is functional



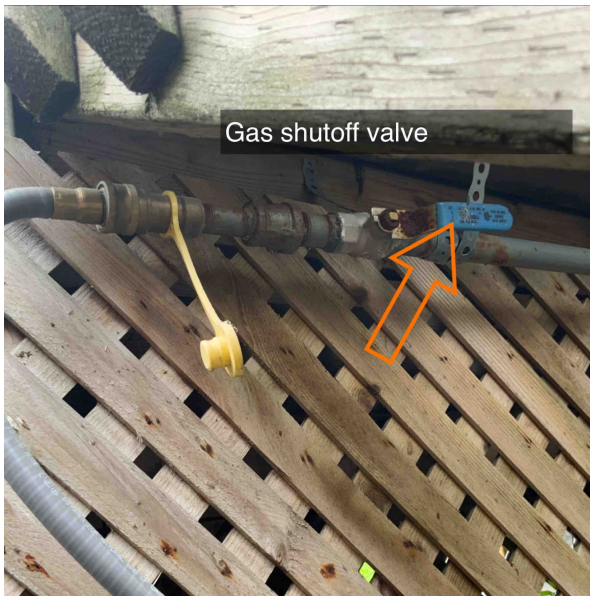
8.7 Combustion/Venting

- ⊙ Gas 636 pipe
- ⊙ Exhaust is vented to exterior foundation wall

8.7.1 Pipe is secured and in good condition

8.8 Natural Gas Piping

8.8.1 External gas connection (Exterior Back)



9.0 PLUMBING SYSTEM

9.1 Limitations

- △ System is obstructed/not accessible

9.2 Plumbing General Comments

9.2.1 This is a visual inspection limited in scope by (but not restricted to) the following condition:

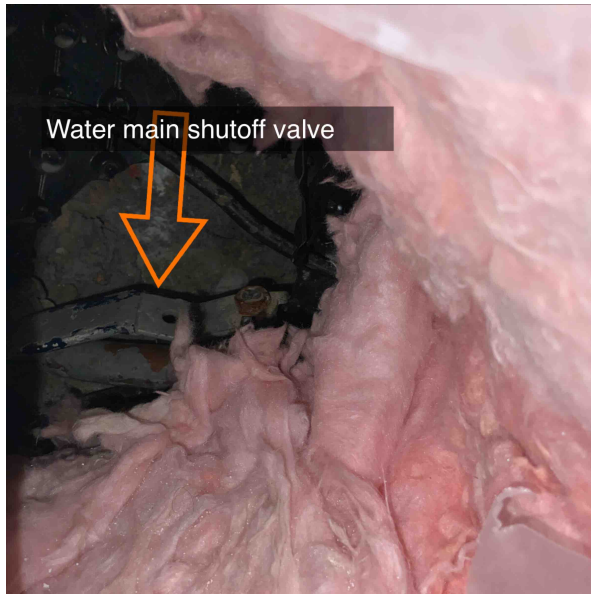
- Concealed portions of the plumbing system could not be inspected, including the subterranean systems and/or system components of the sewage disposal, water supply, and fuel storage or delivery systems. Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection. The visible plumbing piping and plumbing fixtures were inspected and tested. Any visible issues, along with other pertinent comments, are listed below.

### 9.3 Water Main

- ☑ Main water shut-off valve is in the basement.

9.3.1 Inspected the visible portion of the house water main.

9.3.2 **Copper water main.**



### 9.4 Distribution Piping

- ☑ Interior water supply pipes are copper.
- ☑ Interior water supply pipes are plastic.

9.4.1 The visible portions of the water distribution piping was inspected.

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

### 9.5 Drain, Waste, and Vent Piping

- ☑ Plastic

9.5.1 The visible portions of the interior drain, waste and vent system were inspected.

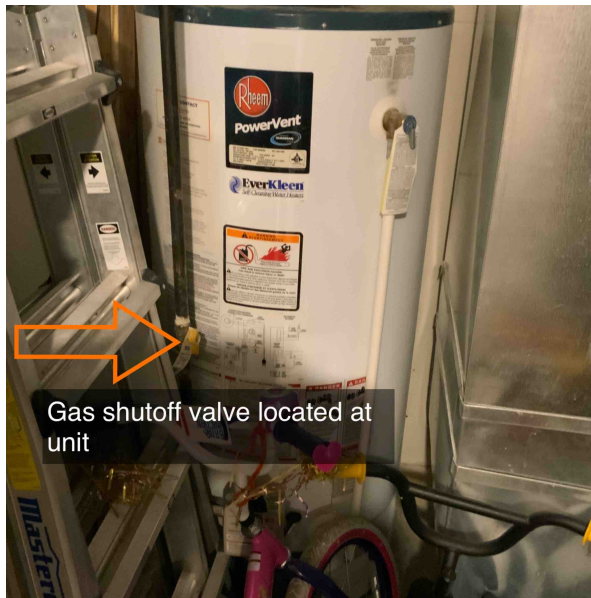
### 9.6 Water Heating Equipment

- ☑ Storage tank hot water system.
- ☑ 189 Litres
- ☑ Fuel source is natural gas.
- ☑ Water heater is located in the basement
- ☑ Rental

9.6.1 The domestic hot water system was inspected and operated.

### 9.6.2 Water heater is dated 2008 and is functional

The water heater is nearing the end of its service life. The remaining life is unpredictable replace the units when it fails, when repairs are no longer cost effective, or proactively to prevent a loss of functionality.



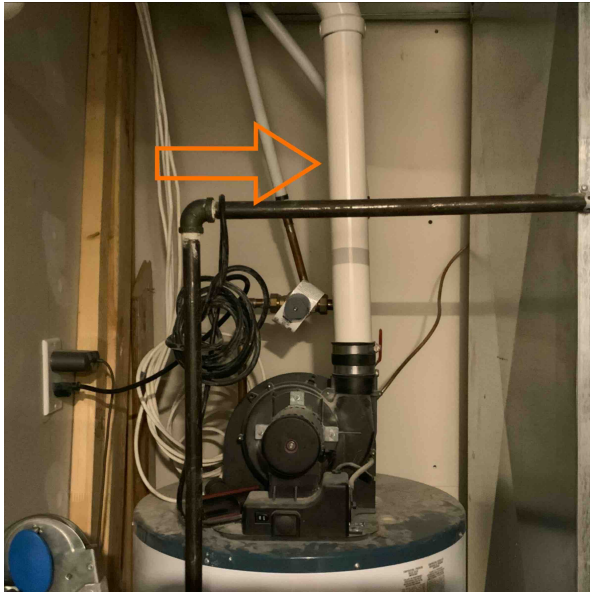
Gas shutoff valve located at unit



## 9.7 Water Heater Venting

9.7.1 The combustion and venting of the water heating equipment was inspected.

9.7.2 Power vented to exterior. Pipe is secured and in good condition.



## 9.8 Hose Bib(s)

9.8.1 Exterior hose bibs were inspected and operated.

## 9.9 Fixtures / Faucets

9.9.1 Functional

## 9.10 Sink(s)

☑ The sink(s) were inspected and operated.

9.10.1 Sinks and tubs were filled to test drainage. No defects found.

## 9.11 Toilet(s)

☑ The toilet(s) were inspected and operated.

9.11.1 Functional

**9.12 Tub(s) / Shower(s)**

9.12.1 The shower diverter mechanism is not functioning properly. This should be repaired or replaced as needed. **(Hallway Bathroom)**

**9.13 Floor drain**

9.13.1 **Drainage was tested by filling several sinks /tubs and flushing toilets. No issues with drainage at time of inspection.**

**9.14 Sump Pump**

9.14.1 Sump system installed . No access at time of inspection. System not tested

**10.0 INTERIOR****10.1 Interior General Comments**

10.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:  
• carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected. Please also refer to the Visual Inspection Agreement for a detailed explanation of the scope of this inspection.

**10.2 Floors**

☑ The flooring was inspected where visible.

10.2.1 Floors uneven, not level . This is common in older homes. **(Second floor)**

**10.3 Walls / Ceilings**

☑ Drywall

☑ The walls and ceilings were inspected where visible.

**10.4 Windows**

☑ A representative sample of the visible and accessible windows were inspected

☑ Thermal Pane

☑ Vinyl

10.4.1 A representative number of windows were tested for basic functionality

**10.5 Doors**

☑ A representative number of doors were inspected

10.5.1 Functional

**10.6 Stairs / Railings / Guardrails**

☑ Steps, stairways, and/or railings were inspected where visible and accessible.

**10.7 Countertops / Cabinets**

☑ Countertops and a representative number of installed cabinets were inspected.

**10.8 Heating / Cooling Sources**

☑ Forced Air



## 11.0 FIREPLACE(S)

### 11.1 Gas Insert(s)

#### 11.1.1 Functional gas fireplace



## 12.0 APPLIANCES

### 12.1 Appliance General Comments

12.1.1 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.

### 12.2 Refrigerator

12.2.1 Functional

12.2.2 Frigidaire



### 12.3 Ranges / Ovens / Cooktops

12.3.1 Functional

12.3.2 Frigidaire gas range



12.4 Range Hood

12.4.1 Functional

12.5 Dishwasher

12.5.1 Functional

12.5.2 Frigidaire



12.6 Clothes Washer

12.6.1 Functional

12.6.2 Kenmore (Basement)



12.7 Clothes Dryer

12.7.1 Functional

12.7.2 Kenmore



13.0 GENERAL COMMENTS ABOUT THIS INSPECTION

13.1 General Comments

13.1.1 Hot tub and associated equipment are outside the scope of this inspection

## 13.2 Limitations

13.2.1 This report has been prepared based upon the Standards of Practice established by the CSA. All components designated for inspection in the CSA Standards of Practice, adopted March 2019 are inspected, except as may be noted within this report. Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included. This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Pillar To Post operated by ARO Inspections Inc. is neither a guarantor nor insurer. Not all improvements will be identified during this inspection. The inspection and related report do not address and are not intended to address code and/or regulation compliance, environmental hazards including: mold, mildew, fungus, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination, cockroaches, rodents, pesticides, treated lumber, mercury and any other indoor or outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired. The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the visual inspection agreement. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose without the express written consent of ARO Inspections Inc does so at their own risk and by doing so without the consent of ARO Inspections Inc waives any claim of error or deficiency in the report.

This inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems, central vac systems, sprinkler systems, alarm systems, cable- or satellite- TV wiring, timers or smoke detectors.

Prior to closing, request that the seller provide warranty documentation, instructions & receipts for any installed or remaining systems and appliances.

The Report Commentary is provided to allow the reader a brief overview of the Report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Standards of Practice of the American Society of Home Inspectors, limitations, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the Inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is recommended that any deficiencies and the components / systems related to these deficiencies noted in the Report be evaluated / inspected and repaired as needed by licensed contractors / professionals prior to the close of the sale. Further evaluation prior to closing is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarification or further questions.