

Property Inspection Report



**55 Myrtle Avenue
Toronto, ON M4M 2A4**

Date of Inspection

June 20th, 2022

12:00 PM

Client

Potential_Buyer

Inspected By

Richard Ferris

Canadian Home Inspection
Corporation

14164198546

<https://www.chicorp.ca>



This report is also available as an interactive online presentation.
Please see the link below or scan the QR code with your phone's camera app.

<https://ener.is/presentation/Tm2s7PSDazzqbhMjK>



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General Information

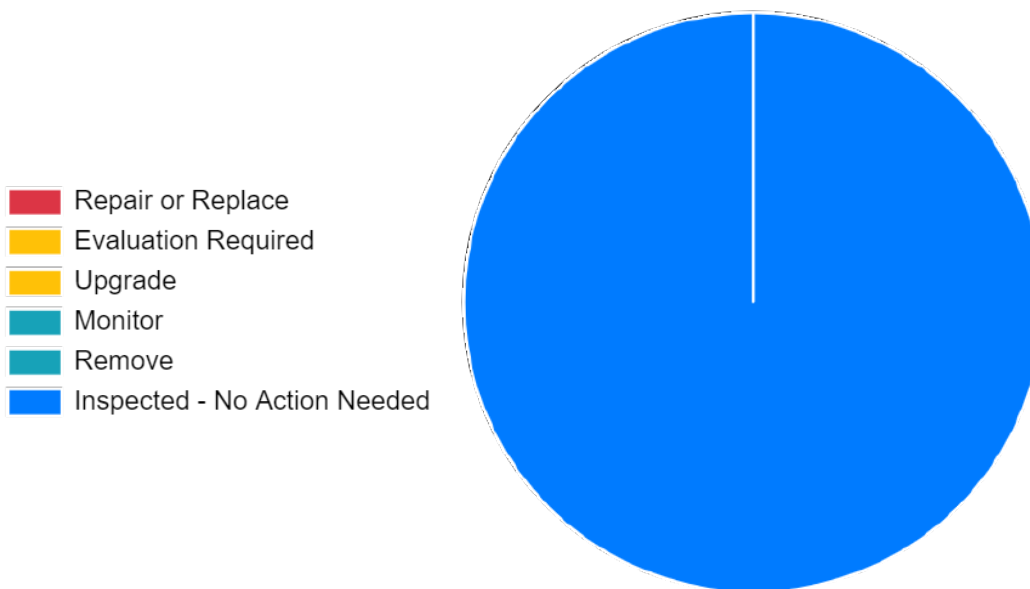
Property Details

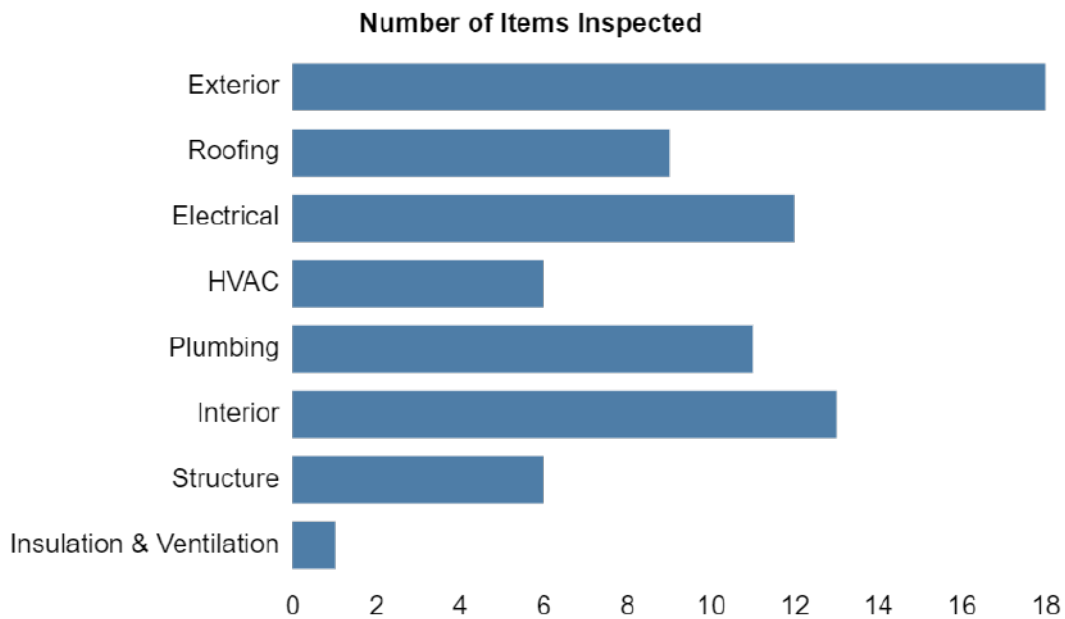
Property Type	• Other	Est. Year Built	• 1924
Num. Floors	• 2	Num. Bedrooms	• 2
Num. Baths	• 1	Features	• Semi Detached Home

General Remarks

- Weather Conditions • Sunny +24, Light winds
People in Attendance • Sellers, Agent

Number of Items by Required Action





General Limitations

- Following good practices is the best way to protect the investment in the house. Establish a routine and it is important to get into the habit of doing them. A regular schedule of seasonal maintenance can put a stop to the most common and costly problems. Even brand new homes are not in perfect condition. Like automobiles, properties require maintenance and repair over time. This Visual Home Inspection is not a Building Code inspection, Title Examination, nor a By-law Compliance Inspection. We do not offer an opinion as to the advisability or inadvisability of the purchase of the Property, its value or its potential use. The report is not an assessment nor is it an appraisal. We are not associated with any seller, buyer, contractor, lawyer or realtor. Other than the inspection fee, we have no financial interest in the Property. The inspection fee is based on a single visit

1. Exterior

Description of Components	Type	Location
Trim / Fascia	<ul style="list-style-type: none"> • Metal 	
Railings	<ul style="list-style-type: none"> • Wood railings 	
Outer Eaves / Gutters	<ul style="list-style-type: none"> • Aluminum 	
Grading	<ul style="list-style-type: none"> • Level 	
Surface Drainage	<ul style="list-style-type: none"> • Poor drainage areas 	
Hose Bibbs / Outdoor Faucets	<ul style="list-style-type: none"> • Brass 	

Exterior System Findings by Component

1.1 Exterior Wall Coverings 1 Exterior	Description	<ul style="list-style-type: none"> • Aluminum Siding
	Condition	<ul style="list-style-type: none"> • In good condition



Image 1.1.1



Image 1.1.2

1.2 Exterior Wall Coverings 2 Exterior	Description	<ul style="list-style-type: none"> • Brick
	Condition	<ul style="list-style-type: none"> • In good condition

1.3 Exterior Doors Exterior	Description	<ul style="list-style-type: none"> • Solid Core
	Condition	<ul style="list-style-type: none"> • In good condition

1.4 Decks
Exterior

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Pressure-treated wood |
| Condition | <ul style="list-style-type: none">• In good condition |



Image 1.4.1

1.5 Patios
Exterior

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Stone |
| Condition | <ul style="list-style-type: none">• In good condition |



Image 1.5.1

1.6 Stairs 1
Exterior

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none">• Concrete |
| Condition | <ul style="list-style-type: none">• Uneven |



Image 1.6.1

1.7 Stairs 2
Exterior

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Pressure-treated wood |
| Condition | <ul style="list-style-type: none">• In good condition |



Image 1.7.1

1.8 Retaining Walls
Exterior

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none">• Concrete |
|--------------------|--|



Image 1.8.1

1.9 Shed / Cottage

Exterior

Description

- Detached

Condition

- In good condition



Image 1.9.1



Image 1.9.2

1.10 Fences

Exterior

Description

- Wood

Condition

- In good condition



Image 1.10.1

1.11 Electric Meter

Exterior

Description

- 60 Amp box

Condition

- In good condition



Image 1.11.1

1.12 Gas Meter

Exterior

- Description**
- Natural Gas Meter
- Condition**
- In good condition



Image 1.12.1

1.NA Items Not Applicable

Exterior

- Garage Door
- Garage

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Exterior section may be added here.

2. Roofing

Description of Components	Type	Location
Roof Inspection Method	<ul style="list-style-type: none"> • Walked Roof 	
Roof Drainage Systems	<ul style="list-style-type: none"> • Aluminum Eavestroughs 	
Inner Eaves / Gutters	<ul style="list-style-type: none"> • Aluminum 	
Downspouts	<ul style="list-style-type: none"> • Aluminum 	

Roofing System Findings by Component

2.1 Roof Type 1
Roofing

Description • Flat



Image 2.1.1



Image 2.1.2

2.2 Roof Type 2
Roofing

Description • Back Addition
• Pitched

Condition • In good condition



Image 2.2.1

2.3 Roof Coverings / Materials

Roofing

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Modified bitumen membrane |
| Condition | <ul style="list-style-type: none">• In good condition |

2.4 Chimneys

Roofing

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Masonry |
| Condition | <ul style="list-style-type: none">• In good condition |



Image 2.4.1



Image 2.4.2

2.5 Plumbing Stack / Vents

Roofing

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Cast Iron |
| Condition | <ul style="list-style-type: none">• In good condition |



Image 2.5.1

**2.NA Items Not
Applicable**
Roofing

- Roof
Flashings /
Valleys

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Roofing section may be added here.

3. Electrical

Description of Components	Type	Location
Service Type	<ul style="list-style-type: none"> Overhead 	
Main Disconnect Rating	<ul style="list-style-type: none"> 60 Amps 	
Smoke Alarms	<ul style="list-style-type: none"> Present 	
Carbon Monoxide Alarms	<ul style="list-style-type: none"> Present 	
GFCI	<ul style="list-style-type: none"> Present 	
AFCI	<ul style="list-style-type: none"> Present 	<ul style="list-style-type: none"> Panel

Electrical System Findings by Component

3.1 Service Entrance Conductor Electrical	Description	<ul style="list-style-type: none"> Copper
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Image 3.1.1

3.2 Service Amperage Electrical	Description Condition	<ul style="list-style-type: none"> 60 Amps Upgrade required
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3.3 Main Disconnect / Service Box	Description Condition	<ul style="list-style-type: none"> Breakers In good condition
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Electrical



Image 3.3.1

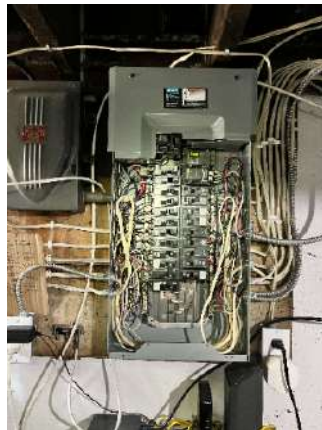


Image 3.3.2

3.4 Branch Circuit Wiring

Electrical

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none">• Non-Metallic Shielded Copper |
| Condition | <ul style="list-style-type: none">• In good condition |

3.5 Service Grounding

Electrical

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Copper |
| Condition | <ul style="list-style-type: none">• Continuity not verified, Quality of ground not determined |

3.6 Overcurrent Protection

Electrical

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none">• Breakers |
|--------------------|--|

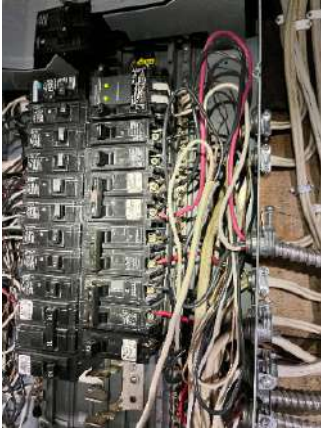


Image 3.6.1

A disclaimer, or any other text that you wish to show at the end of the Electrical section may be added here.

4. HVAC

Description of Components	Type	Location
Heating Energy Source	• Oil	
Combustion Air Sources	• Interior of the home	
Exhaust Venting Method	• Chimney	
Chimneys / Venting Materials	• Metal	

HVAC System Findings by Component

4.1 Heating Systems HVAC

Description	• Lincoln	Location	• Utility Room
Condition	• In good condition		

Model # MBOV115DABR-B Serial # D0603V363802



Image 4.1.1

4.2 Thermostats HVAC

Description	• Digital	Location	• Living Room
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Image 4.2.1

**4.NA Items Not
Applicable**
HVAC

- Cooling
Energy
Source

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the HVAC section may be added here.

5. Plumbing

Description of Components

Water Source System

Type

- Public

Location

- Front of HomeBasement

Sewage System

- Public

Water Heater

- RheemIn good condition

Water Heater Energy Source

- Electric

Water Heater Capacity

- 178 Litres

Water Heater Approximate Age

- Manufactured in 03 March 2014
-

Plumbing System Findings by Component

5.1 Water Supply Piping

Plumbing

Description

- Galvanized Steel



Image 5.1.1

5.2 Drain, Waste, Vent Piping

Plumbing

Description

- Cast Iron
- PVC

Condition

- Some older piping
- In good condition



Image 5.2.1

5.3 Water Heater
Manufacturer
Plumbing

- | | | | |
|--------------------|---|-----------------|--|
| Description | <ul style="list-style-type: none">• Rheem | Location | <ul style="list-style-type: none">• Utility Room |
| Condition | <ul style="list-style-type: none">• In good condition | | |

Model # CN Q091450851 Serial # XE40M06ST30CO



Image 5.3.1

5.4 Water Shut-Off
Plumbing

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none">• Main water shut off located at meter |
|--------------------|--|



Image 5.4.1

5.5 Fuel Storage System

Plumbing

Description • Fuel Tank **Location** • Basement
• Front of Home

Model # B898455 645 Litres Manufactured 2003



Image 5.5.1

A disclaimer, or any other text that you wish to show at the end of the Plumbing section may be added here.

6. Interior

Description of Components	Type	Location
Interior Windows	<ul style="list-style-type: none"> Sliders 	

Interior System Findings by Component

6.1 Interior Walls Interior	Description Condition	<ul style="list-style-type: none"> Drywall Typical Flaws
6.2 Ceiling Interior	Description Condition	<ul style="list-style-type: none"> Drywall Typical Flaws
6.3 Flooring Interior	Description Condition	<ul style="list-style-type: none"> Hardwood Older
6.4 Interior Doors Interior	Description Condition	<ul style="list-style-type: none"> Hinged Hollow Wood Working, in good condition
6.5 Interior Steps / Stairways Interior	Description Condition	<ul style="list-style-type: none"> Wood In good condition



Image 6.5.1

6.6 Washing Machine
Interior

Description	<ul style="list-style-type: none">• General Electric	Location	<ul style="list-style-type: none">• Basement
Condition	<ul style="list-style-type: none">• In good condition		

Model # GFAN1000L2WW Serial # HV200496T



Image 6.6.1

6.7 Drying Machine
Interior

Description	<ul style="list-style-type: none">• General Electric	Location	<ul style="list-style-type: none">• Basement
Condition	<ul style="list-style-type: none">• In good condition		

Model # GFMN100EL0WW Serial # LV716827A



Image 6.7.1

6.8 Kitchen Counters
Interior

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Chopping block |
| Condition | <ul style="list-style-type: none">• In good condition |



Image 6.8.1

6.9 Kitchen Cabinets
Interior

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Laminated |
| Condition | <ul style="list-style-type: none">• In good condition |

6.10 Ranges / Ovens / Cooktops
Interior

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Frigidaire |
| Condition | <ul style="list-style-type: none">• In good condition |

Model # CFDS389JGS3 Serial # NF92513302

6.11 Dishwasher

Interior

Condition

- In good condition



Image 6.11.1

6.12 Refrigerator / Freezer

Interior

Description

- LG

Condition

- In good condition

Model # GR-389R Serial # 910TRVM00191



Image 6.12.1

A disclaimer, or any other text that you wish to show at the end of the Interior section may be added here.

7. Structure

Description of Components	Type	Location
Foundation Type	<ul style="list-style-type: none"> Basement 	
Wall Structure	<ul style="list-style-type: none"> Wood Framed 	
Attic Inspection Method	<ul style="list-style-type: none"> No Access / Flat roof 	
Ceiling / Roof Structure Type	<ul style="list-style-type: none"> Joist 	

Structure System Findings by Component

7.1 Foundation Material Structure	Description	<ul style="list-style-type: none"> Concrete
	Condition	<ul style="list-style-type: none"> In good condition

7.2 Floor Structure Structure	Description	<ul style="list-style-type: none"> Wood Joists
	Condition	<ul style="list-style-type: none"> In good condition

7.NI Items Not Inspected Structure	Description	<ul style="list-style-type: none"> Ceiling / Roof Structure Type
	Condition	

The items listed in this section were not inspected as a part of the Property Inspection.

7.NA Items Not Applicable Structure	Description	<ul style="list-style-type: none"> Attic Inspection Method
	Condition	

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Structure section may be added here.

8. Insulation & Ventilation

Insulation & Ventilation System Findings by Component

8.1 Bathrooms Exhaust System

Insulation & Ventilation

- | | |
|-------------|-----------------|
| Description | • Exhaust Fan |
| Condition | • Poorly Vented |

8.NA Items Not Applicable

Insulation & Ventilation

- Roof / Attic Insulation Depth
- Roof / Attic Insulation
- Kitchen Exhaust System

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Insulation and Ventilation section may be added here.

Service Agreement

This is an agreement between the client and Canadian Home Inspection Corporation.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible. Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and

urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings. The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

Date of Inspection: June 20th, 2022

A handwritten signature in black ink, appearing to read 'Richard Ferris', with a stylized flourish at the end.

Richard Ferris

June 20th, 2022

Standards of Practice

Home inspections are typically performed according to applicable Standards of Practice. These are several organizations of home inspectors in North America. The current wording of the Standards can be referenced on the appropriate association websites. Listed below are the four well-recognized associations and their websites. The Standards of Practice specific to each association can be found on their website.

American Society of Home Inspectors (ASHI) www.ashi.org
Canadian Association of Home and Property Inspectors (CAHPI) www.cahpi.ca
International Association of Certified Home Inspectors (InterNACHI) www.nachi.org

The current wording of the Standards can be referenced at the website for each association. There are other organizations with their own Standards. Inspectors will identify the Standards that they follow. If your state or province has licensing, there may be a specific set of Standards. Some states and provinces also have regional associations with their own Standards