



## Home Inspection Report

Prepared exclusively for  
**Eric Woolston**



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

Date of Inspection: 11/19/2024

Inspection No. 141465-1167

**INSPECTED BY:**

Go2 Team Inc.

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**INSPECTOR:**

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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.

### 12.0 GENERAL COMMENTS ABOUT THIS INSPECTION

#### 12.1 General Comments

12.1.1 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 a 200 amp electrical panel
- The electrical wiring harness is copper and is grounded
- The dwelling has upgraded window systems
- The dwelling has upgraded door systems
- The main water line is copper

# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 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

1.1.1 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

### 1.2 Inspector

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

### 1.3 Inspection / Site Conditions

1.3.1 The temperature was approximately 10 degrees at the start of our inspection. Winds were from the South West and it was overcast. It had at times of our inspection.

## 2.0 PROPERTY AND SITE

### 2.1 Site Overview

2.1.1 The two story semi detached dwelling was constructed having a solid brick exterior on a masonry core. There is a rear deck system accessed through the dining room.

### 2.2 Landscape / Grading

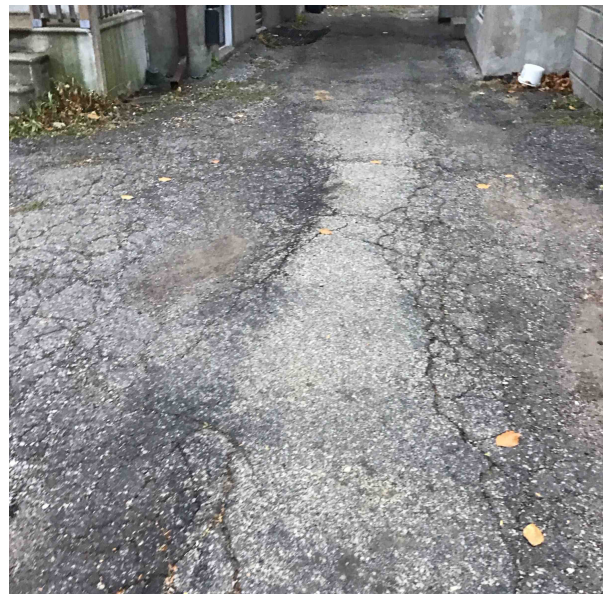
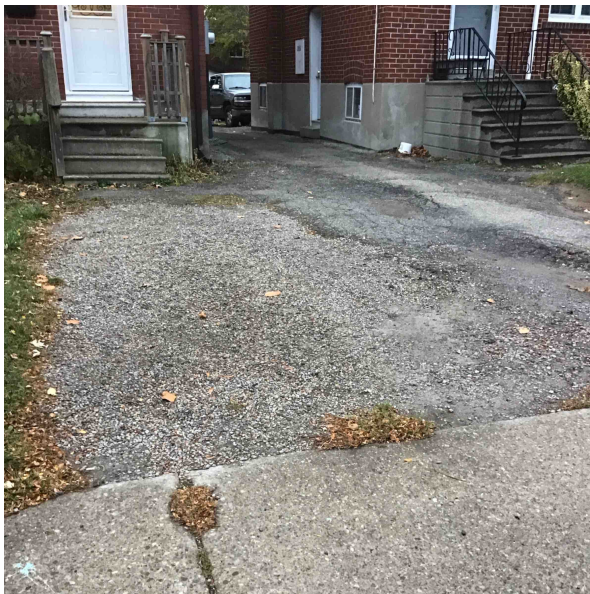
2.2.1 The landscaping was inspected and no significant deficiencies were observed.

### 2.3 Driveway(s)

- ☑ Asphalt

2.3.1 Driveway(s) were inspected.

2.3.2 The driveway is worn / uneven / rutted. This surface is near the end of its service life. Consider resurfacing / replacing. **(Exterior - Right)**



## 2.4 Enclosure(s)

2.4.1 The enclosure(s) were inspected and no significant deficiencies were observed.

## 3.0 EXTERIOR

### 3.1 Limitations

△ Deck skirt limited / prevented the inspection of the framing / supports

### 3.2 Foundation Surface

⊙ Foundation surface is parged (coated with cementitious material).

3.2.1 Attention is required to repair the foundation

3.2.2 Foundation surface is damaged in areas and should be repaired to shed water from the foundation.

**(Exterior - Right)**



### 3.3 Wall Surface

⊙ Brick

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

### 3.4 Eaves / Fascia / Soffit

⊙ Aluminium

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

### 3.5 Trim

⊙ Aluminium

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

### 3.6 Windows

⊙ Vinyl

⊙ Double Glazed

3.6.1 Exterior window frames and trim inspected from ground level.

3.6.2 The dwelling has new and updated windows

### 3.7 Exterior Doors

⊙ Steel Door System

⊙ Vinyl

⊙ Patio Door System

⊙ With glass insert

3.7.1 Door system was opened and operated

3.7.2 The dwelling has a new front and side entry door, and a rear sliding patio door unit.

### 3.8 Porch(es)

⊙ Concrete

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

3.8.2 The porch is missing guard/handrails. Install where required to prevent injury and improve safety. **(Front Porch)**



### 3.9 Deck(s)

☑ Pressure Treated Wood Deck System

3.9.1 The deck(s) were inspected and no significant deficiencies were observed.

### 3.10 Exterior Storage Room

3.10.1 Exterior inspection only

3.10.2 The exterior storage cladding / walls are worn. Repair or replace as needed to restore structural integrity.

The roof system is in the middle of there lifespan. **(Shed)**



## 4.0 ROOFING SYSTEM

### 4.1 Limitations

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

4.2.2 The dwelling has a hip roof system covered with laminate / architectural shingles. All roof systems should be checked yearly to ensure continued water shedding ability. We suggest eavestroughs and downspouts be cleaned yearly to ensure the water drains properly and is not obstructed.

#### 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 roof system appears to have been recently installed and we suggest that warranty information be obtained if available.

4.4.2 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

4.6.1 Downspouts discharge near base of foundation

4.6.2 The downspouts are not extended. Extend downspouts to limit water entry into the basement (**Exterior - Front**)



#### 4.7 Chimney(s)

- ☑ Masonry

4.7.1 The chimney does not appear to be in use. Consider removing it to below the roof line when re-roofing.

### 5.0 ATTIC

#### 5.1 Limitations

- △ Due attic hatch sizing and shelving, we were unable to enter the attic

#### 5.2 Attic General Comments

5.2.1 Not Accessible

5.2.2 We were advised that the attic was recently re insulated.

### 5.3 Attic Access

- ☑ The attic is accessible via a bedroom closet

5.3.1 Inspected

## 6.0 STRUCTURE

### 6.1 Limitations

- △ Ceiling structure is concealed. Unable to comment on it.
- △ Support posts and/or beams are concealed. Unable to comment on them.
- △ Inspection of the floor slab was limited by the installation of interior finishes
- △ Interior foundation wall is / walls are mostly concealed.
- △ Roof structure is concealed
- △ Roof Structure is concealed. Unable to comment on it.
- △ Support system is concealed
- △ Wall structure is concealed. Unable to comment on it.

### 6.2 Foundation

- ☑ Concrete block

6.2.1 The visible portions of the foundation were inspected.

### 6.3 Floor Structure

- ☑ Wood - dimensional lumber.

6.3.1 The floor structure was inspected and no significant deficiencies were observed.

### 6.4 Wall Structure

- ☑ Solid masonry

### 6.5 Roof Structure

- ☑ Rafters
- ☑ Plank / board roof sheathing.

### 6.6 Ceiling Structure

- ☑ Wood ceiling joists

### 6.7 Basement

- ☑ The basement has been configured with having an in law suite.

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

### 6.8 Slab

- ☑ Poured in place slab

### 6.9 Insulation

- ☑ The dwelling is reported to have recently been re insulated.

## 7.0 ELECTRICAL SYSTEM

### 7.1 Limitations

- △ As per our Standards of Practice, a representative number of receptacles were tested and not all of them.

### 7.2 Electrical General Comments

7.2.1 There is a 200 amp service and panel installed in this dwelling,

The dwelling has a solar array

The dwelling has a camera system.

### 7.3 Service Entrance

- ☑ Electrical service to home is by overhead cables.

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

**7.4 Service Size**

- ☑ 200 Amps

7.4.1 The service size was inspected and no significant deficiencies were observed.

**7.5 Main Disconnect(s)**

- ☑ Breaker

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

**7.6 Distribution Panel(s)**

- ☑ Circuit Breakers
- ☑ The dwelling has a whole home surge protector present

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

**7.7 Sub-Panel(s)**

- ☑ Secondary controller located outside the dwelling
- ☑ Secondary switch and controls for solar collectors present

7.7.1 The sub-panel(s) were inspected and no significant deficiencies were observed.

**7.8 Grounding**

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

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

**7.9 Branch Circuit Wiring**

- ☑ Copper wire branch circuits.
- ☑ Grounded wiring

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

**7.10 Receptacles**

- ☑ Grounded
- ☑ Three pronged receptacles

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

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

- ☑ Ceiling fan/lights
- ☑ Ceiling pot lights

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

**7.12 Exhaust Fan(s)**

- ☑ Bathroom

7.12.1 The exhaust fan(s) were inspected and no significant deficiencies were observed.

**7.13 GFCI Devices**

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



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



#### 7.14 **AFCI Devices**

7.14.1 The AFCI devices were inspected and no significant deficiencies were observed.

7.14.2 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.

#### 7.15 **Smoke Alarms**

☑ Smoke/CO combination unit

7.15.1 Present

7.15.2 The smoke alarms were inspected and no significant deficiencies were observed.

7.15.3 Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

#### 7.16 **Carbon Monoxide Alarms**

☑ Smoke and Co combination unit

7.16.1 Present

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

7.16.3 Ensure operable carbon monoxide detectors are located near all sleeping areas. Test carbon monoxide detectors regularly, and we suggest that upon occupation that the carbon monoxide detectors be replaced due to functionality and life span.

## 7.17 Other Notes

7.17.1 The dwelling is outfitted with solar collectors that supports the dwellings electrical usage.



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

### 8.1 Limitations

△ The air conditioning portion of the system was not tested due to cold weather.

### 8.2 HVAC General Comments

8.2.1 Furnace System is newer. Obtain warranty information if available

8.2.2 Air Conditioner is newer. Obtain warranty information if available

8.2.3 There is a heat pump system. Heat pumps use electricity to efficiently transfer heat from a cool space to a warm space, making the cool space cooler and the warm space warmer.

The HVAC system included a trickle humidifier that resolves winter dryness

### 8.3 Thermostat(s)

☑ Smart / Wifi Compatible

8.3.1 Smart Thermostats require an internet connection to properly operate.

### 8.4 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

### 8.5 Meter

☑ Natural Gas

8.5.1 Located at rear of home

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

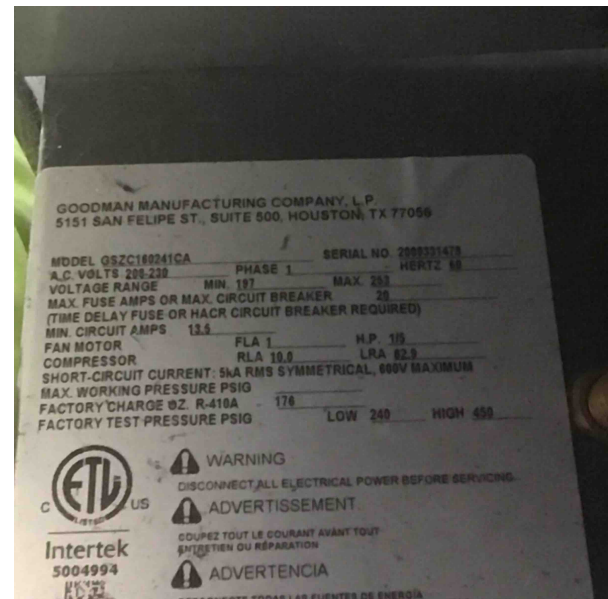
### 8.6 AC / Heat Pump System(s)

☑ Goodman Industries Heat Pump System

☑ Model GSZC1602024 Serial Number 2009331478 Assembled 2020

8.6.1 The air conditioner(s) / heat pump(s) were operated for primary function and worked as intended.

8.6.2 The dwelling has a newer Goodman heat pump system. **(Exterior - Rear)**



**8.7 Forced Air Furnace(s)**

- ☑ Keeprite - International Comfort Products - Natural Gas High Efficiency Forced Air Furnace
- ☑ Model N9MSB0601716C1 Serial Number A184460986 Assembled November 2018

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

8.7.2 The forced air furnace is between the beginning to middle of its lifespan

**8.8 Combustion/Venting**

- ☑ The high efficiency furnace is exhausted through PVC piping

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

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

**8.9 Distribution System(s)**

- ☑ Ducts and registers

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

**8.10 Natural Gas Piping**

- ☑ Black pipe
- ☑ Copper

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

**8.11 Filter**

- ☑ 16" by 25" by 4"

8.11.1 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.

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

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

8.11.4 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)**



## 8.12 Humidifier

- ☑ General Aire 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.

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

8.12.2 We would suggest cleaning and descaling the humidifier yearly at the start of the heating season. Replace evaporator pad / trickle assembly required. **(Mechanical Room / Utility Room)**



## 9.0 PLUMBING SYSTEM

### 9.1 Limitations

- △ Two stage grill system limits full inspection of the drain system.

### 9.2 Plumbing General Comments

9.2.1 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. At the time of our inspection, no significant plumbing issues were found.

### 9.3 Water Main

- ☑ Water main is copper pipe.

9.3.1 Inspected the visible portion of the house water main

### 9.4 Distribution Piping

- ☑ Mixture of Copper and Plastic Water Lines

9.4.1 The distribution piping was inspected and no significant deficiencies were observed.

### 9.5 Drain, Waste, and Vent Piping

- ☑ Plastic

- ☑ Cast iron

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

9.5.2 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)**



### 9.6 Water Heating Equipment

- ☑ AO Smith Electric Water Heater - 182 Litres

9.6.1 The domestic hot water system was inspected and operated

### 9.7 Hose Bib(s)

9.7.1 The exterior hose bibs were inspected but not operated.

### 9.8 Fixtures / Faucets

9.8.1 Faucets were run for up to five minutes.

### 9.9 Sink(s)

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

### 9.10 Toilet(s)

- ☑ Low Flush

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

### 9.11 Tub(s) / Shower(s)

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

9.11.2 The bathtub faucet controls / tub filler at the surround has missing caulking. Replace the missing caulking to prevent water damage to the structure and finishes in the areas below and around the bathroom. **(Bathroom - Second Floor)**

## 10.0 INTERIOR

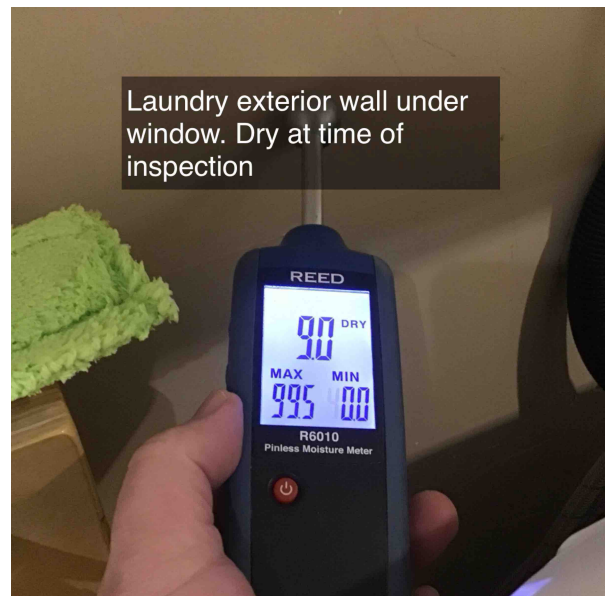
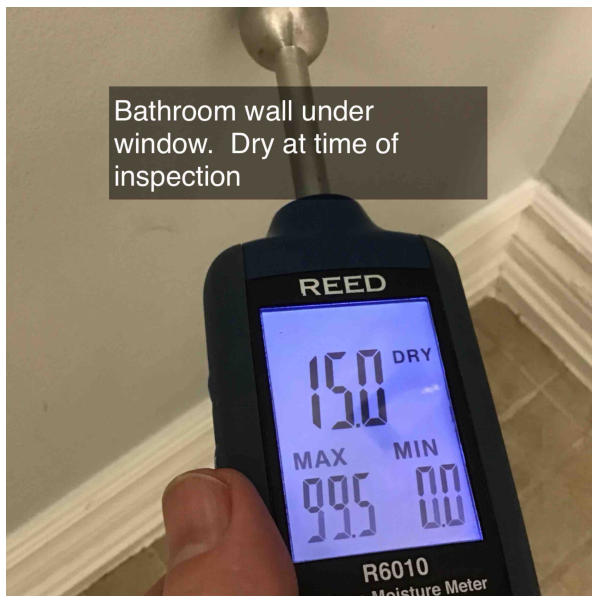
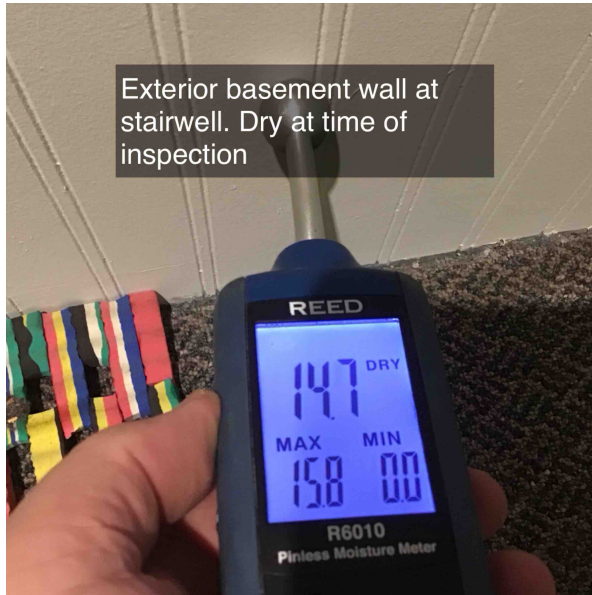
10.1 Interior General Comments

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

10.1.1 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.

10.1.2 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.

- Electrical Closet / Offset
- Landing - Basement
- Laundry / Kitchenette
- Recreation Room



10.2 Floors

- ⊙ Ceramic
- ⊙ Hardwood
- ⊙ Laminate
- ⊙ Vinyl

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

### 10.3 Walls / Ceilings

- ☑ Drywall
- ☑ Lath and Plaster

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

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

### 10.4 Doors

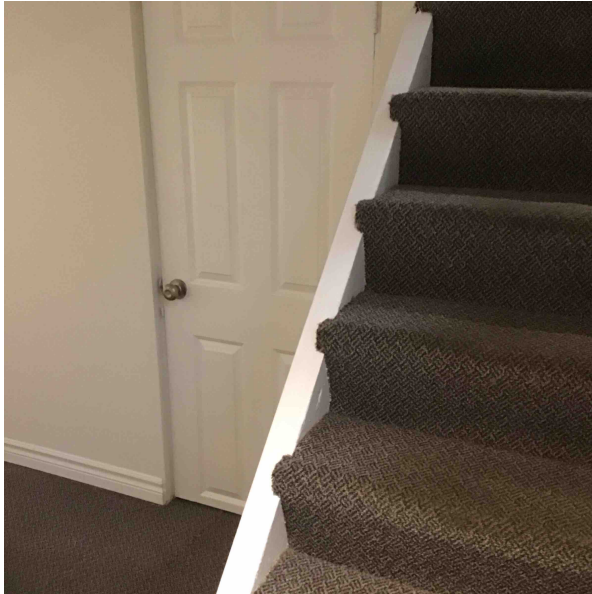
- ☑ Wood

10.4.1 The doors were operated and functioned as intended.

### 10.5 Stairs / Railings / Guardrails

10.5.1 Advise installing a handrail for basement stairs

10.5.2 The guardrail is missing. Install a guardrail for health and safety. **(Landing - Basement )**



### 10.6 Countertops / Cabinets

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

## 11.0 APPLIANCES

### 11.1 Limitations

- ▲ Identification plate obstructed

### 11.2 Appliance General Comments

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

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

11.2.2 Laundry equipment operated

11.2.3 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.

### 11.3 Refrigerator

- ☑ Whirlpool - French Door Refrigerator

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

11.3.2 Typical cosmetic damages present

### 11.4 Ranges / Ovens / Cooktops

- ☑ Frigidaire Electric Induction Range

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

**11.5 Dishwasher**

☑ Whirlpool Built in Dishwasher

11.5.1 The dishwasher(s) were operated for primary function and worked as intended.

11.5.2 Typical cosmetic / wear and tear issues present

**11.6 Microwave Oven**

☑ Samsung Over the Range Microwave Oven

☑ The microwave exhaust is designed to/ set to re circulate the air within the dwelling

11.6.1 Unit is unplugged

**11.7 Clothes Washer**

☑ General Electric Top Loading Washing Machine

11.7.1 In use at time of inspection

**11.8 Clothes Dryer**

☑ General Electric Electric Dryer

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

**11.9 Mechanical Exhaust Vents**

11.9.1 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

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- **The dwelling has a 200 amp electrical panel**
- **The electrical wiring harness is copper and is grounded**
- **The dwelling has upgraded window systems**
- **The dwelling has upgraded door systems**
- **The main water line is copper**

**12.2 Supplementary Comments**

12.2.1 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