

Property Inspection Report



**30 Sheridan Avenue
Toronto, ON M6K 2G6**

Date of Inspection

June 1st, 2022

2:00 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/wxsE3q6atgebn9NdT>



Table of Contents

Click the page number to jump to the corresponding section.

General Information	3
1. Exterior	6
2. Roofing	11
3. Electrical	14
4. HVAC	17
5. Plumbing	19
6. Interior	22
7. Structure	28
8. Insulation & Ventilation	30
Service Agreement	32
Standards of Practice	35

General Information

Property Details

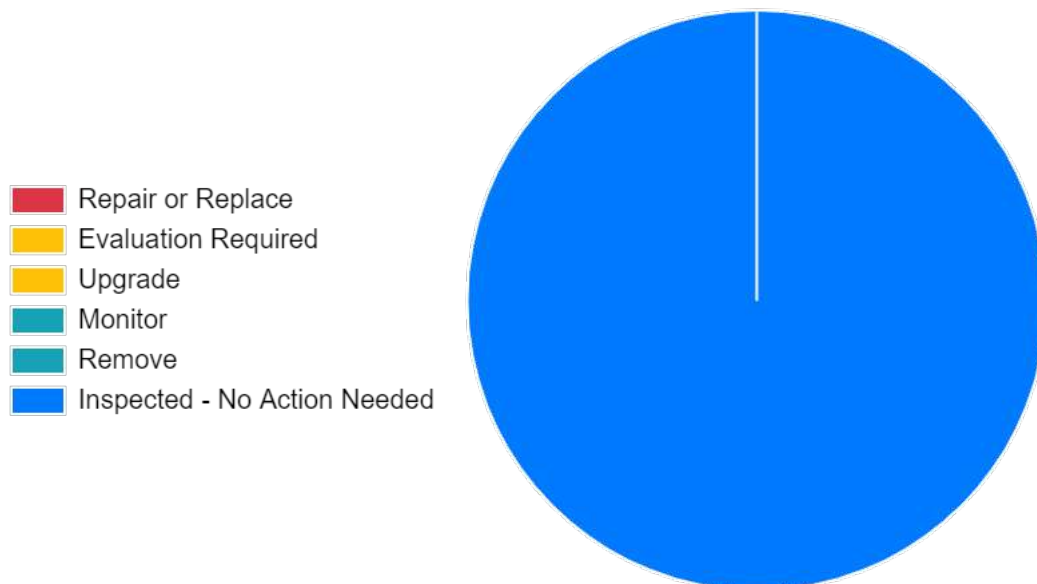
Property Type	• Residential Detached	Num. Floors	• 3
Num. Bedrooms	• 4	Num. Baths	• 4

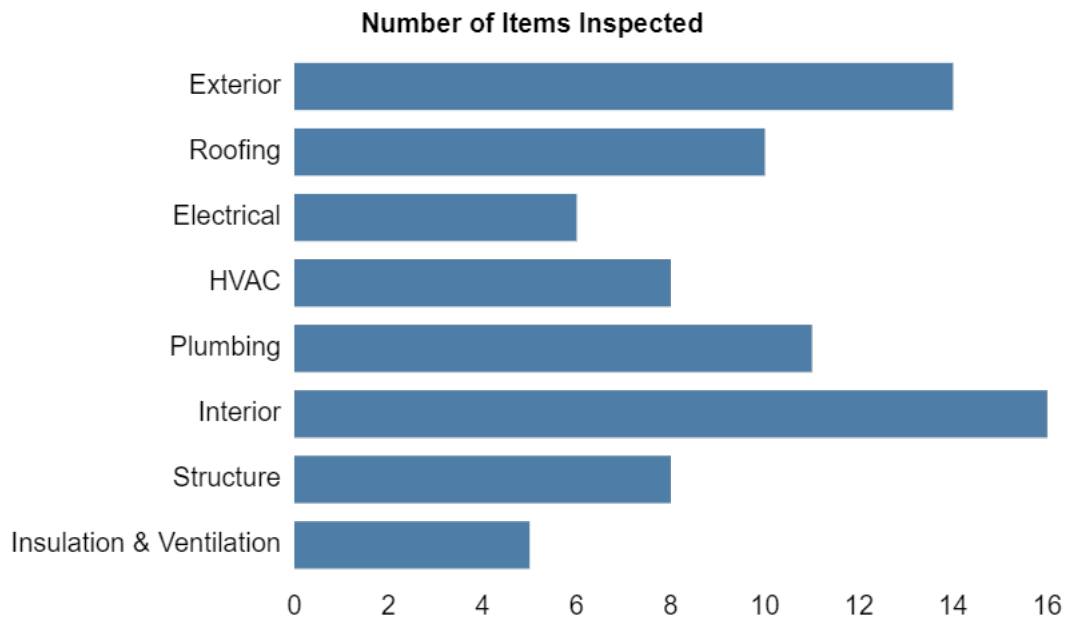
General Remarks

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

3 rental unit home, in good condition but showing signs of wear and tear.

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
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 Exterior	Description <ul style="list-style-type: none"> Brick Condition <ul style="list-style-type: none"> Spalled
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Image 1.1.1



Image 1.1.2



Image 1.1.3

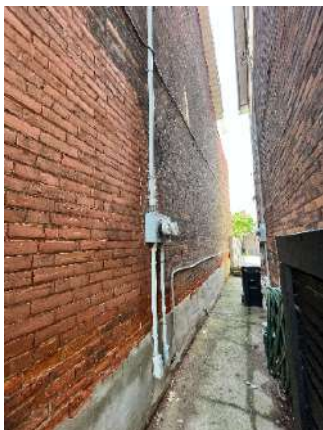


Image 1.1.4

1.2 Trim / Fascia Exterior	Description <ul style="list-style-type: none"> Wood Metal Condition <ul style="list-style-type: none"> In good condition
--------------------------------------	---

1.3 Exterior Doors
Exterior

- | | |
|--------------------|---------------------|
| Description | • Solid Core |
| Condition | • In good condition |

1.4 Patios
Exterior

- | | |
|--------------------|------------|
| Description | • Concrete |
|--------------------|------------|



Image 1.4.1

1.5 Balconies
Exterior

- | | |
|--------------------|-------------------------|
| Description | • Pressure-treated wood |
| Condition | • In good condition |



Image 1.5.1



Image 1.5.2

1.6 Stairs

- | | |
|--------------------|------------|
| Description | • Concrete |
|--------------------|------------|

Exterior

Condition

- In good condition



Image 1.6.1



Image 1.6.2

1.7 Railings

Exterior

Description

- Metal railings

Condition

- Loose

1.8 Driveways

Exterior

Description

- Concrete

Condition

- In good condition

1.9 Fences

Exterior

Description

- Wood

Condition

- In good condition



Image 1.9.1



Image 1.9.2



Image 1.9.3

- 1.10 Electric Meter 1**
Exterior
- Description**
- 100 amp sealed box
- Condition**
- In good condition



Image 1.10.1

- 1.11 Electric Meter 2**
Exterior
- Description**
- 100 amp sealed 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 Type 1	<ul style="list-style-type: none"> • Pitched 	
Roof Type 2	<ul style="list-style-type: none"> • Flat 	
Roof Flashings / Valleys	<ul style="list-style-type: none"> • Aluminum 	
Downspouts	<ul style="list-style-type: none"> • Aluminum 	

Roofing System Findings by Component

2.1 Roof Inspection Method Roofing	Description	<ul style="list-style-type: none"> • Piched
	Condition	<ul style="list-style-type: none"> • In good condition



Image 2.1.1



Image 2.1.2

2.2 Roof Coverings / Materials 1 Roofing	Description	<ul style="list-style-type: none"> • Pitched roof • 3 Tab Shingle
	Condition	<ul style="list-style-type: none"> • In good condition



Image 2.2.1



Image 2.2.2

2.3 Roof Coverings / Materials 2

Roofing

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



Image 2.3.1



Image 2.3.2

2.4 Roof Drainage Systems

Roofing

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

2.5 Chimneys

Roofing

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



Image 2.5.1



Image 2.5.2

2.6 Plumbing
Stack / Vents
Roofing

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



Image 2.6.1

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

3. Electrical

Electrical System Findings by Component

3.1 Service Type Description • Overhead
Electrical



Image 3.1.1

3.2 Main Disconnect / Service Box 1 Description • Breakers Location • 2nd floor unit
Electrical Condition • In good condition



Image 3.2.1



Image 3.2.2

3.3 Main Disconnect / Service Box 2 Description • Breakers Location • Main Floor & Basement
Electrical Condition • In good condition



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 GFCI
Electrical

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none">• Present |
| Condition | <ul style="list-style-type: none">• Working properly |

3.6 Service Grounding
Electrical

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



Image 3.6.1

**3.NA Items Not
Applicable**
Electrical

- AFCI

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 Electrical section may be added here.

4. HVAC

Description of Components	Type	Location
Heating Energy Source	<ul style="list-style-type: none"> Gas 	
Combustion Air Sources	<ul style="list-style-type: none"> Exterior of home 	
Thermostats		<ul style="list-style-type: none"> Hallway
Cooling Energy Source	<ul style="list-style-type: none"> Electric 	

HVAC System Findings by Component

4.1 Heating Systems HVAC	Description <ul style="list-style-type: none"> Carrier Condition <ul style="list-style-type: none"> In good Condition 	Location <ul style="list-style-type: none"> Basement
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Image 4.1.1



Image 4.1.2

4.2 Exhaust Venting Method HVAC	Description <ul style="list-style-type: none"> Direct Vent - Sealed Combustion
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Image 4.2.1

4.3 Cooling Systems 1

HVAC

Description	• Carrier	Location	• Front of Home
Condition	• In good condition		

Model # 24AAA524A300 Serial # 0218E19353

Manufactured 2018

4.4 Cooling Systems 2

HVAC

Description	• Carrier	Location	• Left of Home • Second Floor
Condition	• In good condition		

Model #38MHRBQ18AA301 Serial # 1918V15017

Manufactred 2018



Image 4.4.1

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	Type	Location
Water Heater Energy Source	<ul style="list-style-type: none"> Natural Gas 	
Water Heater Manufacturer	<ul style="list-style-type: none"> GSW 	
Water Heater Capacity	<ul style="list-style-type: none"> 40 Gal / 151 Liter 	
Water Heater Approximate Age	<ul style="list-style-type: none"> 8 Years 	

Plumbing System Findings by Component

5.1 Water Source System Plumbing	Description	<ul style="list-style-type: none"> Public 	Location	<ul style="list-style-type: none"> Basement
--	-------------	--	----------	--



Image 5.1.1



Image 5.1.2

5.2 Sewage System Plumbing	Description	<ul style="list-style-type: none"> Public
	Condition	<ul style="list-style-type: none"> In good Condition



Image 5.2.1

5.3 Water Supply Piping
Plumbing

- | | |
|--------------------|---------------------|
| Description | • Copper |
| Condition | • In good condition |

5.4 Drain, Waste, Vent Piping
Plumbing

- | | |
|--------------------|---------------------|
| Description | • PVC |
| Condition | • In good condition |

All visible pipe is PVC

5.5 Water Heater 1
Plumbing

- | | | | |
|--------------------|---------------------|-----------------|----------------|
| Description | • GSW | Location | • Utility Room |
| | • Rental | | |
| Condition | • In good condition | | |

Model # G4040SN-PDV-E Serial # 1401A014012



Image 5.5.1

5.6 Water Heater 2
Plumbing

- | | | | |
|--------------------|---------------------|-----------------|----------------|
| Description | • Rental | Location | • Utility Room |
| Condition | • In good condition | | |

Model # G4040SN-PDV-E Serial # 1402A006926

5.7 Water Shut-Off
Plumbing

- | | |
|--------------------|----------------------------------|
| Description | • Main water shut off located at |
|--------------------|----------------------------------|

meter



Image 5.7.1

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
Ceiling	• Typical Flaws	
Flooring	• Hardwood	
Kitchen Cabinets	• Laminated	

Interior System Findings by Component

6.1 Interior Walls Interior	Description	• Drywall
	Condition	• Typical Flaws

6.2 Interior Doors Interior	Description	• Hollow Wood
	Condition	• Working, in good condition

6.3 Interior Steps / Stairways Interior	Description	• Wood
	Condition	• Carpet
		• Uneven



Image 6.3.1

6.4 Washing	Description	• Samsung	Location	• 2nd Floor
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Machine 1

Interior

- Laundry Room

Condition • In good condition

Model # WF45M5100AW/A5 Serial # 0S215AEM202358W



Image 6.4.1

6.5 Washing Machine 2

Interior

Description • Inglis
Condition • Stacked

Location • Main Floor



Image 6.5.1

6.6 Drying Machine

Interior

Description • Inglis
Condition • In good condition

Location • 2nd Floor

Model # VO-83000 Serial # 9EK32557



Image 6.6.1

6.7 Kitchen Counters 1
Interior

Description	<ul style="list-style-type: none">• Lamintaed• Chopping block	Location	<ul style="list-style-type: none">• 3rd Floor Kitchen
Condition	<ul style="list-style-type: none">• In good condition		



Image 6.7.1

6.8 Kitchen Counters 2
Interior

Description	<ul style="list-style-type: none">• Lamintaed	Location	<ul style="list-style-type: none">• Main Floor Kitchen
Condition	<ul style="list-style-type: none">• In good condition		



Image 6.8.1

6.9 Kitchen Counters 3
Interior

Description • Tile
Condition • In good condition

Location • Basement



Image 6.9.1

6.10 Ranges / Ovens / Cooktops 1
Interior

Description • Admiral

Model # BARE23002 Serial # 7EA13241



Image 6.10.1

**6.11 Ranges /
Ovens /
Cooktops 2**
Interior

Description • Admiral **Location** • Main Floor Kitchen



Image 6.11.1

**6.12 Refrigerator /
Freezer 1**
Interior

Description • GE **Location** • 3rd Floor Kitchen

Model # CTC12SNSRW-1 Serial # LM310014V



Image 6.12.1

6.13 Refrigerator / Freezer 2
Interior

Description • GE

Model # GTS16GBRFRWW Serial # VG823267

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 Material	<ul style="list-style-type: none"> • Stone 	
Floor Structure	<ul style="list-style-type: none"> • Wood Joists 	
Ceiling / Roof Structure Type	<ul style="list-style-type: none"> • Joist and Rafters 	
Roof Sheathing	<ul style="list-style-type: none"> • Plywood 	

Structure System Findings by Component

7.1 Foundation Type Structure	Description	<ul style="list-style-type: none"> • Basement
	Condition	<ul style="list-style-type: none"> • In good condition

7.2 Wall Structure Structure	Description	<ul style="list-style-type: none"> • Wood Framed
	Condition	<ul style="list-style-type: none"> • In good condition

7.3 Attic Inspection Method Structure	Description	<ul style="list-style-type: none"> • From Access
	Condition	<ul style="list-style-type: none"> • In good condition



Image 7.3.1



Image 7.3.2

7.4 Columns Structure

Description • Steel



Image 7.4.1

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 Roof / Attic Insulation Insulation & Ventilation	Description Condition	<ul style="list-style-type: none"> • Glass Fiber • In Good Condition
8.2 Roof / Attic Insulation Depth Insulation & Ventilation	Description Condition	<ul style="list-style-type: none"> • R-32 • Amount less than current standard
8.3 Kitchen Exhaust System Insulation & Ventilation	Description Condition	<ul style="list-style-type: none"> • Exhaust Fan • Poorly Vented
8.4 Bathrooms Exhaust System Insulation & Ventilation	Description Condition	<ul style="list-style-type: none"> • Exhaust Fan • In good condition

8.IN Items
Inspected
Insulation &
Ventilation

- Laundry Exhaust System

The items listed in this section were inspected without the need to comment on their condition.

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 1st, 2022

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

Richard Ferris

June 1st, 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