

INSPECTION REPORT



For the Property at:
40 HILLSIDE DRIVE
TORONTO, ON M4K 2M2

Prepared for: ROGER TRAVASSOS and MEL KELLY
Inspection Date: Friday, January 19, 2024
Prepared by: Tim Palmer



Lighthouse Inspections Durham Region
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<https://lighthouseinspections.com/tim-palmer/>
tim@lighthouseinspections.com

You're all covered



February 12, 2024

Dear Roger Travassos and Mel Kelly,

RE: Report No. 2711, v.3
40 Hillside Drive
Toronto, ON
M4K 2M2

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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SUMMARY

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

PHOTOS

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](#)

Roofing

RECOMMENDATIONS \ Overview

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

Interior

APPLIANCES \ Range

Condition: • Knobs broken

Gas may not shut off when not in use

Implication(s): System inoperative or difficult to operate

Location: First Floor Kitchen

Task: Service

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. Snow/ice/frost

FLAT ROOFING \ Rubber single ply

2. Condition: • Debris/oil on roof

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

Task: Clean

Time: As soon as practical



2. Debris/oil on roof

ROOFING

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Description

The home is considered to face: • East

Flat roofing material:

- Plastic single ply Thermoplastic Polyolefin

Flat roof flashing material: • Metal

Probability of leakage: • Low

Approximate age: • 5-10 years

Typical life expectancy: • 25-30 years

Roof Shape: • Flat

Inspection Methods and Limitations

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

Inspection performed: • With a drone

Age determined by: • Visual inspection from ground

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ROOF DRAINAGE \ Downspouts

3. Condition: • Clogged

Roof gardens and debris can block drainage

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

Location: Various

Task: Clean

Time: As soon as practical & annually



3. Clogged



4. Clogged

LANDSCAPING \ General notes

4. Condition: • Trees or shrubs too close to building

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Various

Task: Remove or trim back

Time: As soon as possible

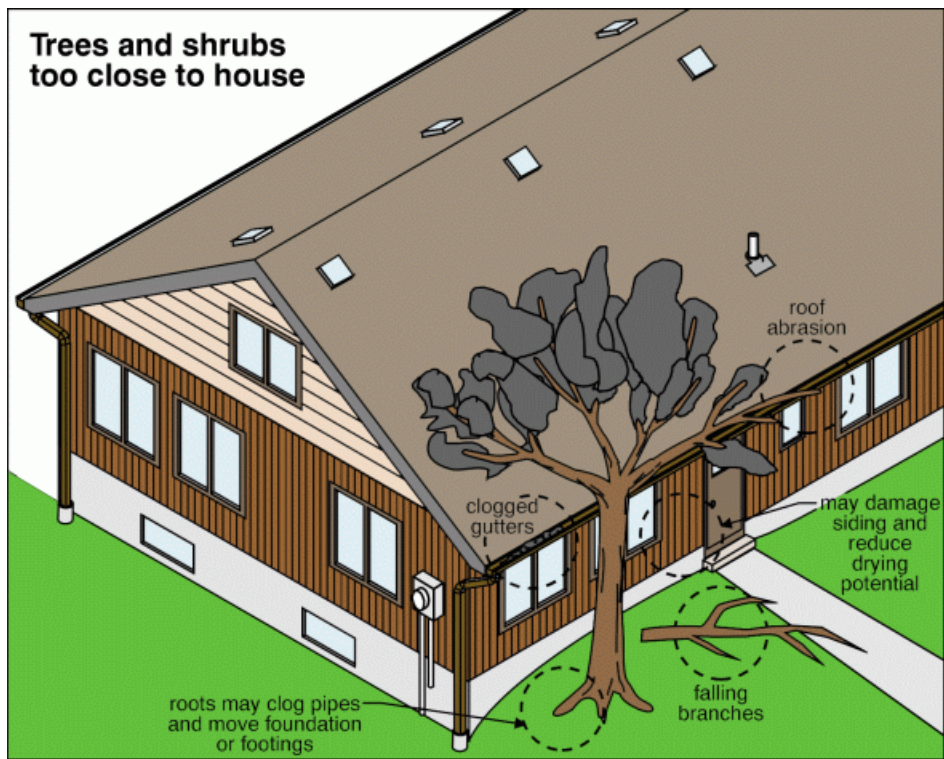
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5. Trees or shrubs too close to building



6. Trees or shrubs too close to building

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7. Trees or shrubs too close to building

GARAGE \ Vehicle doors

5. Condition: • Weatherstripping damaged or missing.

Loose

Task: Repair

Time: As soon as possible



8. Weatherstripping damaged or missing.



9. Weatherstripping damaged or missing.

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Description

Gutter & downspout material: • Aluminum
Gutter & downspout type: • Scuppers
Gutter & downspout discharge: • Below grade
Lot slope: • Away from building
Wall surfaces and trim: • Stucco
Retaining wall: • Wood • Concrete • Masonry
Driveway: • Concrete
Walkway: • Concrete • Pavers
Deck: • Wood • Railings • Two Tier
Porch: • Concrete
Exterior steps: • Wood
Patio: • Concrete
Fence: • Metal
Garage: • Attached

Inspection Methods and Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch • Snow / ice / frost
Exterior inspected from: • Ground level

STRUCTURE

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Recommendations

RECOMMENDATIONS \ Overview

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

FOUNDATIONS \ Performance opinion

7. Condition: • Acceptable

Description

Configuration: • Basement

Foundation material: • Poured concrete • Masonry block

Floor construction: • Joists • Engineered wood • Subfloor - plank • Subfloor - plywood

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Not visible

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation

Attic/roof space: • No access

Percent of foundation not visible: • Exterior • 99 %

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Recommendations

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

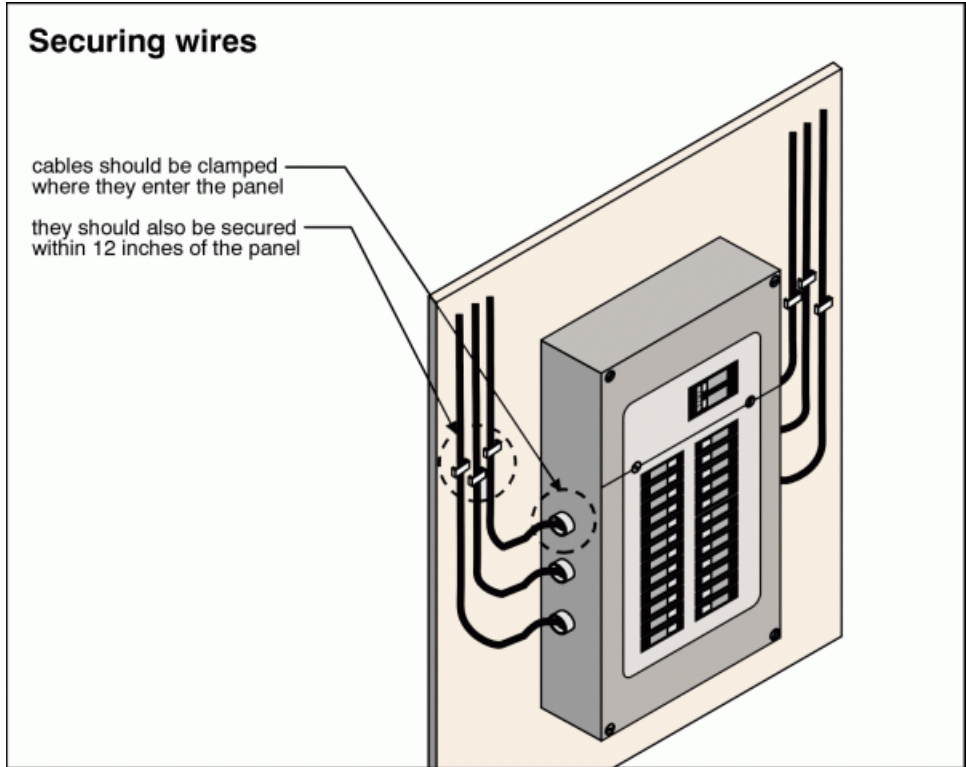
8. Condition: • Not well secured

Implication(s): Fire hazard | Electric shock

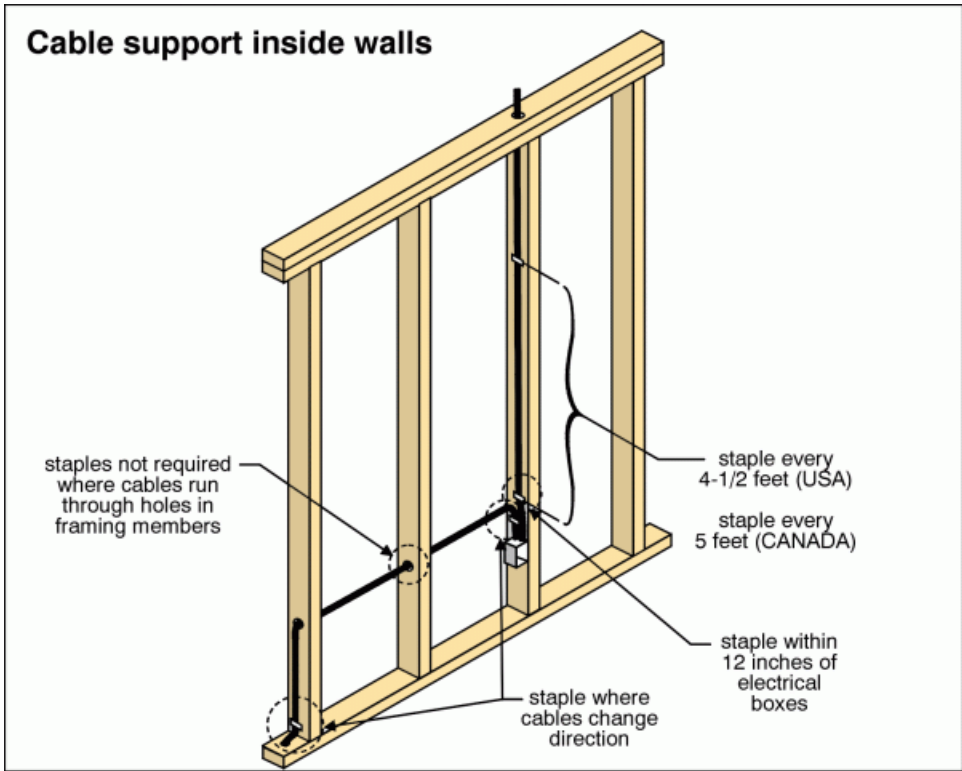
Location: Basement Utility Room

Task: Improve

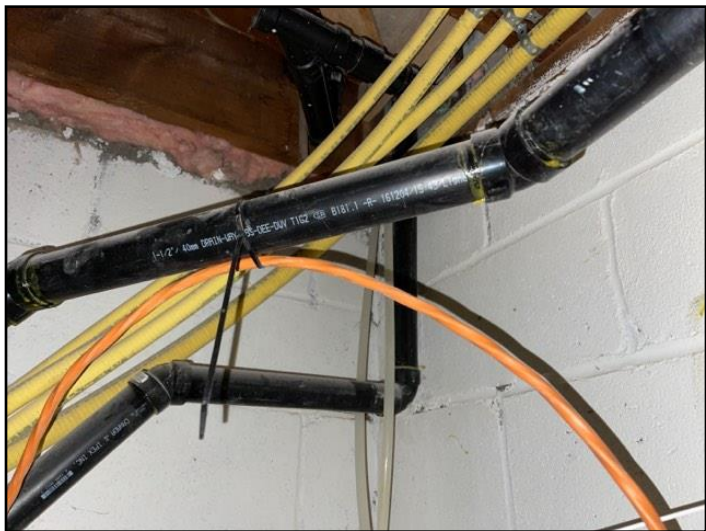
Time: As soon as possible



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10. Not well secured



11. Not well secured

DISTRIBUTION SYSTEM \ Switches

- 9. Condition:** • Inoperative
- Implication(s):** Inadequate lighting
- Location:** Basement. Bottom of stairs
- Task:** Further evaluation
- Time:** Discretionary

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12. Inoperative

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

System grounding material and type: • Copper - other

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • 200 Amps

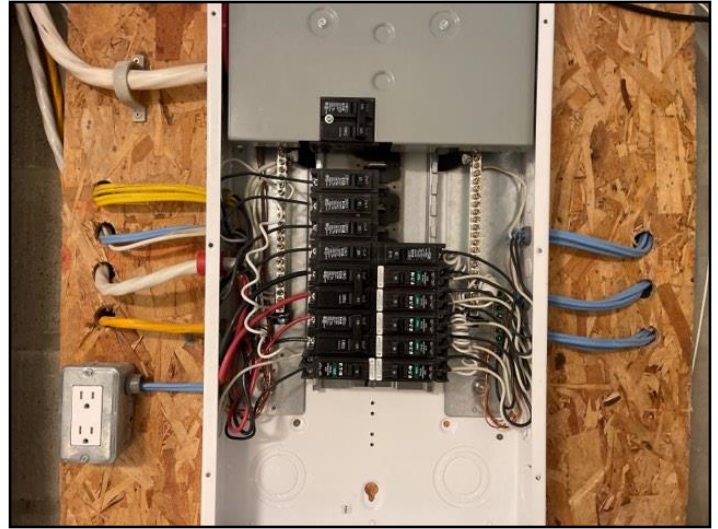
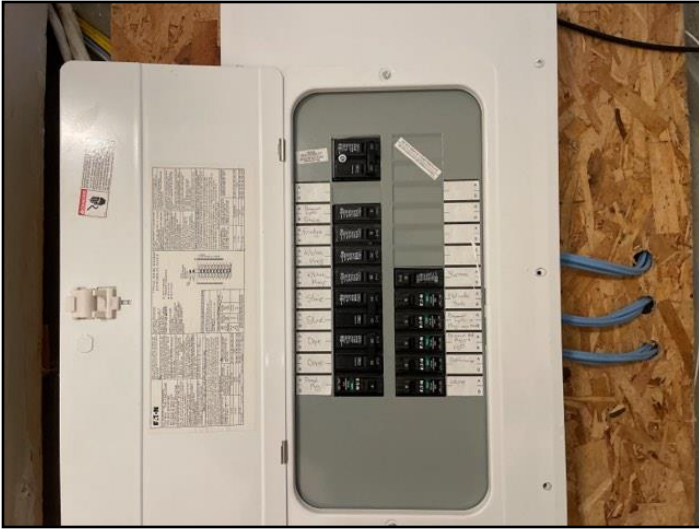
Auxiliary panel (subpanel) type and location: • Breakers - basement

Auxiliary panel (subpanel) rating: • 100 Amps

Number of circuits installed:

- 13

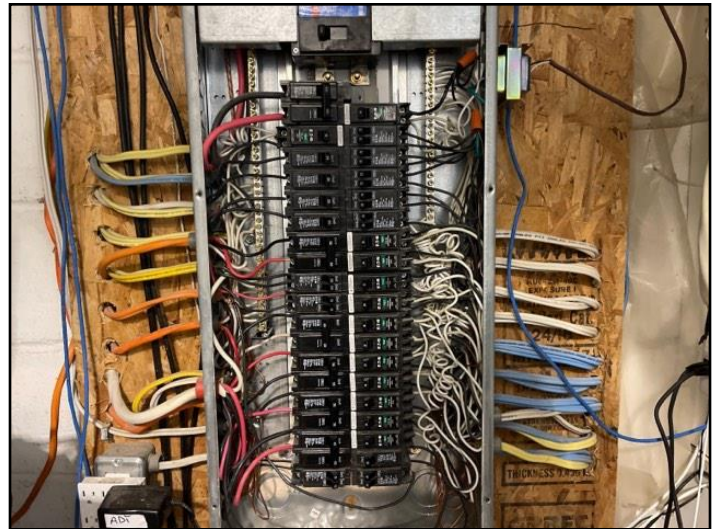
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13. 13

14. 13

- 42
- Main panel



15. 42

16. 42

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 - Ensuite
 - GFCI - bathroom
- Basement
- GFCI - bathroom
- Second floor main bathroom
- GFCI - kitchen
- Both

ELECTRICAL

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- GFCI - exterior
- AFCI - panel
- AFCI - sub panel

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Present

Inspection Methods and Limitations

System ground: • Continuity not verified • Quality of ground not determined

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

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms

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Description

Heating system type:

- Furnace
- Two units

Fuel/energy source: • Gas

Furnace manufacturer: • Lennox

Heat distribution: • Ducts and registers

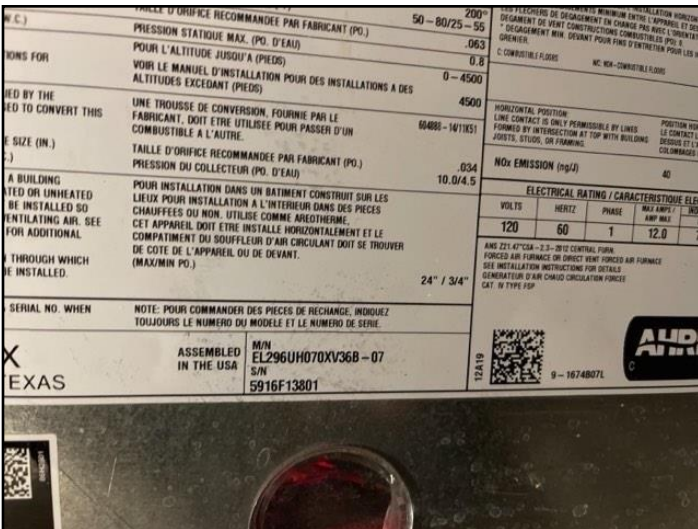
Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

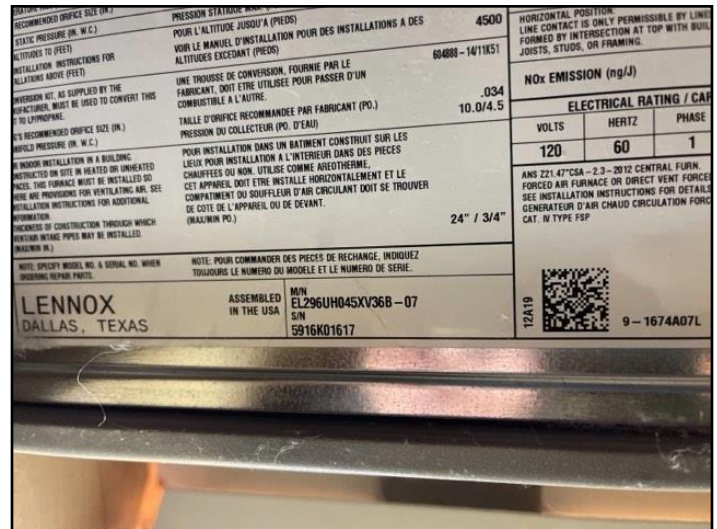
Combustion air source: • Outside - sealed combustion

Approximate age:

- 8 years



17.



18.

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

Failure probability: • Low

Air filter:

- Disposable
- Both units

HEATING

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19. Disposable

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat:

- Radiant floor heating (electric)
Ensuite and Second Floor Bathroom

Carbon monoxide test: • 0 parts per million - approximate

Mechanical ventilation system for building:

- Kitchen exhaust fan
Both Kitchens
- Bathroom exhaust fan
All bathrooms
- Laundry room exhaust fan
Main floor only

Ancillary components:

- Programmable thermostat

HEATING

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20. Programmable thermostat



21. Programmable thermostat

Condensate system: • Automatic shut-off device in place • Discharges to Sewage Ejector Pump

Inspection Methods and Limitations

Heat exchanger: • Only a small portion visible

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled
- Main furnace only - heating and cooling for first and second floor
- Ductless (Mini split) system
- Right side. Supplies main furnace only

Manufacturer: • Koolking

Compressor type: • Electric

Compressor approximate age:

- Not determined
- Serial number not legible



22. Not determined



23. Not determined

Typical life expectancy: • 10 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Right side of building

Refrigerant type: • R-410A

Condensate system: • Discharges to Sewage Ejector Pump

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

FOUNDATION \ Interior insulation

10. Condition: • Missing

Also requires Vapor barrier

Implication(s): Increased heating costs

Location: Basement around sub panel

Task: Provide

Time: As soon as practical



24. Missing

Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

| | | | | | | | | | |
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Recommendations

WATER HEATER \ Hot/cold piping

11. Condition: • Rust
Implication(s): Leakage
Location: Main unit
Task: Service
Time: As soon as possible

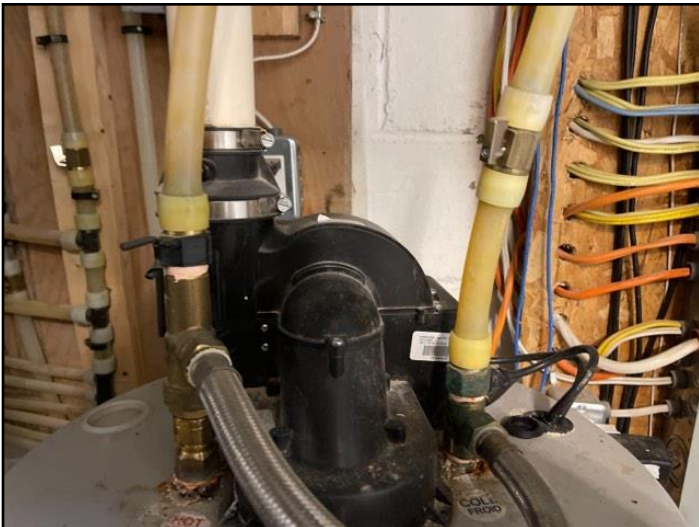


25. Rust



26. Rust

12. Condition: • PEX connected direct to water heater.
Task: Further evaluation by a certified Contractor
Time: As soon as possible



27. PEX connected direct to water heater.



28. PEX connected direct to water heater.

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WATER HEATER \ Location

13. Condition: • Poor - Closet

Implication(s): Hazardous combustion products entering home

Location: Basement Bedroom

Task: Further evaluation by a certified Contractor

Time: Immediate



29. Poor - Closet



30. Poor - Closet

Description

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

Service piping into building: • Plastic

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

Main water shut off valve at the:

- Front of the basement
- Meter

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31. Meter

Water flow and pressure: • Functional

Water heater type: • Induced draft • Tank

Water heater location: • Furnace room

Water heater location: • Bedroom closet

Water heater fuel/energy source: • Gas

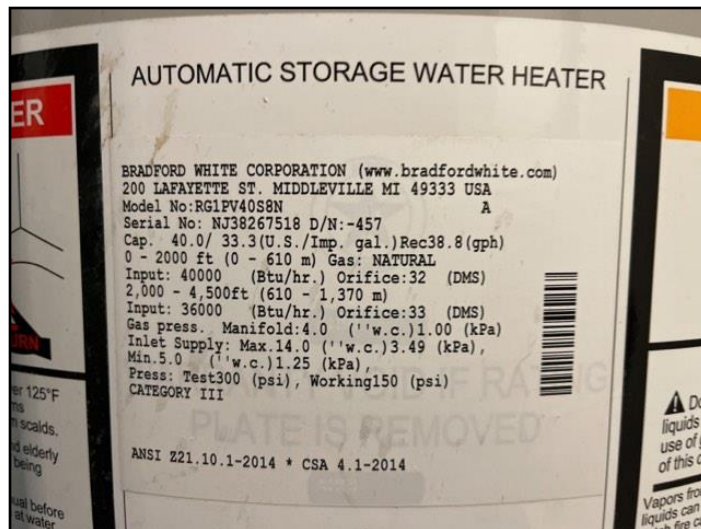
Water heater exhaust venting method: • Induced draft

Water heater manufacturer: • Bradford White • GSW

Water heater tank capacity: • 40 gallons

Water heater approximate age:

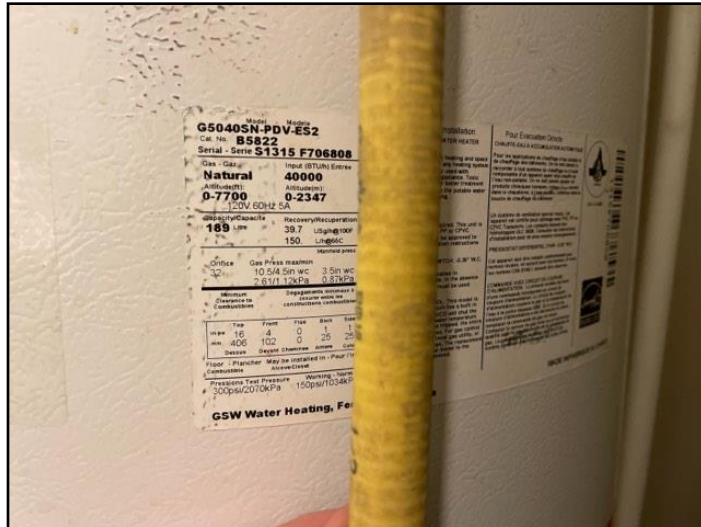
- 9 years



32. 9 years

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- 11 years



33. 11 years

Water heater typical life expectancy: • 10 to 15 years

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic

Pumps:

- Solid waste pump (ejector pump)



34. Solid waste pump (ejector pump)

- Sump pump



35. Sump pump

- Condensate pump
- Second furnace



36. Condensate pump

Floor drain location: • Not visible

Gas meter location: • Exterior front

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

Main gas shut off valve location: • Exterior • 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.

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37. Present. These valves help prevent sewer...

Exterior hose bibb (outdoor faucet):

- Present
- Main furnace room

Inspection Methods and Limitations

- Fixtures not tested/not in service:** • Outdoor faucet (hose bibs/bibbs) shut off for winter
- Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool
- Not included as part of a building inspection:** • Landscape irrigation systems

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Recommendations

FLOORS \ General notes

14. Condition: • Damage
Implication(s): Trip hazard
Location: First Floor Laundry Area
Task: Repair
Time: As soon as practical



38. Damage

WINDOWS \ Glass (glazing)

15. Condition: • Lost seal on double or triple glazing
Implication(s): Shortened life expectancy of material
Location: Various Second Floor
Task: Replace
Time: When necessary



39.



40.

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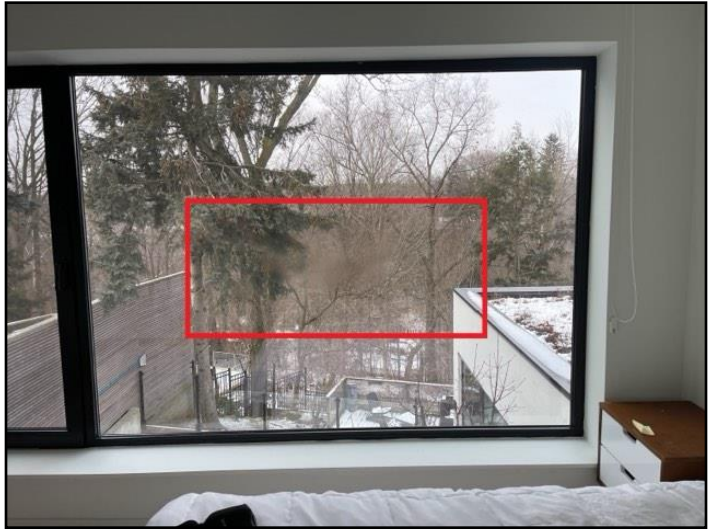


42. Lost seal on double or triple glazing

16. Condition: • Lost seal on double or triple glazing
Implication(s): Shortened life expectancy of material
Location: Rear Second Floor
Task: Replace
Time: When necessary



43.



44.

INTERIOR

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45.



46.



47.



48.

17. Condition: • Lost seal on double or triple glazing

Implication(s): Shortened life expectancy of material

Location: Various

Task: Replace

Time: When necessary

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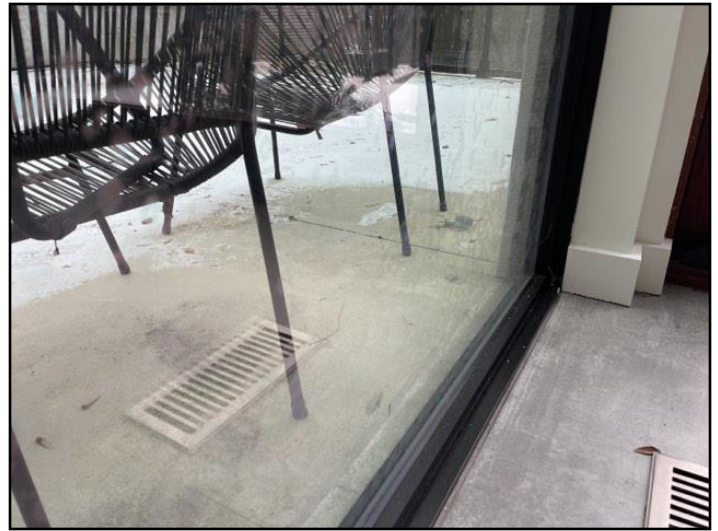
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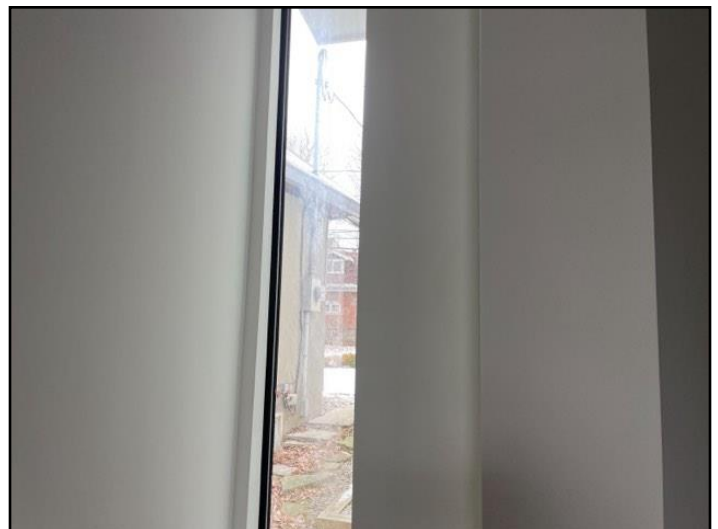
49. Lost seal on double or triple glazing



50. Lost seal on double or triple glazing



51. Lost seal on double or triple glazing



52. Lost seal on double or triple glazing

STAIRS \ Handrails and guards

18. Condition: • Missing

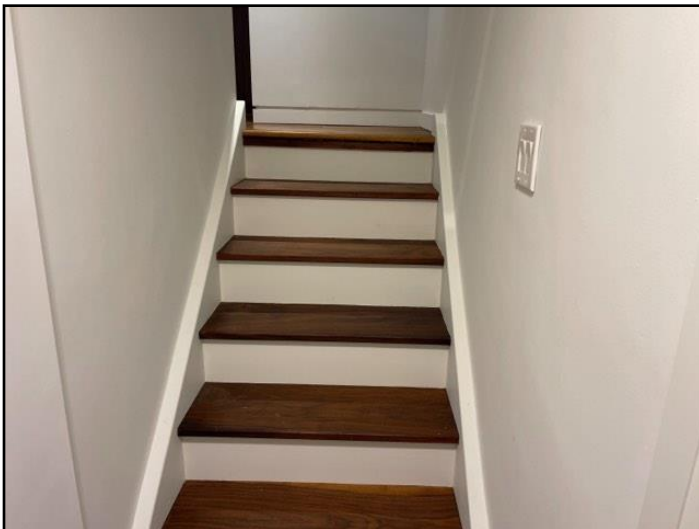
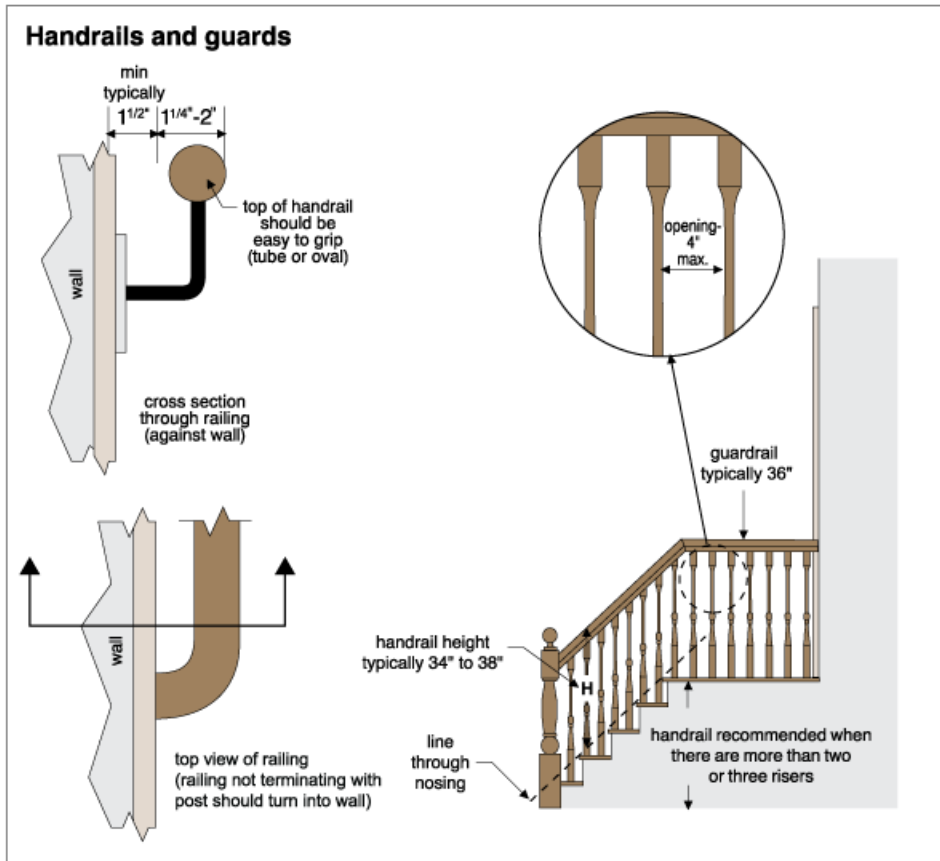
Implication(s): Fall hazard

Location: Basement

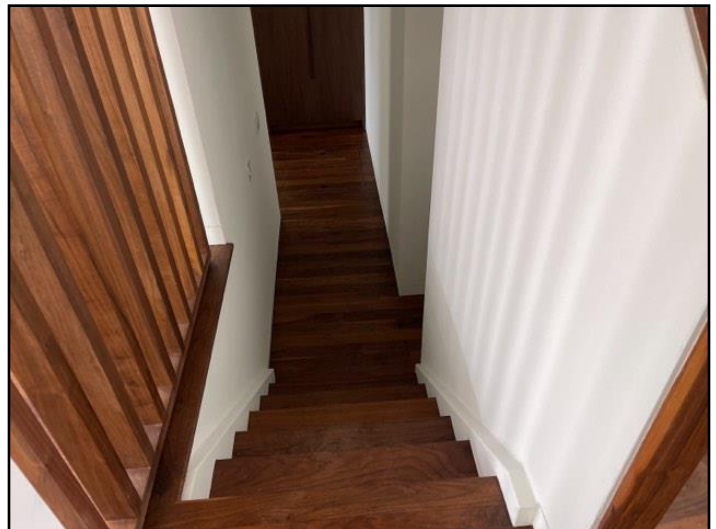
Task: Provide

Time: Immediate

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53. Missing



54. Missing

APPLIANCES \ Range

19. Condition: • Pilot inoperative
Implication(s): System inoperative

| | | | | | | | | | |
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| SITE INFO | PHOTOS | | | | | | | | |

Location: First Floor Kitchen

Task: Service

Time: When necessary



55.

20. Condition: • Knobs broken

Gas may not shut off when not in use

Implication(s): System inoperative or difficult to operate

Location: First Floor Kitchen

Task: Service

Time: Immediate



56. Knobs broken



57. Knobs broken

APPLIANCES \ Dryer

21. Condition: • Dryer vent disconnected

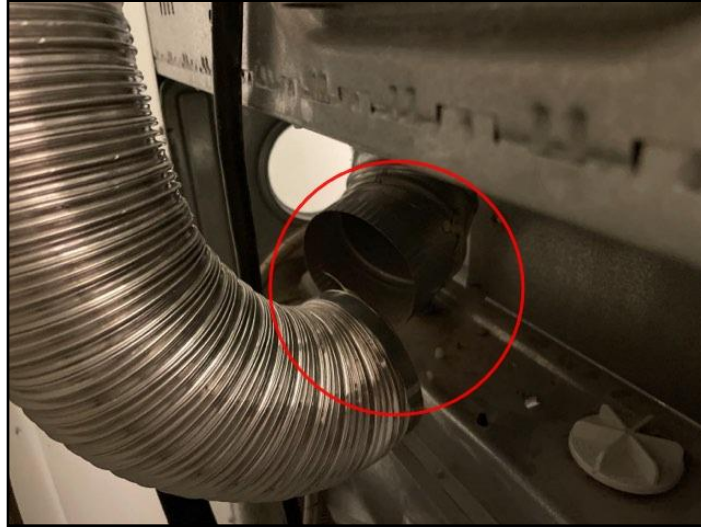
- SUMMARY
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Implication(s): Chance of damage to finishes and structure | Equipment not operating properly | Fire hazard | Odors, molds, etc.

Location: Basement

Task: Correct

Time: Immediate



58. Dryer vent disconnected

Description

Major floor finishes: • Hardwood • Terrazzo • Tile

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Wood

Windows: • Fixed • Casement • Awning • Skylight

Glazing: • Double

Exterior doors - type/material: • Hinged • Wood • Sliding glass

Doors: • Inspected

Range fuel:

- Gas
- Both units

Laundry facilities:

- Washer
Main floor
- Laundry tub
Main floor
- Dryer
Main floor
- Vented to outside

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• Washer/dryer combo
Basement

Kitchen ventilation:

• Range hood discharges to the exterior
Both units

Bathroom ventilation:

• Exhaust fan
All bathrooms

Laundry room ventilation:

• Clothes dryer vented to exterior
Both units
• Exhaust fan
Main floor

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Range:

• GE



59. GE

Inventory Range: • Ultraline

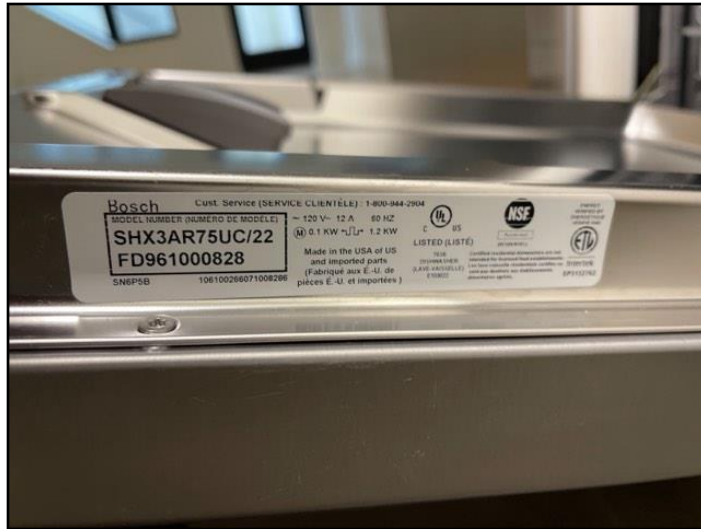
- SUMMARY
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60.

Inventory Dishwasher:

- Bosch



61. *Bosch*

Inventory Refrigerator:

- Fisher and Paykel
- Serial number not visible



62. Fisher and Paykel

Inventory Refrigerator: • Thermador



63.

Inventory Microwave or Microwave/Rangehood: • Bosch

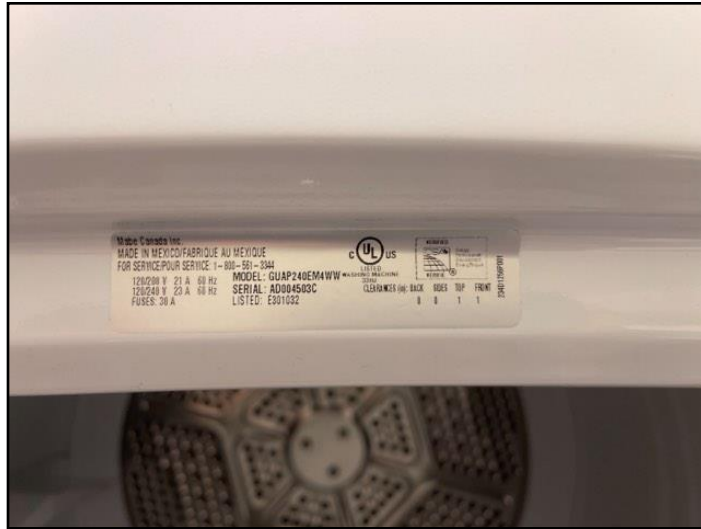
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64.

Inventory Washing Machine:

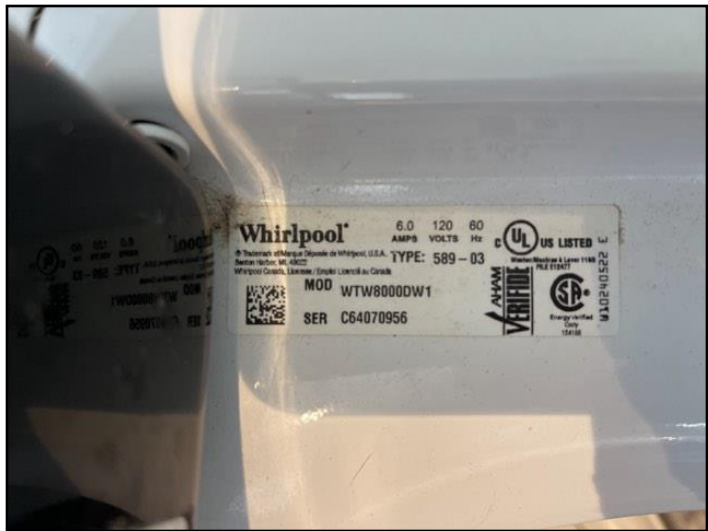
- GE
- Washer dryer combo. Basement



65. GE

- Whirlpool

| | | | | | | | | | |
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66. Whirlpool

Inventory Dryer:

- Samsung



67. Samsung

Inspection Methods and Limitations

Not included as part of a building inspection: • Security systems and intercoms • 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

40 Hillside Drive, Toronto, ON January 19, 2024

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Description

Weather: • Overcast • Ground was frozen • There was snow on the ground. • There was snow on the roof. • Light winds

Approximate temperature: • Celcius

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 12:30 p.m.

Approximate date of construction:
• 2015
Most of the existing structure was demolished, some existing foundation remained

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • Two

Number of bedrooms: • Four

Number of bathrooms: • Four

Number of kitchens: • Two

Below grade area: • Basement • Crawlspace

Garage, carport and outbuildings: • Attached one-car garage

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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



68. Roofing



69. Roofing



70. Roofing



71. Roofing

PHOTOS

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72. Roofing



73. Roofing



74. Roofing

- Heating

PHOTOS

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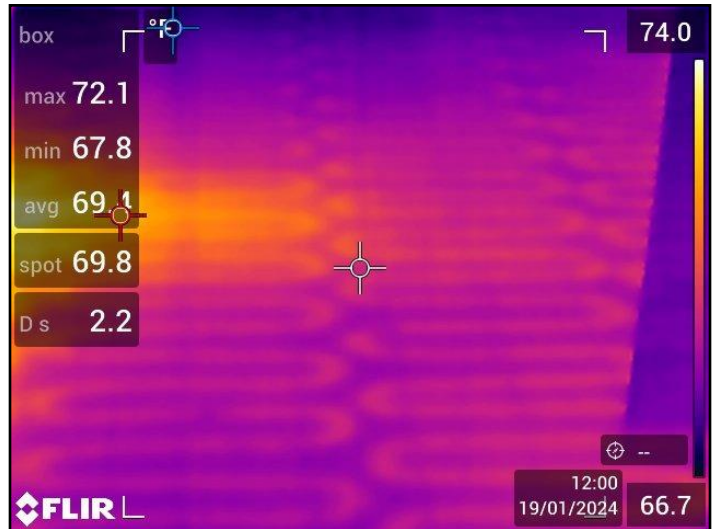
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75. Electrical

76. Electrical



77. Electrical

78. Electrical

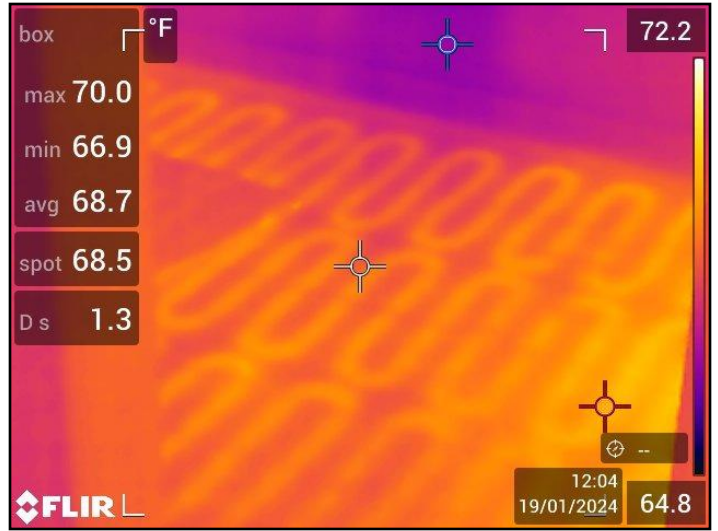
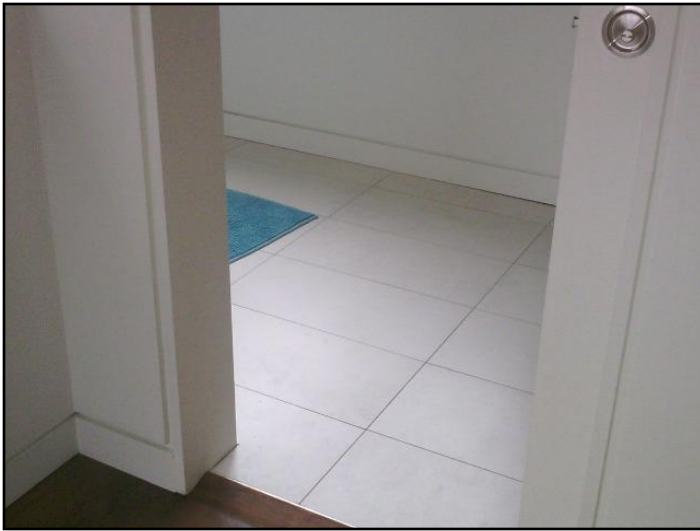
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79. Electrical
• Plumbing

80. Electrical



81. Plumbing

82. Plumbing

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83. Plumbing



84. Plumbing

END OF REPORT