



Home Inspection Report

Prepared exclusively for
Sheila Hughes



PROPERTY INSPECTED:
916 Carlaw Avenue
Toronto, ON M4K 3L3

Date of Inspection: 03/22/2024

Inspection No. 141126-2361

INSPECTED BY:

ARO Inspections Inc.

160 Goodman Dr.

Oshawa, ON L1J 7V8

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(647) 284-4486

INSPECTOR:

Allen Ottaway

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Each office is independently owned and operated

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
- ☉ Snow / Ice

1.4.1 Home is a three storey detached structure facing east. Temples at time of inspection is -4 Celsius

2.0 PROPERTY AND SITE

2.1 Limitations

- ▲ Snow cover limited the inspection of the driveway(s).

2.2 Site Overview

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

2.3 Landscape / Grading

2.3.1 Maintain positive grading away from the foundation walls. Negative drainage and downspouts are the number one reasons for leaks.

2.4 Driveway(s)

2.4.1 Mutual driveway

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

☉ Brick

☉ The visible portions of the exterior foundation walls were inspected.

3.3 Wall Surface

- Wood siding
- Brick veneer
- Brick

3.3.1 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

- Vinyl
- Wood

3.5.1 Windows upgraded at some point, functioning as intended. Some dated 1991. Periodically check, re caulk seams to maintain.

3.6 Exterior Doors

3.6.1 Inspected and functional

3.7 Deck(s)

3.7.1 The deck was inspected

3.7.2 Associated Stairs, Guardrails, and handrails Inspected

3.8 Balcony

3.8.1 Third floor access to roof should have a guard rail installed or door barricade to prevent access.

4.0 ROOFING SYSTEM

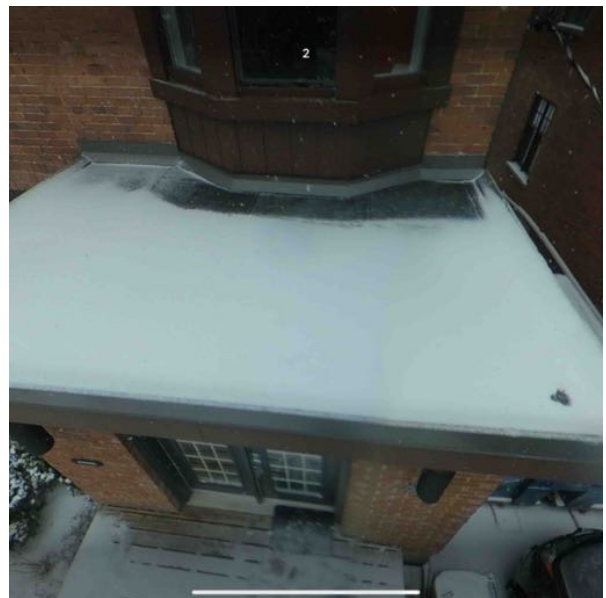
4.1 Roofing General Comments

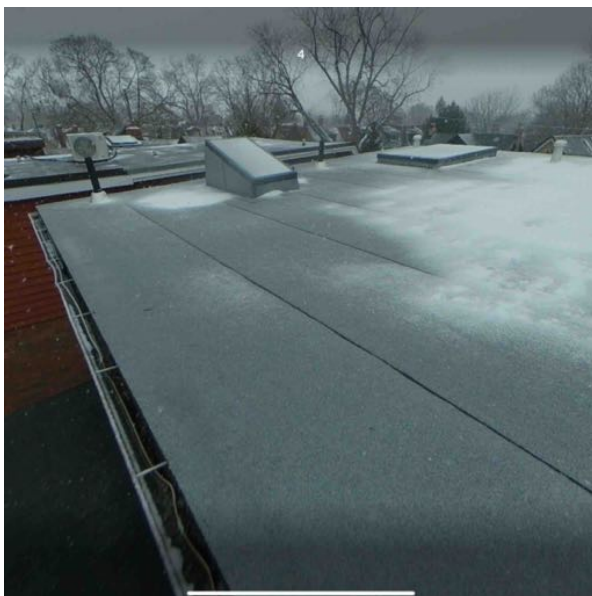
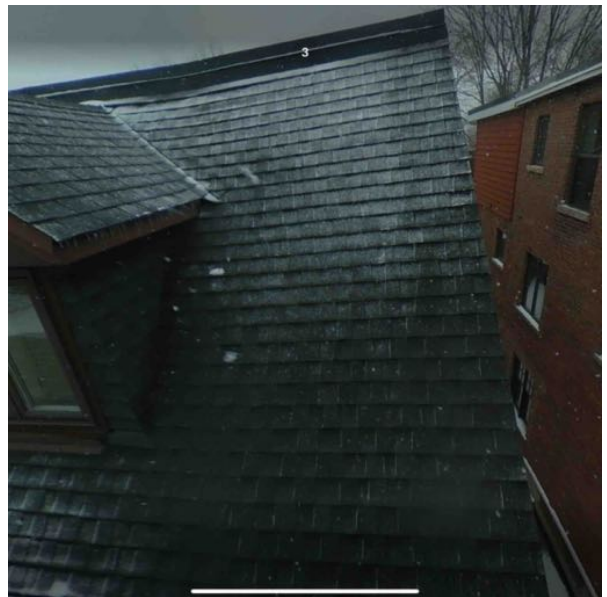
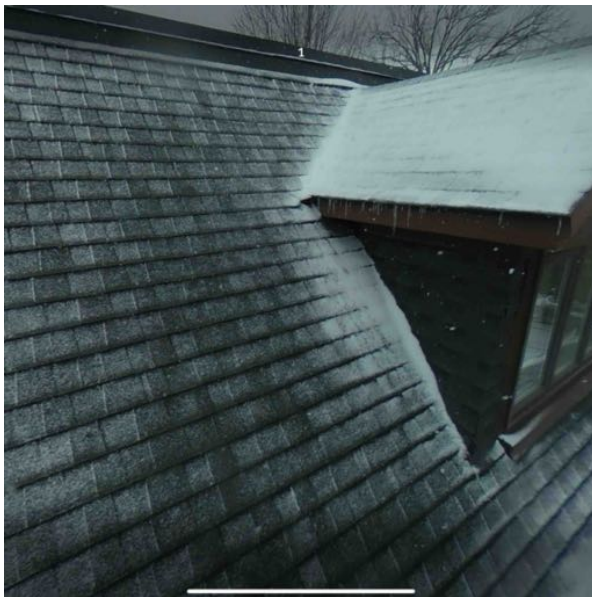
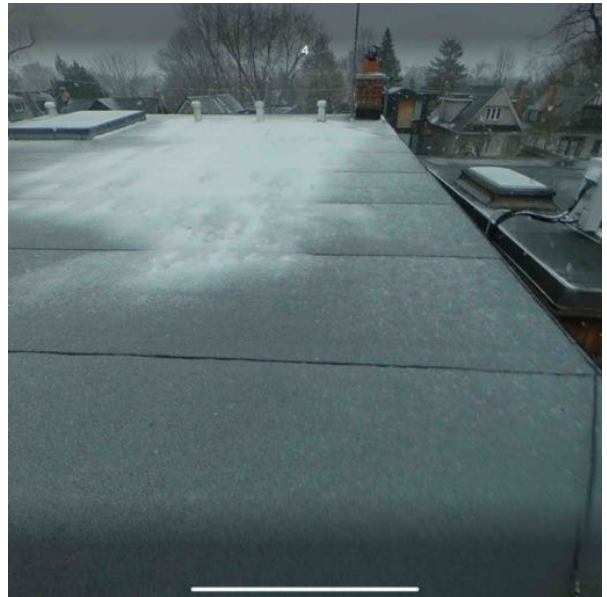
4.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- 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**

- ⊙ Walked on roof surface.
- ⊙ Inspected from ground with binoculars / camera zoom.

4.3 **Sloped Surface(s)**

- ☑ Asphalt shingles

4.3.1 Architectural shingles. Snow cover limits the inspection. Seller advises shingles are approximately 5 years old.

4.4 **Flat Surface(s)**

4.4.1 Modified bitumen surface on low slope rear roof. Partially concealed by snow.

No visible

Defects.

4.5 **Flashings**

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

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

4.6 **Roof Drainage**

- ☑ Aluminum Eaves

4.7 **Chimney(s)**

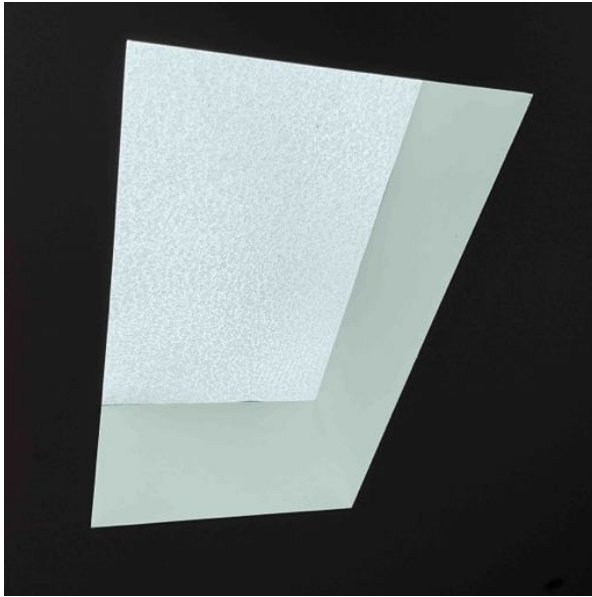
4.7.1 Brick chimney vents fireplace. No visible defects



4.8 Skylight(s)

4.8.1 Skylights are approximately 5 years old.

No visible moisture at interior of skylights



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

5.2.1 There is no attic access

6.0 GARAGE / CARPORT

6.1 Garage General Comments

6.1.1 One car detached garage. Inspection limited by stored items

6.2 Vehicle Door(s)

☉ Metal/Composite

6.3 Vehicle Door Opener(s)

☉ Automatic-chain drive

6.3.1 The door was inspected and operated with controls available

6.3.2 Auto reverse sensors installed



6.4 Floor

- Concrete

6.5 Wall

- Drywall

6.6 Ceiling

- Wood

7.0 STRUCTURE

7.1 Limitations

- Roof Structure is concealed

7.2 Structure General Comments

7.2.1 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.

7.3 Foundation

- ☑ Brick

7.3.1 There is no active leakage. Surface deterioration and efflorescence indicates occasional leaks. Old foundations are prone to occasional leakage, they were not constructed with modern damp proofing materials. Be sure water drains well away from the foundation. Be prepared for leak repairs prior to finishing.



7.4 Support - Post / Beam / Column

- ☑ Wood beam support
- ☑ Metal support post(s)
- ☑ Masonry support columns

7.5 Floor Structure

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

7.6 Wall Structure

- ☑ Solid masonry

7.7 Basement

- ☑ Unfinished Basement

7.7.1 Basement structure material/conditions determined by representative amount as visible in furnace/laundry utility room.

7.8 Insulation

7.8.1 No insulation on exposed foundation walls. Recommend adding to current standards for improved comfort and energy costs.

8.0 ELECTRICAL SYSTEM

8.1 Electrical General Comments

8.1.1 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.

8.2 Service Entrance

- ⊙ Electrical service voltage is 240 volts

8.2.1 Electrical service to home is by overhead cables.



8.3 Service Size

8.3.1 200 Amp Service

8.4 Main Disconnect(s)

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

8.4.1 The disconnect device was inspected visually but not operated

8.4.2 Main disconnect noted in picture



8.5 Distribution Panel(s)

- ⊙ Electrical panel located in basement
- ⊙ Breaker panel
- ⊙ Panel Rated at 200A

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

8.5.2 200 amp service. breaker panel with some room for expansion. No significant visible defects inside the panel.

8.6 Sub-Panel(s)

8.6.1 100 Amp Sub panel located on third floor. All copper wire. Room for expansion. No significant visible defects



8.7 Grounding

- ⊙ Grounded at water main.

8.8 Branch Circuit Wiring

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

8.9 Receptacles

- ⊙ A representative number of accessible receptacles were tested.

8.9.1 Tested and functional

8.9.2 Receptacles tested are grounded

8.10 Lighting / Ceiling Fan(s)

- ⊙ A representative number of lighting fixtures and switches were inspected

8.10.1 Functional

8.11 Exhaust Fan(s)

- ⊙ The exhaust fan(s) were tested on / o .

8.11.1 Functional

8.12 GFCI Devices

8.12.1 Functional

8.12.2 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.

8.13 Smoke Alarms

8.13.1 Smoke alarms present in the home

8.14 Carbon Monoxide Alarms

8.14.1 Carbon Monoxide Alarms present

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)**9.1 Limitations**

- △ A/C is not tested when outside temperatures are below 15°C as per standard of practice. Unit will need to be tested when conditions permit

9.2 HVAC General Comments

9.2.1 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.

9.3 Energy Source(s)

- Natural Gas

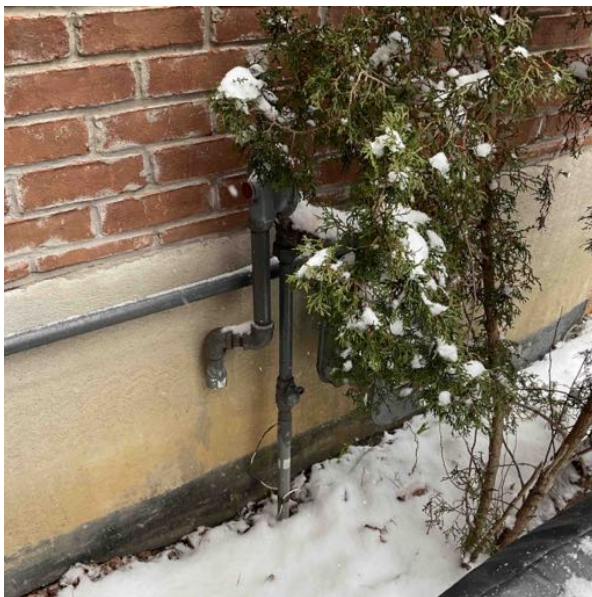
9.3.1 Gas shutoff valve is located at the unit.



9.4 Meter

- Natural Gas

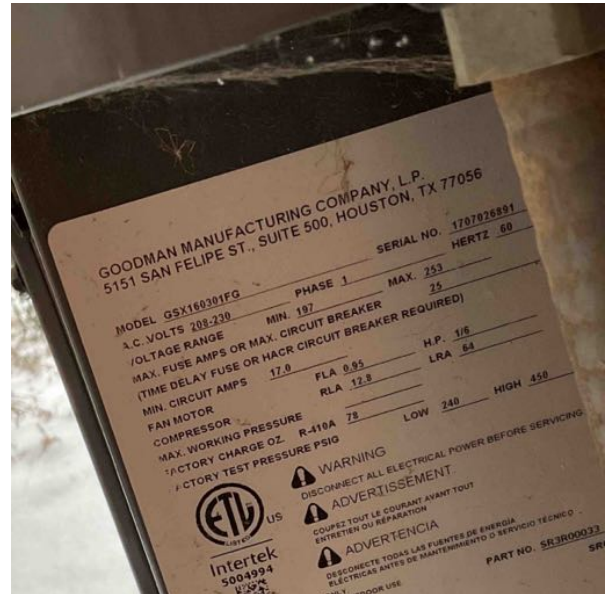
9.4.1 Located at front of home



9.5 AC / Heat Pump System(s)

9.5.1 Air conditioner is dated 2017

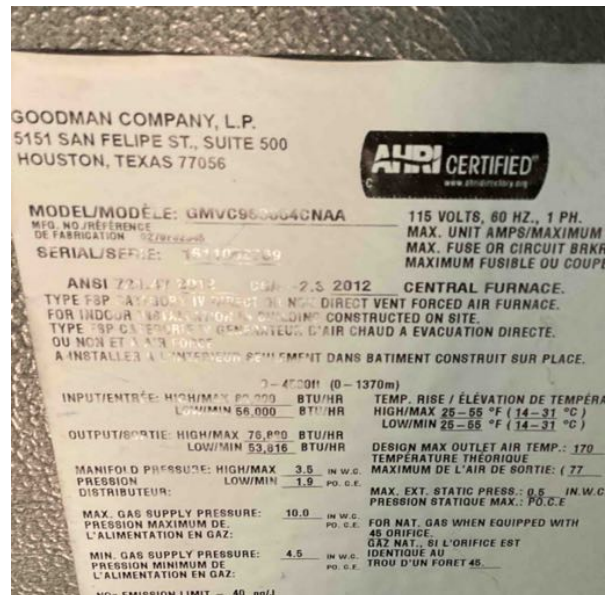
System not tested due to low outdoor temperature. Determine function in cooling season (**Exterior Front**)



9.6 Forced Air Furnace(s)

9.6.1 System was tested by using normal operating controls.

9.6.2 High efficiency furnace is dated 2016 and is functional



9.7 Combustion/Venting

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

9.7.1 Pipe is secured and in good condition

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 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.

10.3 Water Main

- ⊙ Main water shut-off valve is in the basement.
- ⊙ Metered

10.3.1 Inspected the visible portion of the house water main.

10.3.2 Copper water main.

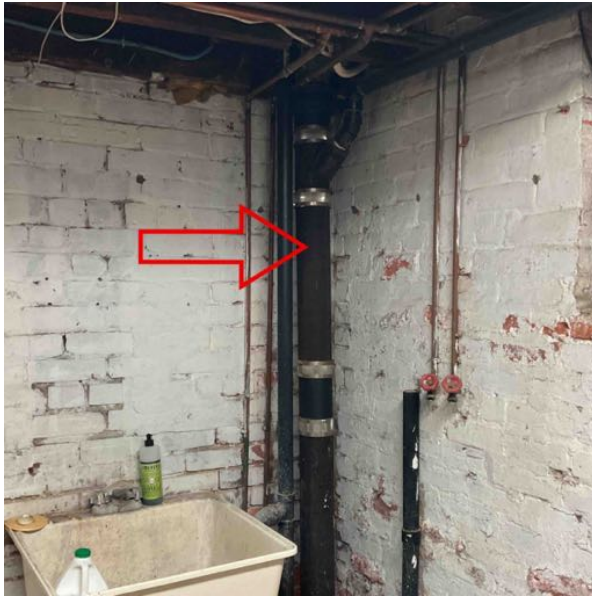


10.4 Distribution Piping

- ⊙ Interior water supply pipes are copper.

10.5 Drain, Waste, and Vent Piping

10.5.1 Cast iron drains have limited life. No active leakage detected but a budget is needed to upgrade as needed or when completing renovations.



10.6 Water Heating Equipment

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

10.6.1 The domestic hot water system was inspected and operated.

10.6.2 Water heater is dated 2017 and is functional



Gas shutoff valve



10.7 Water Heater Venting

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

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



10.8 Fixtures / Faucets

10.8.1 Functional

10.9 Sink(s)

☑ The sink(s) were inspected and operated.

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

10.10 Toilet(s)

☑ The toilet(s) were inspected and operated.

10.10.1 Functional

10.11 Tub(s) / Shower(s)

10.11.1 Tub is worn but functional. Upgrade as needed (**Second floor**)

10.12 Floor drain

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

11.0 INTERIOR

11.1 Interior General Comments

11.1.1 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.

11.2 Floors

☑ The flooring was inspected where visible.

11.3 Walls / Ceilings

☑ The walls and ceilings were inspected where visible.

11.4 Windows

11.4.1 The windows are an insulated type that are typically constructed with 2 panes of glass with a vacuum or an inert gas sealed between the glass panes. Over time, this seal can become compromised and allow outside air to enter the space between the glass. The built-in drying agent in the window eventually becomes saturated and can not handle the moist air. This will cause the window to haze and/or develop condensation between the glass panes. The thermal ability of the windows will be affected slightly. If a window is noted as "Broken Seal", then the compromised seal is obvious. Dirty windows and varying weather conditions can obscure compromised seals. Mild temperatures and low humidity will minimize the visible fogging. High humidity and greater temperature difference between inside and outside will maximize the visible fogging. Compromised seals can also be expected in other windows of the same age at some point in time. The appearance of a compromised seal can vary from slight deposits between the glass to complete hazing of the glass. •Recommend evaluation by a qualified window contractor to determine the exact number of compromised windows, cost and alternatives for correction, and correct where needed.

(West bedroom)



11.5 Doors

- ☑ A representative number of doors were inspected

11.5.1 Functional

11.6 Stairs / Railings / Guardrails

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

11.7 Countertops / Cabinets

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

11.8 Heating / Cooling Sources

- ☑ Forced Air

12.0 FIREPLACE(S)

12.1 Gas Insert(s)**12.1.1 Functional gas fireplace****13.0 APPLIANCES****13.1 Appliance General Comments**

13.1.1 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.

13.2 Refrigerator**13.2.1 Functional****13.2.2 Bosch****13.3 Ranges / Ovens / Cooktops****13.3.1 Functional**

13.3.2 Frigidaire electric range



13.4 Range Hood

13.4.1 Functional

13.5 Dishwasher

13.5.1 Functional

13.5.2 Bosch



13.6 Microwave Oven

13.6.1 Functional

13.6.2 Frigidaire



13.7 Clothes Washer

13.7.1 Functional

13.7.2 Whirlpool (Third floor)



13.8 Clothes Dryer

13.8.1 Functional

13.8.2 Whirlpool

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 (**Third floor**)



14.0 GENERAL COMMENTS ABOUT THIS INSPECTION

14.1 Limitations

14.1.1 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.