



## Home Inspection Report

Prepared exclusively for  
**Denise Colley**



PROPERTY INSPECTED:  
**24 Heale Avenue**  
Toronto, ON M1N 3X7

Date of Inspection: 12/23/2024

Inspection No. 141465-1208

**INSPECTED BY:**

Go2 Team Inc.

15 Stavely Crescent

Toronto, ON M9W 2C2

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(647) 749-3880

**INSPECTOR:**

Geoffrey Gonneau

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(647) 749-3880

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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.

### 2.0 PROPERTY AND SITE

#### 2.2 Site Overview

2.2.1 The dwelling is a solid brick semi detached two story home. There is a rear patio door unit opening onto a rear deck system.

### 5.0 ATTIC

#### 5.5 Ventilation

5.5.2 The attic ventilation is inadequate. Further evaluation is recommended to determine the ventilation improvements required to prevent heat / moisture damage to the roofing material(s) and structure.

The roof vent(s) are missing / insufficient number. Further evaluation is recommended to determine the ventilation improvements required to prevent heat / moisture damage to the roofing material(s) and structure.

The soffit vent(s) are missing / insufficient number. Further evaluation is recommended to determine the ventilation improvements required to prevent heat / moisture damage to the roofing material(s) and structure.

### 8.0 ELECTRICAL SYSTEM

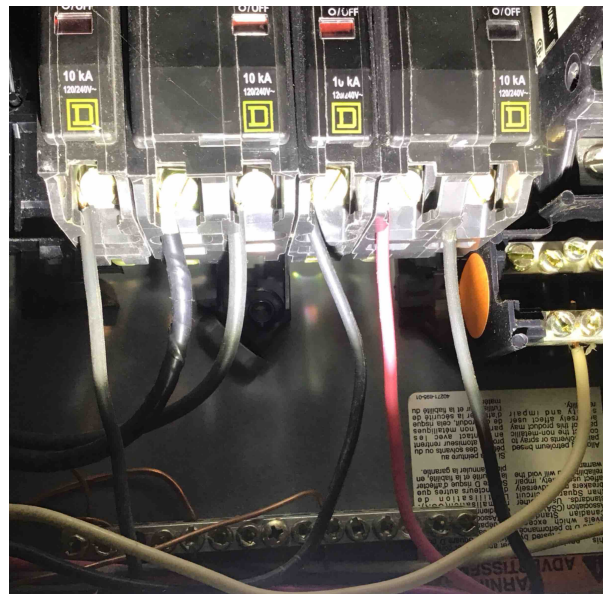
#### 8.2 Electrical General Comments

8.2.1 During the inspection, a number of electrical conditions were found. Example of these conditions are noted below. An electrical contractor should be hired to correct these conditions. An electrical contractor will likely discover other deficiencies that will also require attention.

Installation of bathroom exhaust fans

#### 8.8 Branch Circuit Wiring

8.8.2 Aluminum and copper wiring was found upon review of the electrical panel. A qualified electrician should further assess and correct as required for electrical safety. **(Electrical Closet / Offset)**



#### 8.9 Receptacles

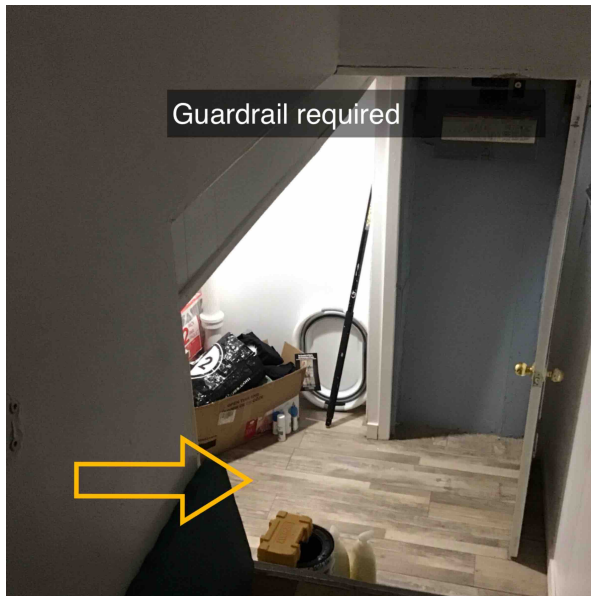
8.9.2 The receptacle(s) are miswired (reversed polarity, open neutral, etc.) A qualified electrician should correct as required for electrical safety.

- Bedroom - Left Rear
- Bedroom - Right Rear

### 11.0 INTERIOR

**11.6 Stairs / Railings / Guardrails**

11.6.2 The guardrail is missing. Install a guardrail for health and safety. **(Stairwell to Basement)**

**13.0 GENERAL COMMENTS ABOUT THIS INSPECTION****13.1 Supplementary Comments**

13.1.2 Here is a summary of details that your insurance company may ask of you when you submit a request insurance coverage. It's important to note that this is not an exhaustive list, and insurance companies may have specific requirements or concerns based on the property's location, age, and other factors.

\*The dwelling has an 100 Amp Electrical Service

\*The dwelling has a copper water main / service line

\*The dwelling has a roof system in the beginning of its lifespan. Less than five years old

\*The dwelling has a newer forced air heating system - Less than five years old

# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 Limitations

- △ During our inspection, there was ice/snow present on the structure and adjoining areas

### 1.2 General Information

- ☉ We are proud to provide you with Pillar To Post Connects is your single source for connecting all of your home services AT NO COST to you! From researching your new address, to figuring out all the logistics in connecting your new services, we've got you covered. No more headaches! Reach out to 1-833-242-9846 and provide your inspection number and we are here to help you move

1.2.1 This is our Market Ready Inspection / Pre Listing Home Inspection. 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. We would be pleased to return to the home to perform any additional inspection services, including Air Quality Inspection, Radon Inspection and our other specialty services.

This inspection report and report summary are for the exclusive use of the client and is not transferrable to any third-party. While we recognize that the client may share the information with others, our responsibility is to our client only.

Our home inspection packages now includes PTP Connect, a concierge service that assists the home buyer in moving / set up of utilities. Ask how we can assist you with this service

### 1.3 Inspector

1.3.1 The inspection was performed by Geoffrey Gonneau. Should you wish to discuss this inspection, please reach out and contact him at 647-749-3881.

### 1.4 Inspection / Site Conditions

- ☉ Snowing

1.4.1 The temperature was approximately -3 degrees at the start of our inspection. Winds were from the South West and it was overcast.

## 2.0 PROPERTY AND SITE

### 2.1 Limitations

- △ Parked car(s) limited the inspection of the driveway.
- △ Snow coverage limited the full inspection of the driveway(s).
- △ Snow / ice build up limited the full inspection of the walkway

### 2.2 Site Overview

2.2.1 **The dwelling is a solid brick semi detached two story home. There is a rear patio door unit opening onto a rear deck system.**

### 2.3 Walkway(s)

- ☉ Concrete

### 2.4 Driveway(s)

- ☉ Asphalt

### 2.5 Enclosure(s)

- ☉ There is a wood fence system

2.5.1 The fence(s) were inspected and no significant deficiencies were observed.

## 3.0 EXTERIOR

### 3.1 Limitations

- △ Snow cover limited the inspection of the deck.

### 3.2 Exterior General Comments

- ☉ Exterior wall elevations were inspected from ground level and by drone

### 3.3 Foundation Surface

- ☉ Foundation surface is parged (coated with cementitious material).

3.3.1 The visible portions of the exterior foundation were inspected

### 3.4 Wall Surface

- Brick
- Brick

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

### 3.5 Eaves / Fascia / Soffit

- Aluminium

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

### 3.6 Trim

- Aluminium

3.6.1 The trim was inspected and no significant deficiencies were observed.

### 3.7 Windows

- Aluminium
- Vinyl
- Double Glazed

3.7.1 A random selection of the windows were inspected.

3.7.2 Exterior window frames and trim inspected from ground level.

### 3.8 Exterior Doors

- Steel Door System
- Patio Door System

3.8.1 Door system was opened and operated

### 3.9 Porch(es)

- Concrete

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

### 3.10 Deck(s)

- Pressure Treated Wood Deck System

3.10.1 The dwelling has an elevated and upgraded rear deck system (**Exterior - Rear**)



## 4.0 ROOFING SYSTEM

### 4.1 Limitations

- ▲ Snow full or partially covered the roof, limiting our ability to inspect at the time of inspection.
- ▲ We were unable to access the roof due to safety concerns, including and not limited to roof wetness, steepness and unable to place a ladder.

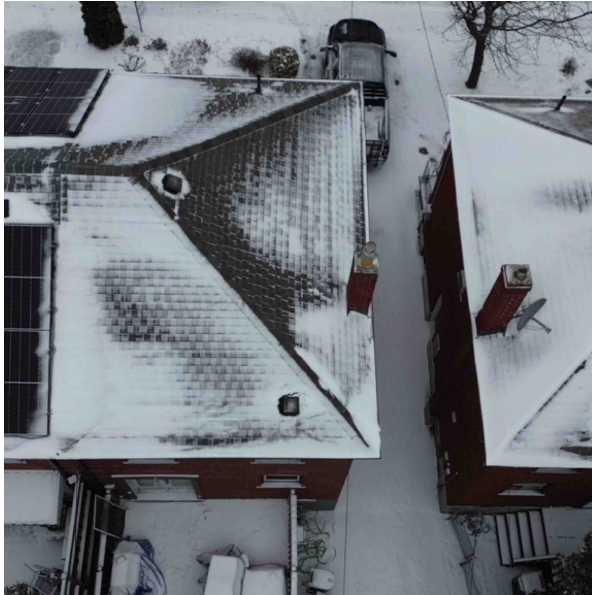
## 4.2 Roofing General Comments

☑ The dwelling has a hip roof system

4.2.1 All roof systems should be checked yearly to ensure continued water shedding ability. 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. We suggest eavestroughs and downspouts be cleaned yearly to ensure the water drains properly and is not obstructed.

4.2.2 The roof system has the appearances of being newly installed and a warranty may be available.

4.2.3 The roof has the appearances of being replaced recently with a premium laminate / architectural grade shingle. There are suitable amounts of roof venting, and the metal flashings have been updated.



## 4.3 Roofing Inspection Method

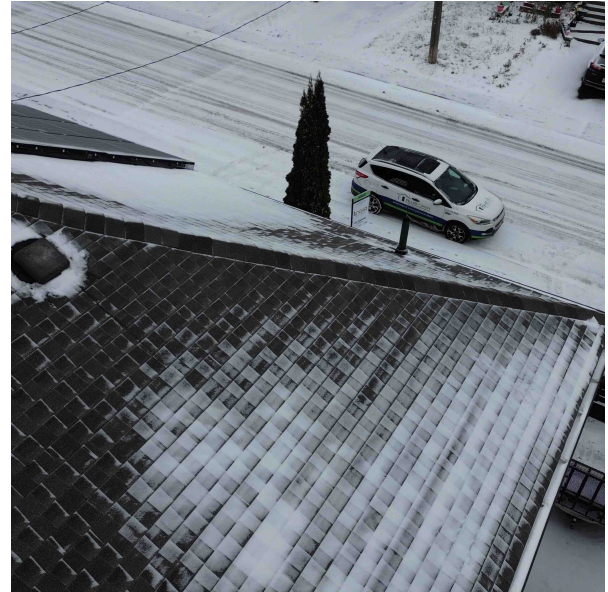
☑ Inspected from ground with binoculars / camera zoom.

☑ We used a drone based camera system to review the roof system

#### 4.4 Sloped Surface(s)

4.4.1 The dwelling is covered with laminated shingles, also known as architectural roof shingles or three-dimensional shingles, are thick, double-layered fiberglass roofing shingles that offer a bold and visually striking aesthetic to the roof system.

Essentially, a laminated shingle is a stronger, denser version of a 3-tab asphalt shingle. It has multiple layers, uses a thicker and heavier fiberglass base mat, and the surface contains ceramic-coated minerals encased in water-resistant, high-quality asphalt.



#### 4.5 Flashings

- ☑ Chimney
- ☑ Plumbing stack
- ☑ Counter / Wall Flashing

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

#### 4.6 Roof Drainage

- ☑ Aluminum

4.6.1 Seasonal cleaning of gutters is suggested due to proximity of trees

4.6.2 The eavestrough and downspouts were inspected.

#### 4.7 Chimney(s)

- ☑ Masonry

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

#### 5.0 ATTIC

##### 5.1 Limitations

- △ Insulation obstructed / limited inspection of the vapour barrier

##### 5.2 Attic General Comments

- ☑ Water staining present in areas found

5.2.1 Entered

##### 5.3 Attic Access

- ☑ The attic is accessible via a bedroom closet

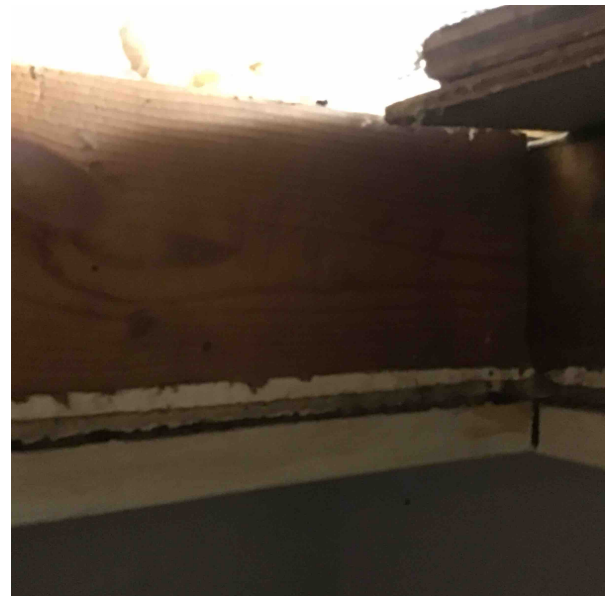
5.3.1 The access hatch was opened and accessed

5.3.2 The attic hatch was inspected and found functional.

5.3.3 We suggest that the attic hatch be enlarged to allow better access to the attic areas. Current standards are 550 mm by 900 mm

The access hatch requires weather stripping to stop heat loss and transference of humidity into the attic

We suggest that the attic hatch have additional insulation applied for increased energy efficiency (**Bedroom - Front**)







#### 5.4 Insulation

##### ☉ Blown In

5.4.1 Additional insulation will reduce yearly energy consumption costs.

5.4.2 The insulation was inspected and no significant deficiencies were observed.

5.4.3 Insulation levels encountered were at levels typical for a dwelling of this age. We would suggest that additional insulation be applied for optimal energy efficiency.



#### 5.5 Ventilation

☉ Roof and Soffit vents Properly installed roof vents will prevent the roof from overheating. They also prevent condensation from developing. When the roof overheats or moisture builds up, this can lead to substantial damage or health risks.

5.5.1 The ventilation was inspected and no significant deficiencies were observed.

5.5.2 **The attic ventilation is inadequate. Further evaluation is recommended to determine the ventilation improvements required to prevent heat / moisture damage to the roofing material(s) and structure.**

**The roof vent(s) are missing / insufficient number. Further evaluation is recommended to determine the ventilation improvements required to prevent heat / moisture damage to the roofing material(s) and structure.**

**The soffit vent(s) are missing / insufficient number. Further evaluation is recommended to determine the ventilation improvements required to prevent heat / moisture damage to the roofing material(s) and structure.**

## 5.6 Vapor Barrier

- ⊙ Multiple paint layers may be considered as a suitable equivalent to a modern vinyl vapour barrier

## 5.7 Sheathing

- ⊙ Plank

5.7.1 The sheathing was inspected and no significant deficiencies were observed.

5.7.2 The roof sheathing has condensation on the underside. Further evaluation is recommended to determine the repairs required to prevent condensation in the attic and associated moisture issues. This is typically present with limited attic ventilation.

## 6.0 GARAGE / CARPORT

### 6.1 Limitations

- △ Full inspection of garage limited by contents
- △ Contents

### 6.2 Garage General Comments

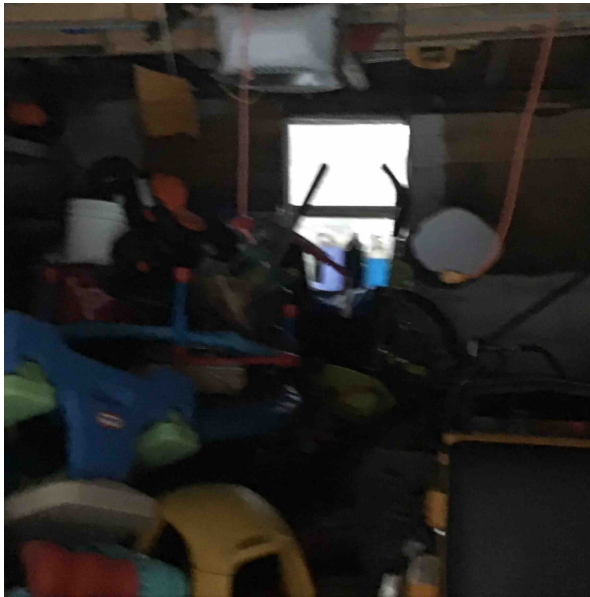
- ⊙ Single car garage
- ⊙ The dwelling has a wood framed garage system that is shared with the neighbour

### 6.3 Structure

- ⊙ Wood frame

6.3.1 The garage is in general disrepair, as is typical of many similar detached garages. Repair and maintain as needed to the level of functionality that you need. Extensive improvements would likely justify rebuilding the structure.





#### 6.4 Vehicle Door(s)

- ☑ Insulated single car overhead door system
- ☑ Overhead-sectional

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

#### 6.5 Vehicle Door Opener(s)

- ☑ Automatic-chain drive
- ☑ Photo electric sensors

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

#### 6.6 Wall

- ☑ The interior of the garage is unfinished with exposed framing materials

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

6.6.2 The garage wall(s) are damaged. Repair as required to restore intended function.

### 7.0 STRUCTURE

#### 7.1 Limitations

- ▲ As the basement was partially or completely finished, a full inspection of the interior foundation was not possible.
- ▲ Ceiling structure is concealed. Unable to comment on it.
- ▲ Support posts and/or beams are concealed. Unable to comment on them.
- ▲ Floor structure is concealed. Unable to comment on it.
- ▲ Inspection of the floor slab was limited by the installation of interior finishes
- ▲ Interior foundation wall is / walls are mostly concealed.
- ▲ Support system is concealed
- ▲ Wall structure is concealed. Unable to comment on it.

#### 7.2 Foundation

- ☑ Concrete block

#### 7.3 Floor Structure

- ☑ Wood - dimensional lumber.

#### 7.4 Wall Structure

- ☑ Solid masonry

#### 7.5 Roof Structure

- ☑ Rafters
- ☑ Plank / board roof sheathing.

7.5.1 The roof structure was inspected and no significant deficiencies were observed.

**7.6 Ceiling Structure**

- ☑ Wood ceiling joists

**7.7 Basement**

- ☑ A large portion of the basement has been finished

7.7.1 The basement was inspected and no significant deficiencies were observed.

**7.8 Slab**

- ☑ Poured in place slab

**8.0 ELECTRICAL SYSTEM****8.1 Limitations**

- △ A representative number of installed lighting fixtures and switches were inspected

**8.2 Electrical General Comments**

8.2.1 **During the inspection, a number of electrical conditions were found. Example of these conditions are noted below. An electrical contractor should be hired to correct these conditions. An electrical contractor will likely discover other deficiencies that will also require attention.**

**Installation of bathroom exhaust fans****8.3 Service Entrance**

- ☑ Electrical service to home is by overhead cables.
- ☑ Service entry conductors are copper.

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

**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)**

- ☑ Breaker

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

**8.6 Distribution Panel(s)**

- ☑ Circuit Breakers

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

**8.7 Grounding**

- ☑ Grounded at water main.
- ☑ Grounded at water pipe near panel.

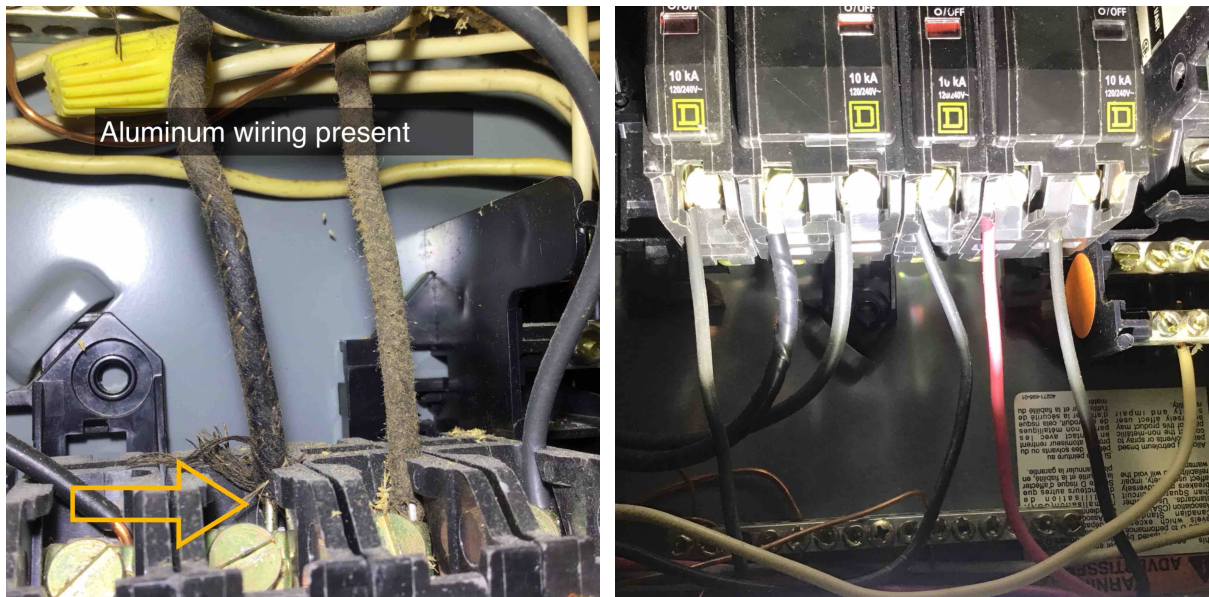
8.7.1 The grounding was inspected and no significant deficiencies were observed.

**8.8 Branch Circuit Wiring**

- ☑ Copper wire branch circuits.
- ☑ Aluminum wire branch circuits.
- ☑ Grounded wiring

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

8.8.2 **Aluminum and copper wiring was found upon review of the electrical panel. A qualified electrician should further assess and correct as required for electrical safety. (Electrical Closet / Offset)**



### 8.9 Receptacles

- Grounded
- Three pronged receptacles
- Mixture of grounded and unground receptacles

8.9.1 The receptacles were inspected and no significant deficiencies were observed.

8.9.2 **The receptacle(s) are miswired (reversed polarity, open neutral, etc.) A qualified electrician should correct as required for electrical safety.**

- Bedroom - Left Rear
- Bedroom - Right Rear

### 8.10 Lighting / Ceiling Fan(s)

- Ceiling fan/lights
- Chandelier

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

### 8.11 Exhaust Fan(s)

8.11.1 The exhaust fan(s) are missing. Install exhaust fan(s) where required for proper ventilation.

- Bathroom - Second Floor
- Washroom / Bathroom - Basement

### 8.12 GFCI Devices

- Laundry

8.12.1 The GFCI devices were inspected and no significant deficiencies were observed.

8.12.2 The GFCI(s) are missing. A qualified electrician should further assess and correct as required for electrical safety.

- Kitchen
- Laundry



### 8.13 AFCI Devices

- ⊙ An arc-fault circuit interrupter (AFCI) or arc-fault detection device (AFDD)[1] is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in home wiring. Loose connections, which can develop over time, can sometimes become hot enough to ignite house fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

8.13.1 It is suggested the ARC fault circuit breakers be installed for electrical safety

8.13.2 New electrical standards require AFCI circuits for all bedrooms. Add AFCI breaker(s) for safety. As per manufacturers' recommendations you should test AFCI breakers monthly and replace them if they fail to trip when tested.

### 8.14 Smoke Alarms

- ⊙ Household smoke detectors, also known as smoke alarms, generally issue an audible or visual alarm from the detector itself or several detectors if there are multiple devices interlinked. Household smoke detectors range from individual battery-powered units to several interlinked units with battery backup. With interlinked units, if any unit detects smoke, alarms will trigger at all of the units. This happens even if household power has gone out.

8.14.1 Present

8.14.2 Recently updated

### 8.15 Carbon Monoxide Alarms

8.15.1 The carbon monoxide alarms were inspected and no significant deficiencies were observed.

8.15.2 Ensure operable carbon monoxide detectors are located near all sleeping areas. Test carbon monoxide detectors regularly.

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

### 9.1 Limitations

- △ Noting that we were unable to test the cooling system as exterior temperatures were below 15c

### 9.2 HVAC General Comments

9.2.1 Furnace System is newer. Obtain warranty information if available

9.2.2 The dwelling has an updated / recently installed natural gas high efficiency

The HVAC system included a trickle humidifier that resolves winter dryness

9.3 Thermostat(s)

- ☑ Programmable

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

9.4 Energy Source(s)

- ☑ Shut-off is located at or near the meter
- ☑ Shut-off is located at or near the appliance
- ☑ Natural Gas is the primary energy source for heating

9.5 Meter

- ☑ Natural Gas

9.5.1 Located at rear of home

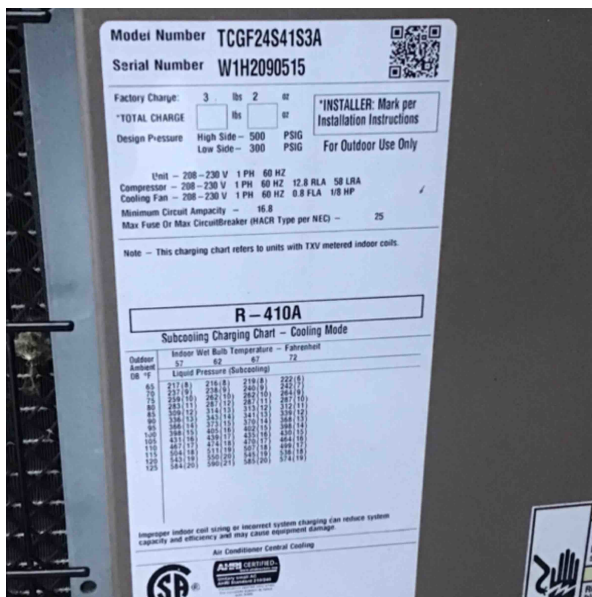
9.5.2 The meter(s) were inspected and no significant deficiencies were observed.

9.6 Air Conditioning System(s)

- ☑ Model TCGF24S41S3A Serial Number W1H2090515 Assembled 2012
- ☑ York Industries Central Air Conditioning System

9.6.1 Air Conditioner is between the middle and end of its lifespan

9.6.2 We were unable to test the air conditioning system as the exterior temperature was below 15 degrees or the system had been winterized for the season. We are unable to guarantee the functionality of the system, and suggest that the system be inspected as temperature permits. (Exterior - Rear)



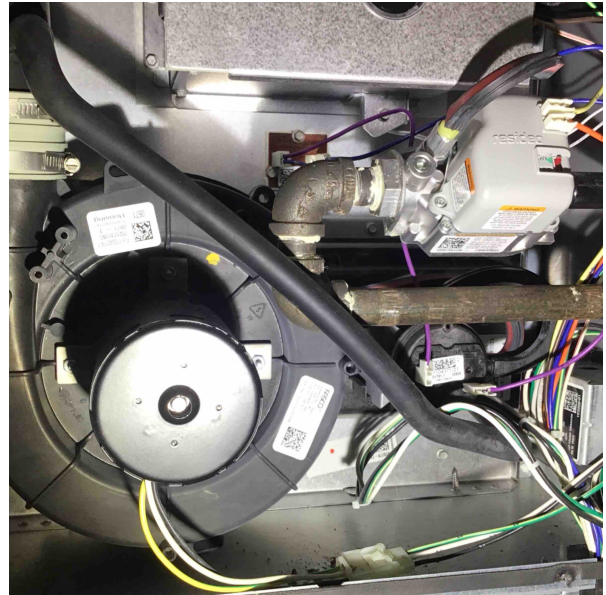
## 9.7 Forced Air Furnace(s)

- ⊙ Lennox - High Efficiency Natural Gas Forced Air Furnace
- ⊙ Model ML196HU45X Serial Number 1723H36036 Assembled 2023

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

9.7.2 Recently Installed System

9.7.3 There is a new Lennox forced air furnace- Natural Gas (**Mechanical Room / Utility Room**)



## 9.8 Combustion/Venting

- ⊙ The high efficiency furnace is exhausted through PVC piping

9.8.1 The combustion air was inspected and no significant deficiencies were observed.

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

## 9.9 Distribution System(s)

- ⊙ Ducts and registers

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

## 9.10 Natural Gas Piping

- ⊙ Black pipe

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



## 9.11 Filter

- ☑ 16" by 25" by 4"

9.11.1 Basic furnace filters are designed to trap dust, dirt, and airborne particulates before they can get into the system and potentially damage the fan or the heating coil. More expensive filters perform the same role, plus they can enhance the air quality in your home by trapping bacteria, pollen, and mildew and mold spores. Since most of the air in your house circulates through your HVAC system, furnace filters are your first line of defense against dust and airborne allergens. Typically you should change a basic fiberglass furnace filter every one to two months and paper furnace filters every four months to a year.

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

9.11.3 Most heating equipment manufacturers suggest that 1" thick filters be changed monthly, and thicker (3" to 5") be changed quarterly.

9.11.4 We would suggest that the furnace filter be changed or cleaned upon occupancy and quarterly inspections be performed. Dirty filters affect HVAC lifespan. **(Mechanical Room / Utility Room)**



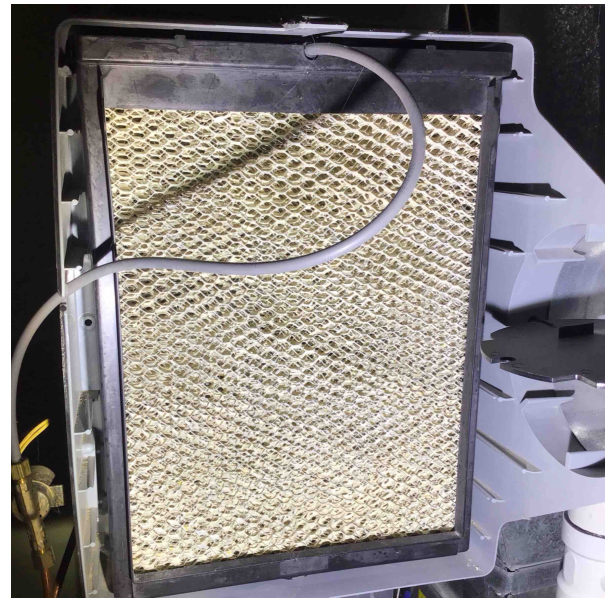
## 9.12 Humidifier

- ☑ AprilAire Humidifier - Trickle Style. The dwelling is outfitted with a trickle type humidifiers. These humidifiers are fed water from above and dribbles water through a metal screen. As furnace air moves across the pad, it air picks up moisture. Any excess water drains into a hose to the floor drain, laundry tub, or condensate pump.

9.12.1 A humidifier is present, however the functionality was not determined. Have the unit assessed by an HVAC technician during annual servicing.

9.12.2 We would suggest yearly cleaning of the humidifier prior to the start of the heating system r

9.12.3 The HVAC system included a trickle humidifier that resolves winter dryness (**Mechanical Room / Utility Room**)



## 10.0 PLUMBING SYSTEM

### 10.1 Plumbing General Comments

10.1.1 Plumbing system was found to be functioning well. All toilets were flushed multiple times and the tub/showers were run consistently for five minutes or more. All faucets and visible drains were inspected for leakage.

### 10.2 Water Main

☑ Water main is copper pipe.

10.2.1 The water main was inspected and no significant deficiencies were observed.

### 10.3 Distribution Piping

☑ Interior water supply pipes are copper.

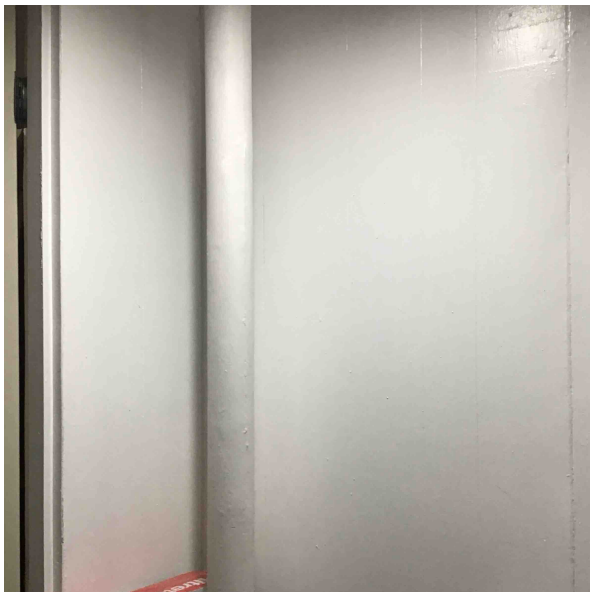
10.3.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

### 10.4 Drain, Waste, and Vent Piping

☑ Cast iron

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

10.4.2 The drain, waste and vent piping is cast iron. A qualified plumber should further assess and upgrade / replace as required to prevent water damage due to cracking / corroding / pipe failure. (**Landing - Basement**)



**10.5 Water Heating Equipment**

- ⊙ GSW Natural Gas Water Heater - 151 Litres
- ⊙ Unit is marked as a rental, however ownership should be confirmed

10.5.1 The domestic hot water system was inspected and operated

**10.6 Water Heater Venting**

- ⊙ Atmospheric vent

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

**10.7 Hose Bib(s)**

- ⊙ Frost Free

10.7.1 The exterior hose bibs were inspected but not operated.

**10.8 Fixtures / Faucets**

- ⊙ Kitchen faucet
- ⊙ Laundry faucet
- ⊙ Washroom / Bathroom Faucet

10.8.1 Faucets were run for up to five minutes.

**10.9 Sink(s)**

- ⊙ Kitchen sink
- ⊙ Laundry sink
- ⊙ Washroom / Bathroom Sink (S)

10.9.1 The sinks were filled to test drainage. No defects found.

**10.10 Toilet(s)**

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

**10.11 Tub(s) / Shower(s)**

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

**10.12 Floor drain**

10.12.1 The floor drain(s) were inspected and no significant deficiencies were observed.

**11.0 INTERIOR****11.1 Interior General Comments**

- ⊙ Imperfections and blemishes noted. Considered to be cosmetic in nature as normal moisture readings were found.

11.1.1 We have tested a random selection of the wall and ceiling areas with moisture monitoring equipment. At the time of our inspection, we did not find moisture. It is noted that site conditions may change after our inspection.

11.1.2 Water penetration: Active water seepage was not detected in the accessible areas of the basement. Most water problems are the result of non-functioning eavestroughs, downspouts, or poor surface drainage. We suggest that water not be allowed to pond beside the foundation.



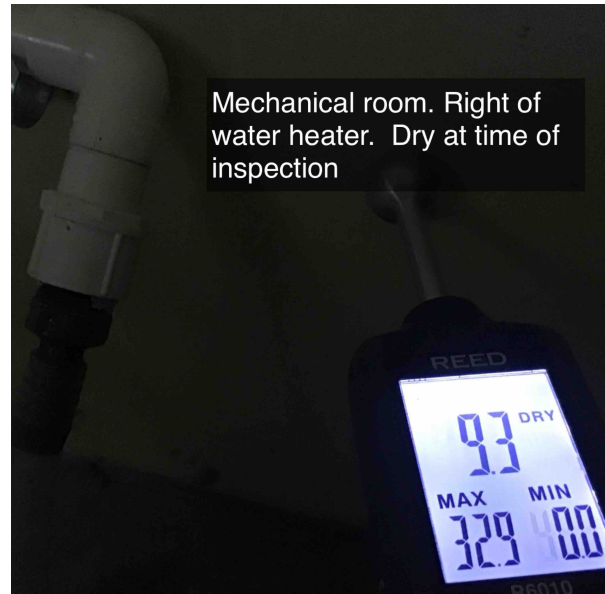
Exterior wall basement stairwell. Dry at time of inspection



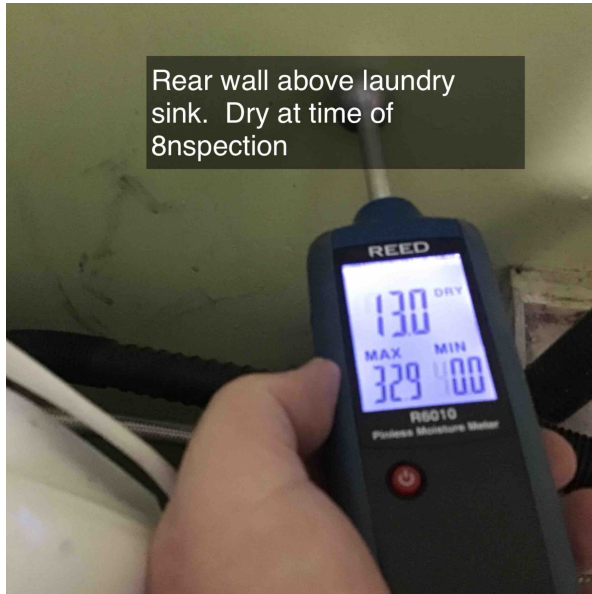
Lower wall left of electrical close. Dry at time of inspection



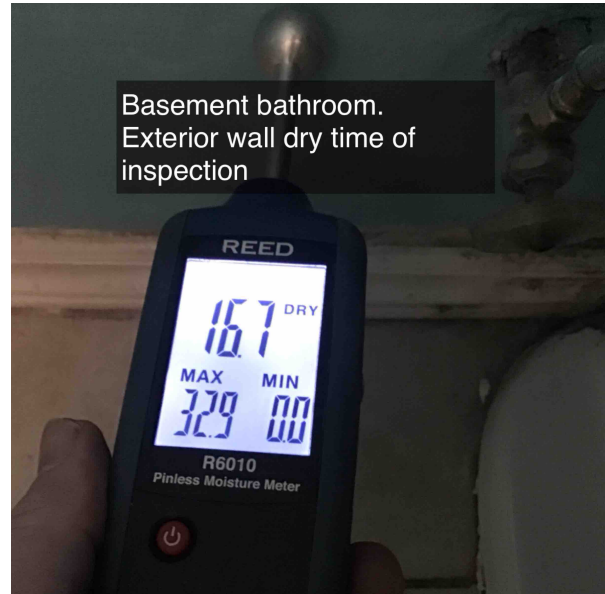
Basement bedroom. Front wall left of water meter. Dry at time of inspection



Mechanical room. Right of water heater. Dry at time of inspection



Rear wall above laundry sink. Dry at time of inspection



Basement bathroom. Exterior wall dry time of inspection

## 11.2 Floors

- ☑ Vinyl

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

11.2.2 Typical cosmetic wear and tear was present during our inspection.

## 11.3 Walls / Ceilings

- ☑ Drywall
- ☑ Lath and Plaster

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

11.3.2 Typical wear & tear blemishes were found and are of a cosmetic nature.

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

## 11.4 Windows

- ☑ Aluminium
- ☑ Thermal Panel

11.4.1 A representative number of windows were tested for basic functionality

11.4.2 Readily-accessible windows were operated and functioned as intended.

## 11.5 Doors

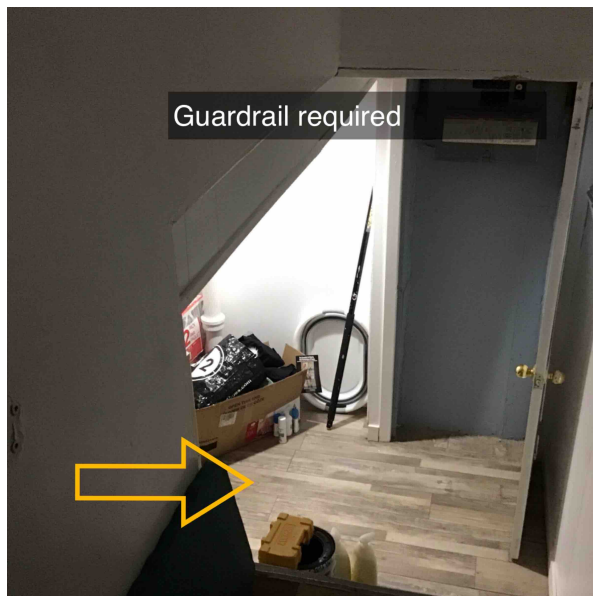
- ☑ Wood

11.5.1 The doors were operated and functioned as intended.

## 11.6 Stairs / Railings / Guardrails

11.6.1 Advise installing a handrail for basement stairs

11.6.2 **The guardrail is missing. Install a guardrail for health and safety. (Stairwell to Basement)**



## 11.7 Countertops / Cabinets

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

## 12.0 APPLIANCES

### 12.1 Appliance General Comments

- ☑ The dwelling has laundry equipment in the basement
- ☑ The main kitchen is located in the ground floor areas

12.1.1 The kitchen appliances were operated for primary function and worked as intended.

12.1.2 Laundry equipment operated

12.1.3 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. We typically attempt to run the unit through one operating cycle

**12.2 Refrigerator**

- ⊙ Whirlpool Refrigerator

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

12.2.2 Typical cosmetic damages present

**12.3 Ranges / Ovens / Cooktops**

- ⊙ General Electric Gas Range

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

**12.4 Range Hood**

- ⊙ Built in range hood vented to exterior

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

12.4.2 We suggest that filters be cleaned upon occupancy

**12.5 Clothes Washer**

- ⊙ Maytag Top Loading Washing Machine

12.5.1 In use at time of inspection

**12.6 Clothes Dryer**

- ⊙ Moffatt- Electric Dryer - Front Loading

12.6.1 The clothes dryer(s) were operated for primary function and worked as intended.

12.6.2 Typical cosmetic damages present.

**12.7 Mechanical Exhaust Vents**

12.7.1 We suggest that dryer exhaust ducting be cleaned upon occupancy. Yearly cleaning is suggested during high power vacuum or blower units. Clogged ducting will affect dryer efficiency and lifespan

**13.0 GENERAL COMMENTS ABOUT THIS INSPECTION****13.1 Supplementary Comments**

13.1.1 The Gonneau Team, your Pillar to Post Home Inspector, is pleased to offer the home buyer a variety of supplemental services, including

Indoor Air Quality Testing, checking your air for mould and other toxic components

Sewer Scoping, a through inspection of your main sewer line

13.1.2 **Here is a summary of details that your insurance company may ask of you when you submit a request insurance coverage. It's important to note that this is not an exhaustive list, and insurance companies may have specific requirements or concerns based on the property's location, age, and other factors.**

**\*The dwelling has an 100 Amp Electrical Service**

**\*The dwelling has a copper water main / service line**

**\*The dwelling has a roof system in the beginning of its lifespan. Less than five years old**

**\*The dwelling has a newer forced air heating system - Less than five years old**