

INSPECTION REPORT



For the Property at:
52 BOON AVENUE
TORONTO, ON M6E 3Z3

Prepared for: ROGER TRAVASSOS and MEL KELLY
Inspection Date: Sunday, February 18, 2024
Prepared by: Tim Palmer



Lighthouse Inspections Durham Region
27-1300 King Street East, Suite 278
Oshawa, ON L1H8J4
(905)244-5850

<https://lighthouseinspections.com/tim-palmer/>
tim@lighthouseinspections.com

You're all covered



February 18, 2024

Dear Roger Travassos and Mel Kelly,

RE: Report No. 2740
52 Boon Avenue
Toronto, ON
M6E 3Z3

Thanks very much for choosing Lighthouse Inspections Durham Region to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of Lighthouse Inspections Canada. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Tim

Sincerely,

Tim Palmer
on behalf of
Lighthouse Inspections Durham Region

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INVOICE

February 18, 2024

Clients: Roger Travassos and Mel Kelly

Report No. 2740

For inspection at:

52 Boon Avenue

Toronto, ON

M6E 3Z3

on: Sunday, February 18, 2024

Home Inspection. Up to 2,500 sq ft, one kitchen	\$450.00
HST	\$58.50
Total	<u>\$508.50</u>

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SUMMARY

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	PHOTOS	REFERENCE							

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Front Basement

Task: Further evaluation by a certified Contractor

Time: Immediate

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Rear Exterior

Task: Consult a qualified professional

Time: Immediate

Heating

FURNACE \ Filter

Condition: • [Missing](#)

Implication(s): Increased heating costs | Reduced comfort | Increased maintenance costs

Task: Provide

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount inadequate](#)

None noted in Gable roof area,

Flat roof area not determined (further evaluation recommended)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Provide

Time: Immediate

ATTIC/ROOF \ Air/vapor barrier

Condition: • [Missing](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs |

Reduced comfort

Task: Provide

SUMMARY

52 Boon Avenue, Toronto, ON February 18, 2024

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Time: Immediate

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Task: Improve

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Due to excess snow and ice coverage on roof, we recommend a full roof inspection when roof is clear by a qualified roofer.

Task: Further evaluation by a certified Contractor

Time: As soon as practical



1. Due to excess snow and ice coverage on roof...

Description

The home is considered to face: • East

Sloped roofing material:

- [Asphalt shingles](#)

Porch

- Architectural (Dimensional) Shingles
- Main Sloped Roof

Sloped roof flashing material: • Metal

Flat roofing material: • [Modified bitumen membrane](#)

Approximate age:

- 0-5 years

Main Roof

- Unknown

Unable to determine flat roof age

Roof Shape: • Gable • Flat

ROOFING

52 Boon Avenue, Toronto, ON February 18, 2024

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too slippery/fragile) • Snow/ice/frost

Inspection performed: • With a drone

Age determined by: • Visual inspection from ground

EXTERIOR

Report No. 2740

52 Boon Avenue, Toronto, ON February 18, 2024

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

PHOTOS

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Metal siding](#) • [Brick](#)

Driveway: • Interlocking brick

Walkway: • Interlocking brick

Porch: • Wood

Exterior steps: • Wood

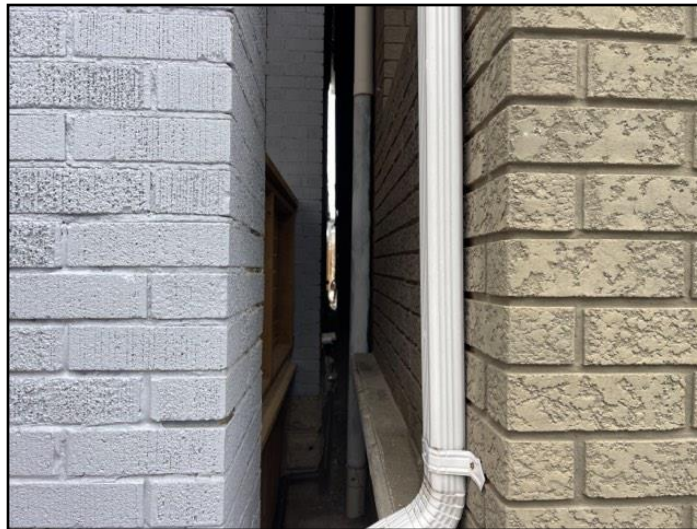
Fence: • Chain link

Garage: • Detached

Inspection Methods and Limitations

Inspection limited/prevented by:

- Inaccessible wall



2. Inaccessible wall

Exterior inspected from: • Ground level

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

RECOMMENDATIONS \ Overview

2. **Condition:** • No structure recommendations are offered as a result of this inspection.

FOUNDATIONS \ Performance opinion

3. **Condition:** • Acceptable

ROOF FRAMING \ Rafters/trusses

4. **Condition:** • [Split](#)

Implication(s): Weakened structure | Chance of structural movement

Task: Repair

Time: Immediate



3. Split

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Subfloor - plank

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plank sheathing](#)

STRUCTURE

52 Boon Avenue, Toronto, ON February 18, 2024

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Inspection Methods and Limitations

Inspection limited/prevented by: • New finishes/paint

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • Exterior • 95 %

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Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

5. Condition: • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Front Basement

Task: Further evaluation by a certified Contractor

Time: Immediate



4. Inoperative

6. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

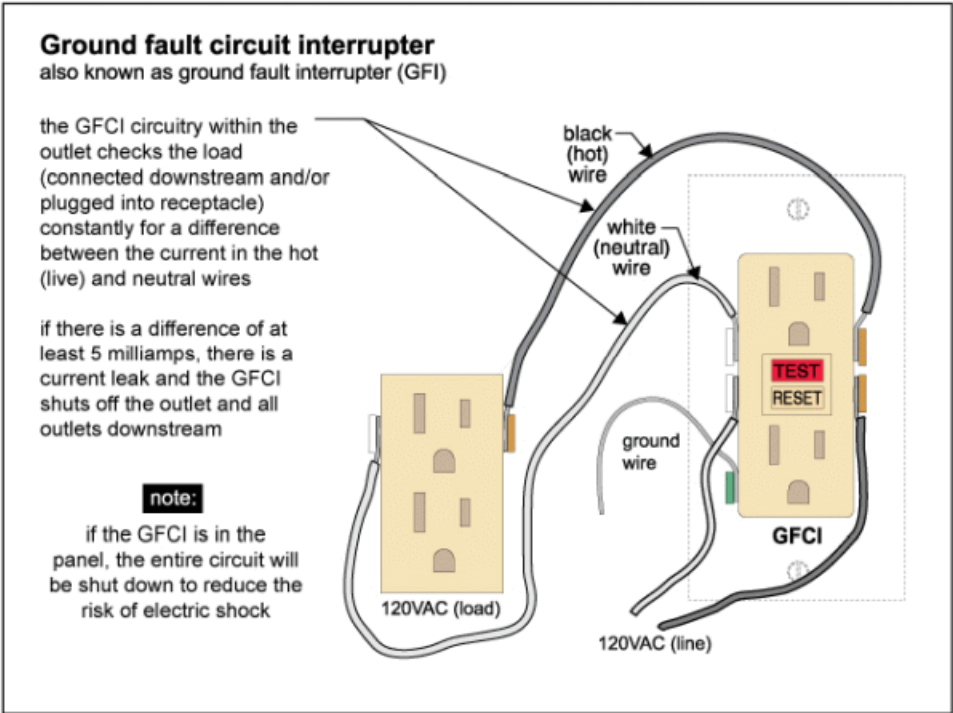
Implication(s): Electric shock

Location: Rear Exterior

Task: Consult a qualified professional

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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5. GFCI/GFI needed (Ground Fault Circuit...

Description

- Service entrance cable and location: • [Overhead - cable type not determined](#)
- Service size: • [200 Amps \(240 Volts\)](#)
- Main disconnect/service box rating: • [200 Amps](#)
- Main disconnect/service box type and location: • [Breakers - basement](#)

- SUMMARY
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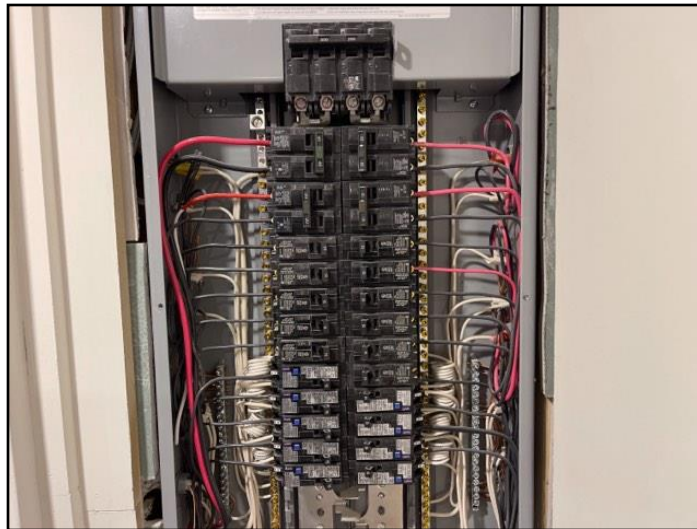
System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [200 Amps](#)

Number of circuits installed:

- 24



6. 24

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- GFCI - bathroom
Basement. Controls all bathrooms
- [GFCI - kitchen](#)
- [GFCI - exterior](#)
Front
- [AFCI - panel](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

Inspection Methods and Limitations

System ground: • Continuity not verified

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

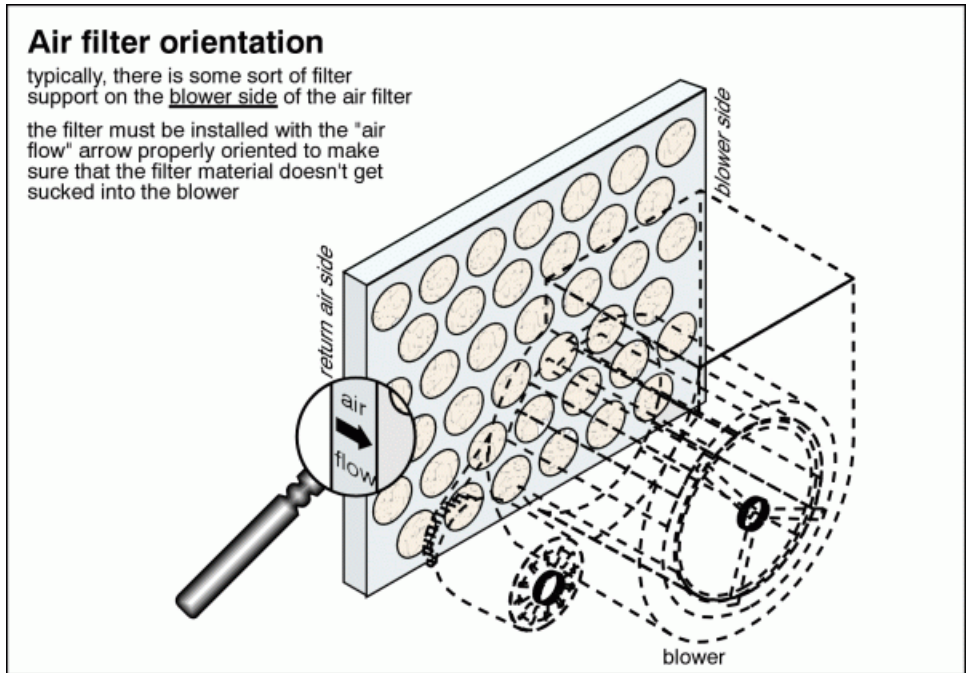
FURNACE \ Filter

7. Condition: • [Missing](#)

Implication(s): Increased heating costs | Reduced comfort | Increased maintenance costs

Task: Provide

Time: Immediate



7. Missing

FURNACE \ Humidifier

8. Condition: • [Inoperative motor or solenoid valve](#)

HEATING

- SUMMARY
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Implication(s): Equipment inoperative

Location: Furnace Room



8. Inoperative motor or solenoid valve

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Carrier

Heat distribution: • [Ducts and registers](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Interior of building

Approximate age:

• [3 years](#)

HEATING

52 Boon Avenue, Toronto, ON February 18, 2024

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9. 3 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • [Low](#)

Air filter: • Disposable

Exhaust pipe (vent connector): • PVC plastic

Carbon monoxide test:

• 0 parts per million - approximate



10. 0 parts per million - approximate

Humidifier: • [Trickle/cascade type](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Ancillary components:

• Programmable thermostat

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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11. Programmable thermostat

Condensate system: • Discharges into floor drain

Inspection Methods and Limitations

Heat exchanger: • Only a small portion visible

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • Carrier

Compressor type: • Electric

Compressor approximate age:

- 3 years



12. 3 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Evaporative cooler damper location: • [Rear of building](#)

Refrigerant type: • R-410A

Condensate system: • Discharges into floor drain

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature • Heating was tested during the inspection.

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

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Recommendations

ATTIC/ROOF \ Insulation

9. Condition: • [Amount inadequate](#)

None noted in Gable roof area,
Flat roof area not determined (further evaluation recommended)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Provide

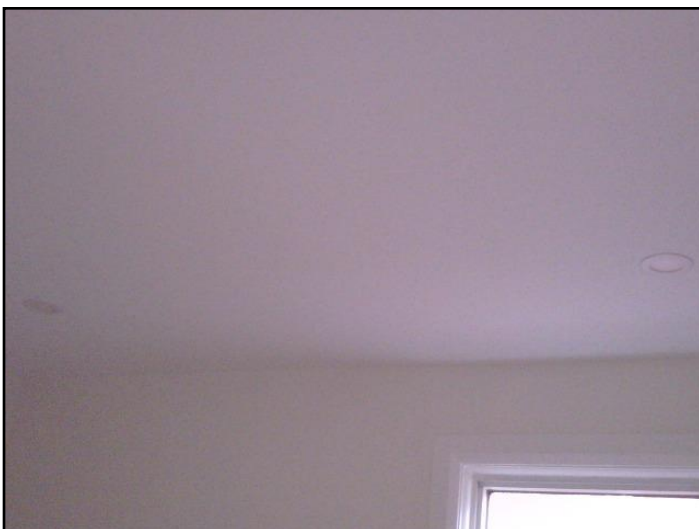
Time: Immediate



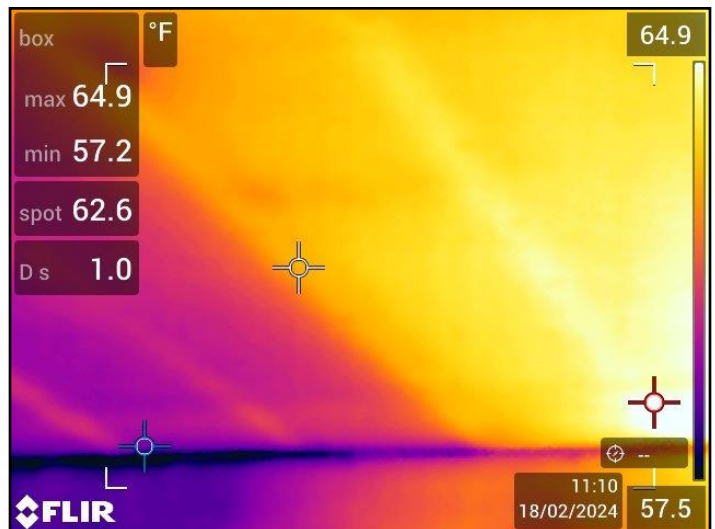
13. Amount inadequate



14. Amount inadequate



15. None noted



16. None noted

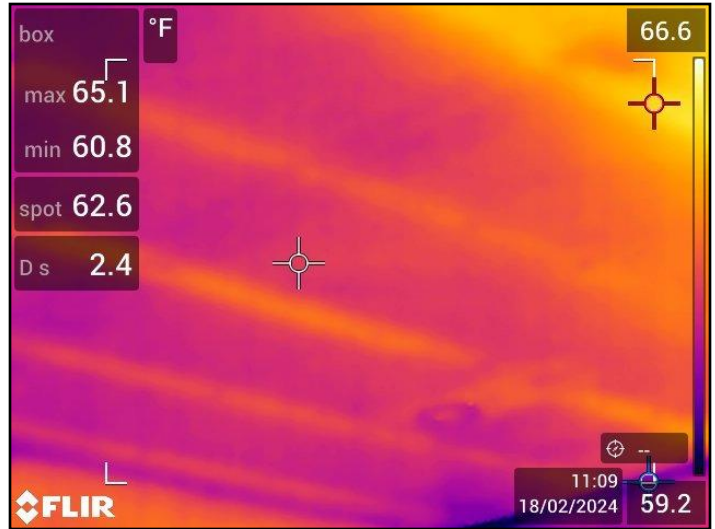
INSULATION AND VENTILATION

52 Boon Avenue, Toronto, ON February 18, 2024

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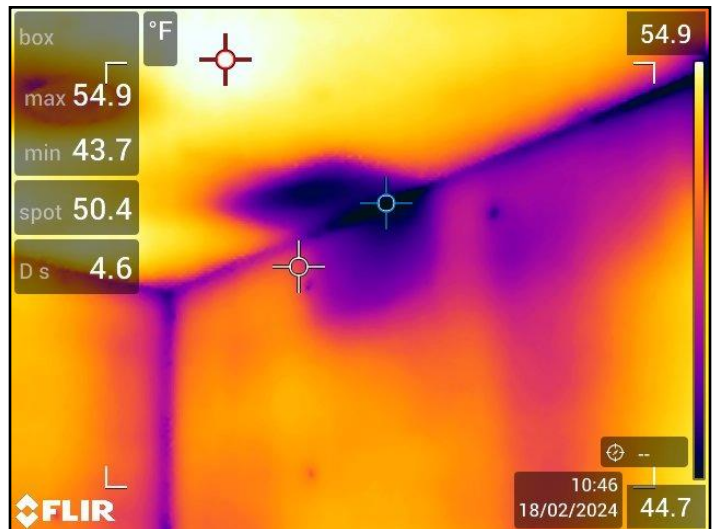
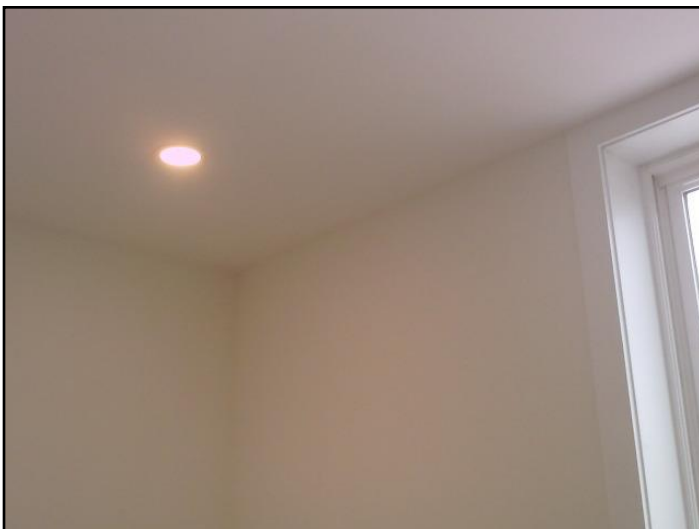
<https://lighthouseinspections.com/tim-palmer/>

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17. None noted

18. None noted



19. Amount inadequate

20. Amount inadequate

ATTIC/ROOF \ Air/vapor barrier

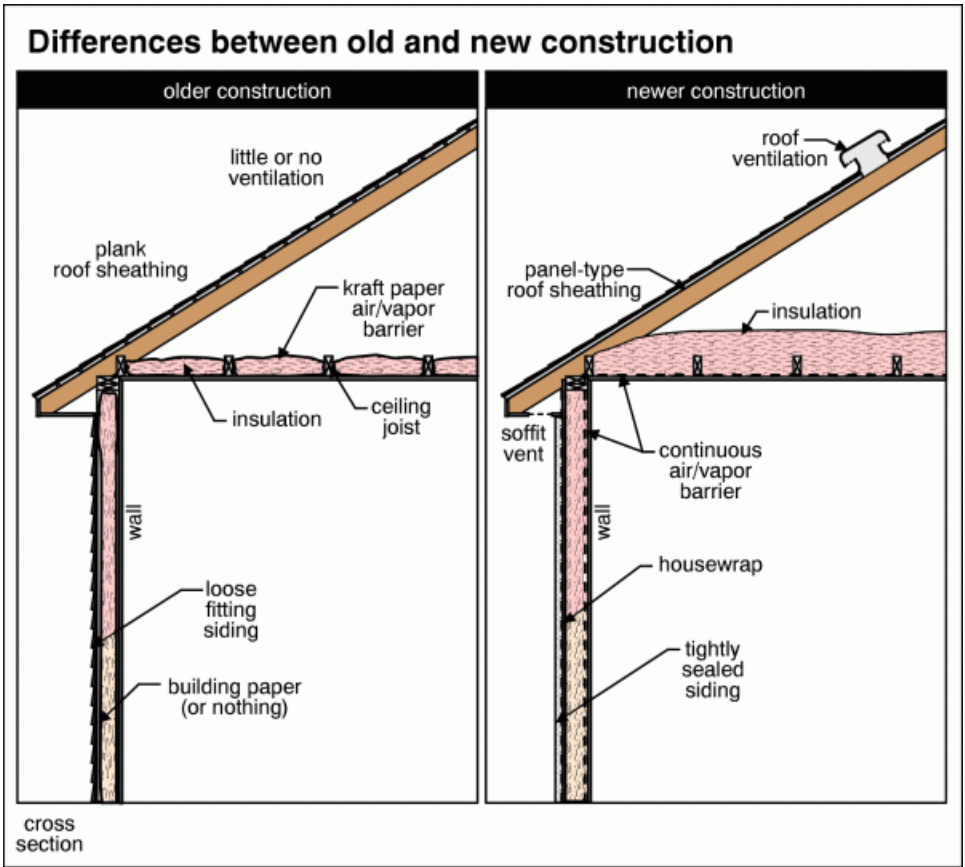
10. Condition: • [Missing](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Task: Provide

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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21. Missing

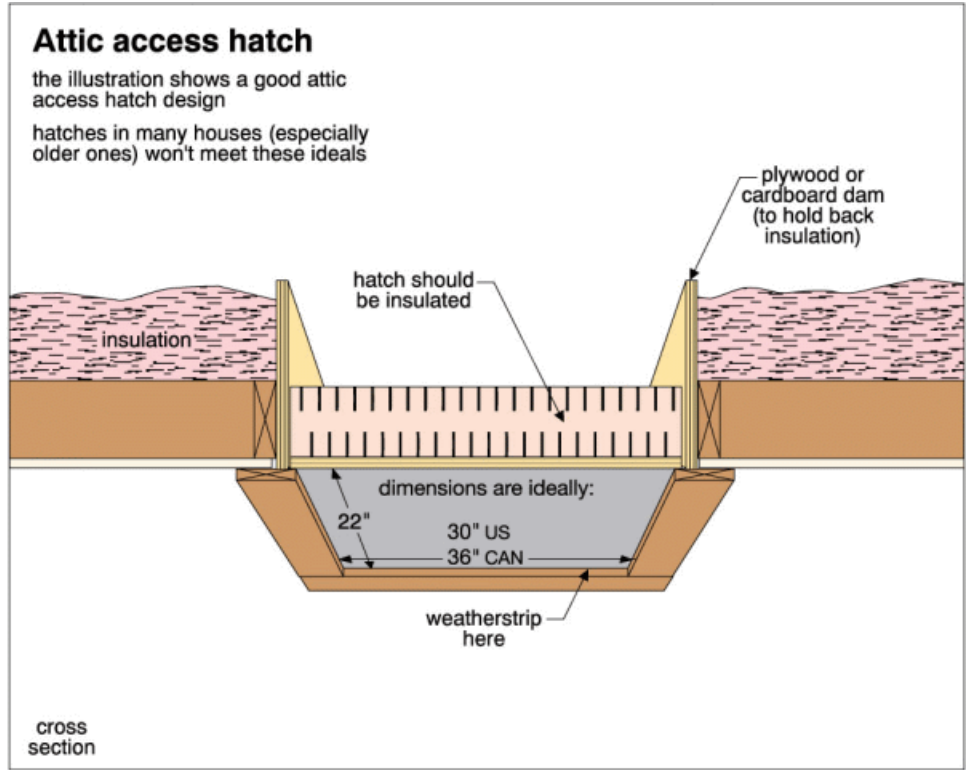
ATTIC/ROOF \ Hatch/Door

11. Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

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Task: Improve
Time: Immediate



Description

- Attic/roof insulation material:** • None
- Attic/roof insulation amount/value:** • [None found](#)
- Attic/roof air/vapor barrier:** • [None found](#)
- Attic/roof ventilation:** • [Roof vent](#)

Inspection Methods and Limitations

- Attic inspection performed:** • From access hatch
- Roof space inspection performed:** • From access hatch
- Mechanical ventilation effectiveness:** • Not verified

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

WATER HEATER \ Hot/cold piping

12. **Condition:** • PEX connected direct to water heater.

FIXTURES AND FAUCETS \ Bathtub enclosure

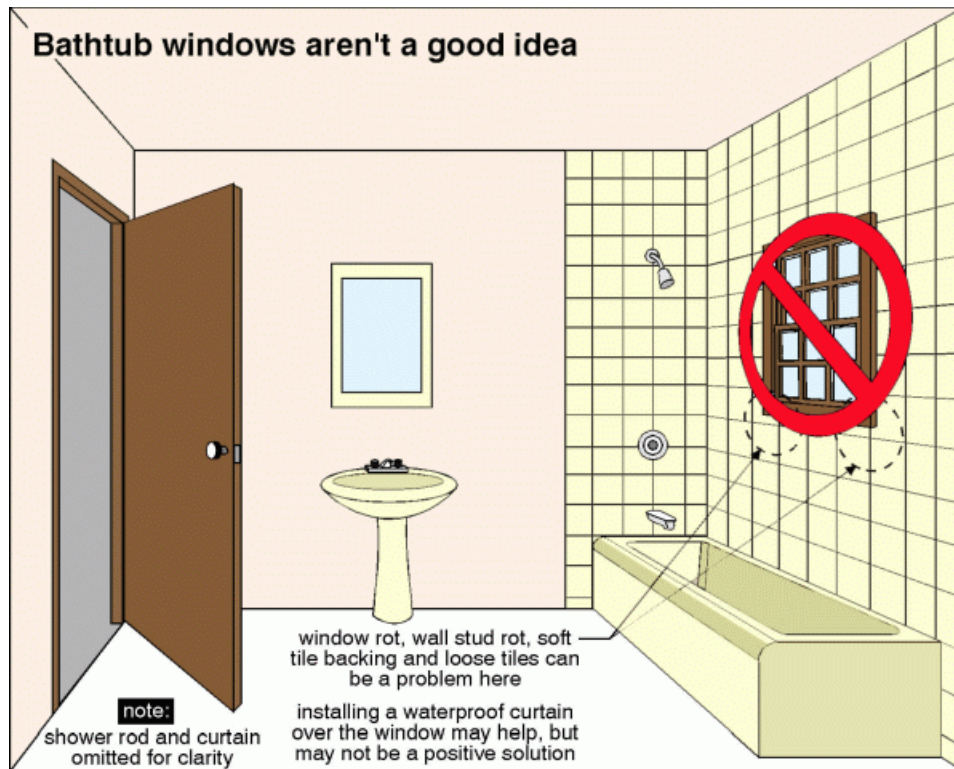
13. **Condition:** • [Unprotected window](#)

Implication(s): Chance of damage to finishes and structure

Location: Second Floor Main Bathroom

Task: Improve

Time: When necessary



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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22. Unprotected window

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Copper](#)

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Utility room
- Meter



23. Meter

Water flow and pressure: • [Functional](#)

Water heater type: • [Induced draft](#) • Tank • Rental

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- Water heater location:** • Utility room
- Water heater fuel/energy source:** • [Gas](#)
- Water heater exhaust venting method:** • Induced draft
- Water heater manufacturer:** • Giant
- Water heater tank capacity:** • 151 liters
- Water heater approximate age:**
 - 7 years

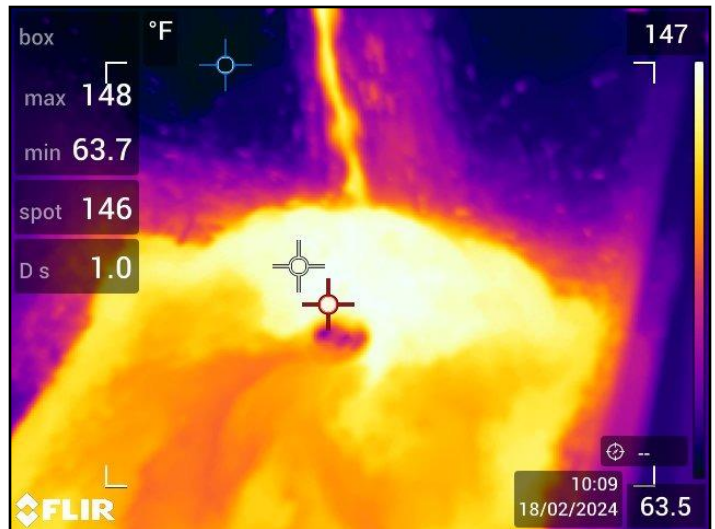


24. 7 years

- Water heater typical life expectancy:** • 10 to 15 years
- Water heater failure probability:** • [Low](#)
- Hot water temperature (Generally accepted safe temp. is 120° F):**
 - More than 145° F



25. More than 145° F



26. More than 145° F

• Chart

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

27. Chart

Waste disposal system: • [Public](#)

Waste and vent piping in building:

• [ABS plastic](#)

• [Cast iron](#)

Roof Stack

Pumps: • [Sump pump](#)

Floor drain location: • Near water heater

Gas meter location: • Exterior left side

Gas piping material: • CSST (Corrugated Stainless Steel Tubing)

Main gas shut off valve location: • Gas meter

Backwater valve: • Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.

Exterior hose bibb (outdoor faucet): • Frost free

Inspection Methods and Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys

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Recommendations

WINDOWS \ General notes

14. Condition: • [Original lower quality units](#)

Implication(s): Increased heating costs | Increased maintenance costs

Location: Various

Task: Replace

Time: Discretionary

DOORS \ Doors and frames

15. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

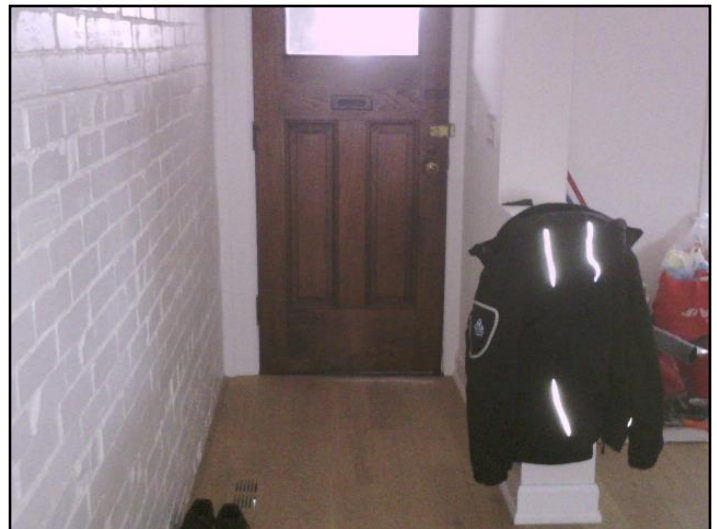
Location: Front

Task: Provide

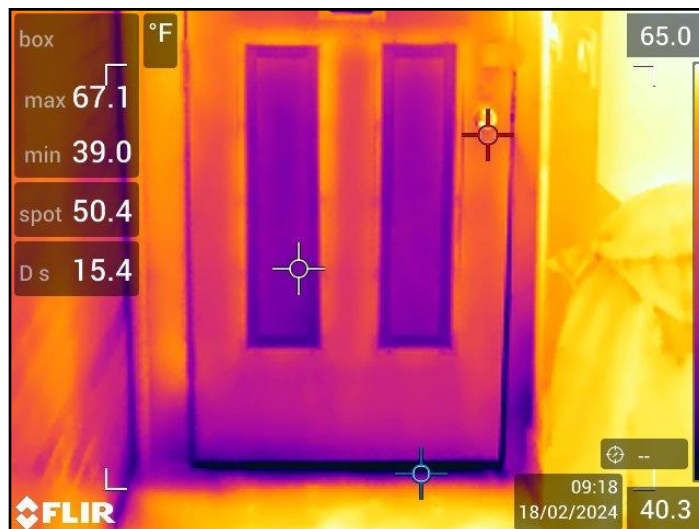
Time: Immediate



28. Weatherstripping missing or ineffective



29. Weatherstripping missing or ineffective



30. Weatherstripping missing or ineffective

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STAIRS \ Height

16. Condition: • [Headroom less than ideal](#)

Implication(s): Physical injury

Location: Basement

Task: Further evaluation

Time: Discretionary



31. Headroom less than ideal

STAIRS \ Handrails and guards

17. Condition: • [Missing](#)

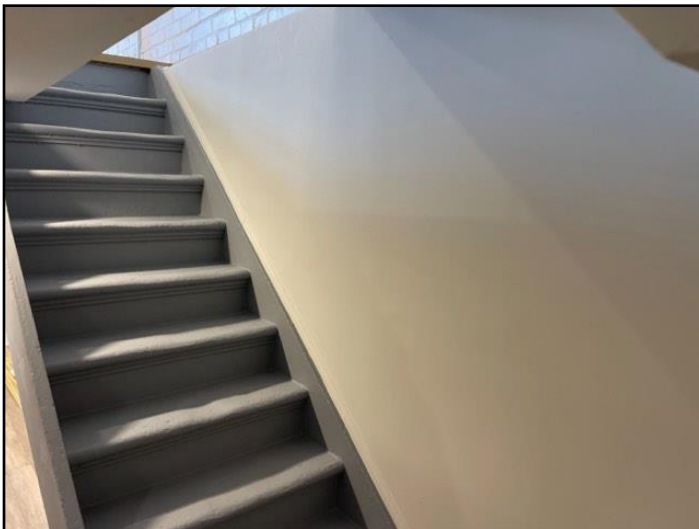
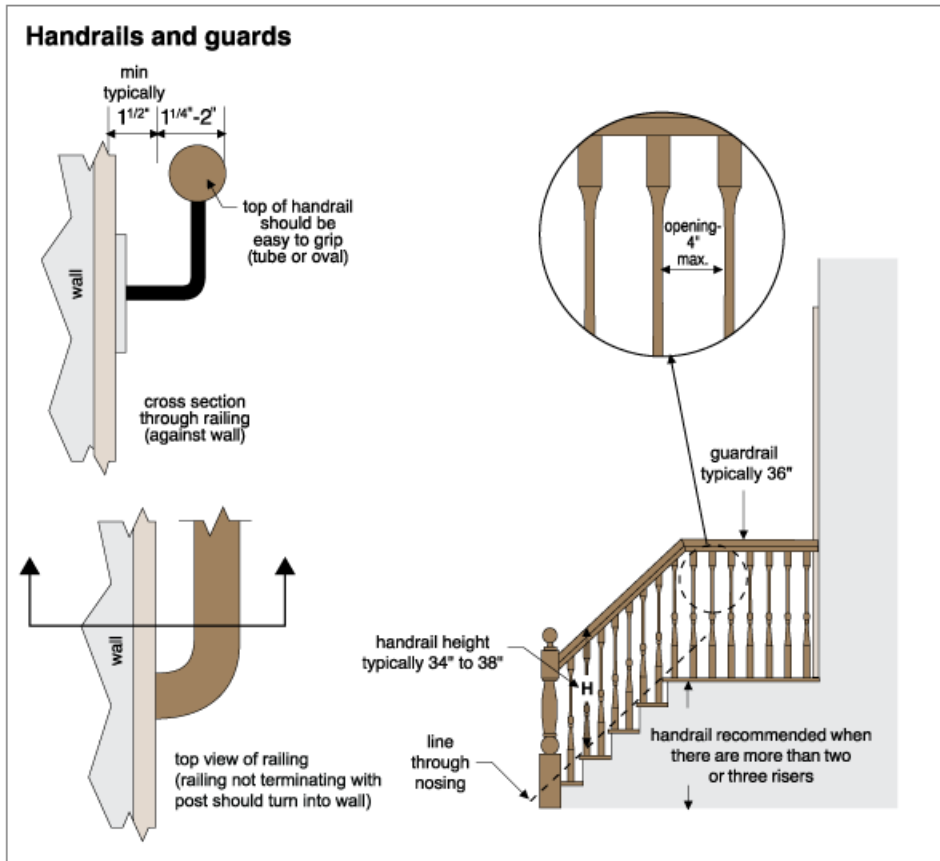
Implication(s): Fall hazard

Location: Throughout

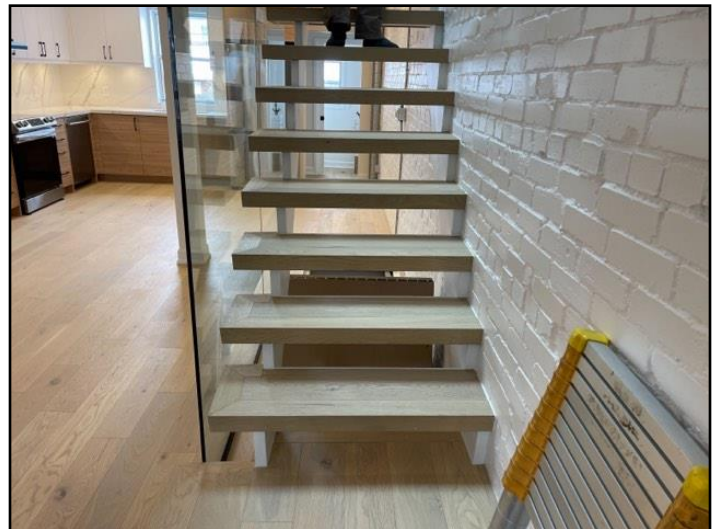
Task: Provide

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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32. Missing



33. Missing

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Description

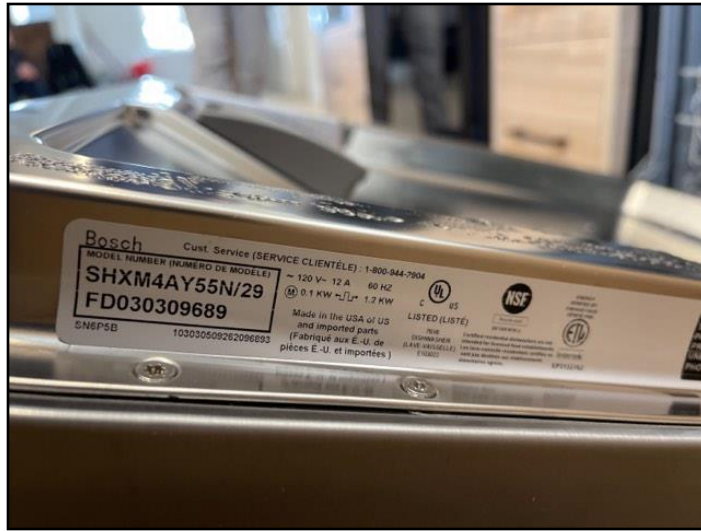
- Major floor finishes:** • Engineered wood • Vinyl • Tile
- Major wall finishes:** • [Plaster/drywall](#)
- Major ceiling finishes:** • [Plaster/drywall](#)
- Windows:** • [Fixed](#) • [Sliders](#) • [Skylight](#) • Vinyl • Aluminum
- Glazing:** • [Double](#)
- Exterior doors - type/material:** • Hinged • Metal-clad • [Wood](#)
- Doors:** • Inspected
- Range fuel:** • Electricity
- Laundry facilities:** • Washer • Dryer
- Kitchen ventilation:** • Range hood discharges to the exterior
- Bathroom ventilation:**
 - Exhaust fanBasement and second floor
 - WindowPowder room
- Laundry room ventilation:** • Clothes dryer vented to exterior
- Counters and cabinets:** • Inspected
- Stairs and railings:** • Inspected
- Inventory Range:**
 - Samsung



34. Samsung

- Inventory Dishwasher:**
 - Bosch

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - PHOTOS
 - REFERENCE



35. Bosch

Inventory Refrigerator:

- Samsung



36. Samsung

Inventory Microwave or Microwave/Rangehood:

- Frigidaire

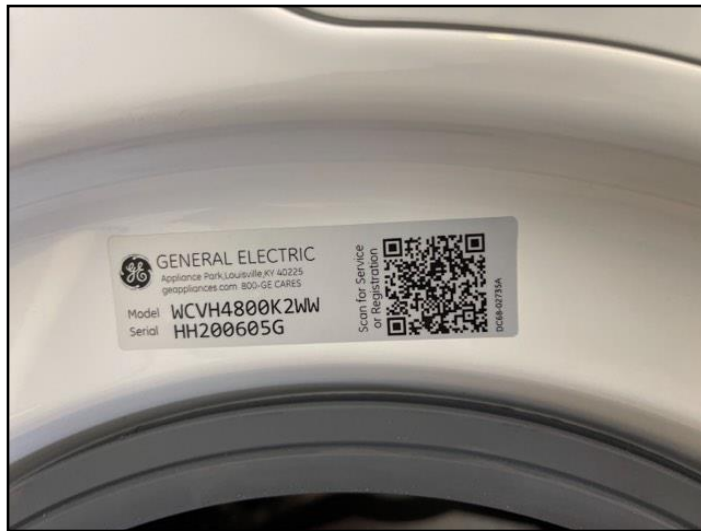
- SUMMARY
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37. Frigidaire

Inventory Washing Machine:

- GE



38. GE

Inventory Dryer:

- GE

- SUMMARY
- ROOFING
- EXTERIOR
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39. GE

Inspection Methods and Limitations

Inspection limited/prevented by: • New finishes/paint

Not included as part of a building inspection: • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are tested for basic operation only. For example, the accuracy of an oven thermometer is not tested, nor is the self-cleaning feature. Defrosting features on refrigerators and freezers are not tested. Dishwashers are not put through a full cycle, and the effectiveness of the drying cycle is not tested.

Percent of foundation not visible: • Interior • 95 %

SITE INFO

52 Boon Avenue, Toronto, ON February 18, 2024

<https://lighthouseinspections.com/tim-palmer/>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	PHOTOS	REFERENCE							

Description

Weather: • Overcast • Ground was frozen • It was snowing at the time of the inspection. • Moderate winds

Approximate temperature: • Celcius • -6°

Attendees: • Seller

Access to home provided by: • Lockbox

Occupancy: • The home was vacant during the inspection. • The home was unfurnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at 11:30 a.m.

Approximate date of construction: • 1922

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • Two

Number of bedrooms: • Three

Number of bathrooms: • Three

Number of kitchens: • One

Below grade area: • Basement

Garage, carport and outbuildings: • Detached garage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	PHOTOS	REFERENCE							

Description

General: • Any and all photos including in this published report are representative and for reference purposes only, and do not necessarily define the entire extent of any maintenance deficiency or safety item. photos are to be used as a guide only, and entire system or component should be taken into consideration when being evaluated.

These photos were taken during the inspection:

- Roofing



40. Roofing



41. Roofing



42. Roofing



43. Roofing

PHOTOS

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	PHOTOS	REFERENCE							



44. Roofing



45. Roofing



46. Roofing

- Structure

PHOTOS

52 Boon Avenue, Toronto, ON February 18, 2024

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- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
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- SITE INFO
- PHOTOS**
- REFERENCE



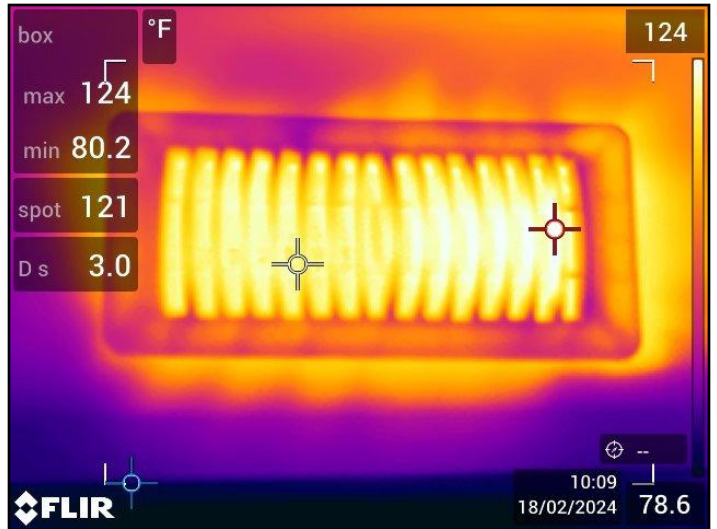
47. Structure
• Heating



48. Structure



49. Heating



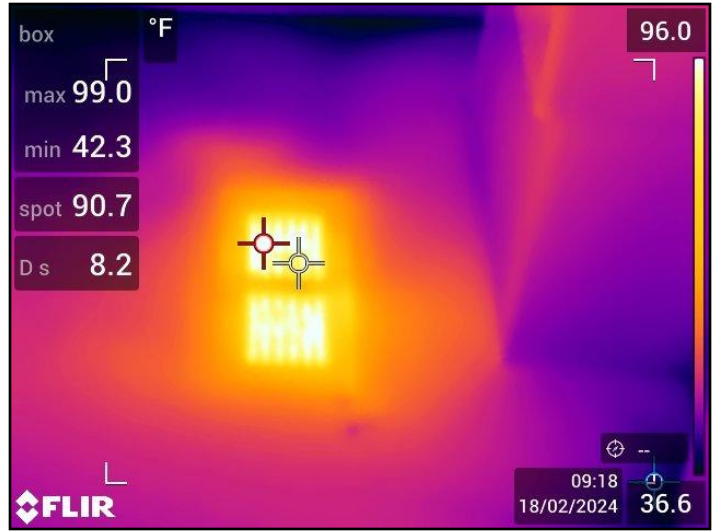
50. Heating

PHOTOS

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
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- COOLING
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- REFERENCE



51. Heating



52. Heating

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	PHOTOS	REFERENCE							

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

