



Home Inspection Report

Prepared exclusively for
Nathan Kim and Esther Arroz-Kim



PROPERTY INSPECTED:

1 Michael Power Place
#405
Toronto, ON M9A 0A4

Date of Inspection: 04/07/2020

Inspection No. 141156-104

INSPECTED BY:

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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.

8.0 GENERAL COMMENTS ABOUT THIS INSPECTION

8.1 General Comments

8.1.1 PLEASE NOTE: There is no report summary because there were no significant issues found in the home.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 Scope of Inspection

1.1.1 Thank you for choosing Pillar To Post! A Visual Inspection was conducted on the home evaluating hundreds of items including; Electrical Systems, Plumbing Systems, Mechanical Systems (Heating/Cooling), Major Appliances, Walls, Floors, Ceilings, Windows and Doors, Balcony and More.

Please be advised that condominiums differ in what each condo corporation is responsible for maintaining. Generally, the exterior portions of the home are maintained by the condo corporation, but some interior parts may be included as well such as the heating/cooling unit. This information should be disclosed in the Condo Declaration with the Status Certificate. It is your duty to find out what is your responsibility to maintain.

1.2 Approximate Year Built

1.2.1 Estimated Age of Home (years): 5

1.3 Inspection / Site Conditions

Vacant Home

Dry

1.3.1 Approximately 5-10 degrees Celsius

2.0 EXTERIOR

2.1 Exterior General Comments

2.1.1 Exterior of unit is generally maintained by the condo corporation under the condo corporation agreement. Please refer to condo owners documentation for maintenance schedule/procedures/allocated funds for exterior repairs/upgrades.

2.2 Wall Surface

Brick

Aluminum Framed Windows

2.2.1 Good condition



2.3 Exterior Doors

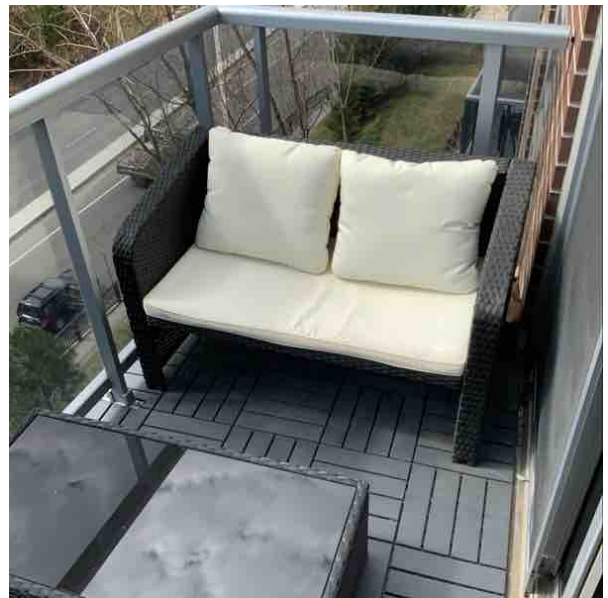
⊙ Functional

2.3.1 The screen is detached/loose at the bottom of the balcony door. Repair this to prevent damage to the screen and possible pest intrusion.



2.4 Balcony

2.4.1 Good condition



3.0 ELECTRICAL SYSTEM

3.1 Limitations

▲ Most of the branch wiring is concealed in the walls. Wiring was inspected where visible.

3.2 Service Size

⊙ 60 Amps

3.3 Main Disconnect(s)

⊙ The main disconnect is not located inside the unit

3.4 Distribution Panel(s)

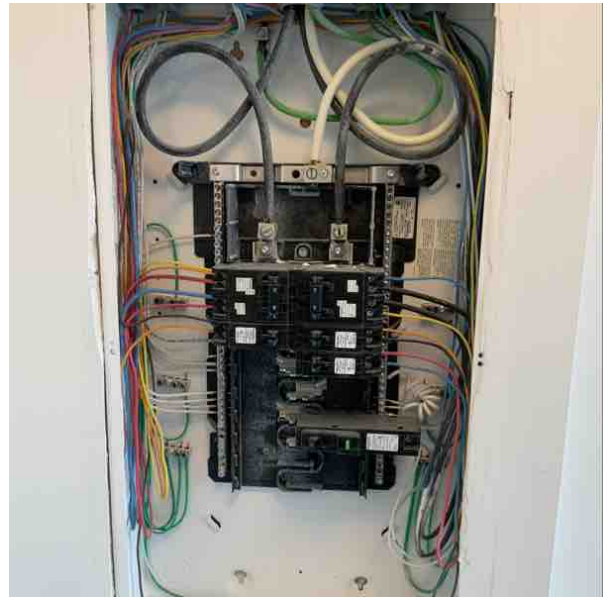
⊙ Type: Breaker Panel

⊙ 60 Amps

⊙ Copper Wiring

3.4.1 No Significant Conditions Identified

3.4.2 Location: Behind bedroom door



3.5 Grounding

- ⊙ Ground Location is Concealed

3.6 Branch Circuit Wiring

- ⊙ Copper wire branch circuits.
- ⊙ Predominantly Grounded Wiring

3.7 Receptacles

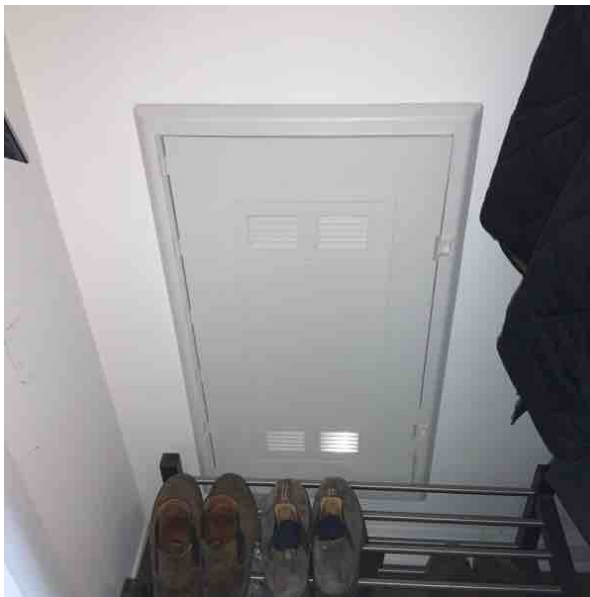
- ⊙ 3 Prong Grounded Type Receptacles

3.8 Smoke Alarms

- ⊙ Near Sleeping Areas

3.9 Other Notes

3.9.1 Telecommunication Panel Location: Entrance closet



4.0 HEATING/COOLING/VENTILATION SYSTEM(S)

4.1 Limitations

- ▲ Most of the air ducting is concealed throughout the home

4.2 Thermostat(s)

- ⊙ Programmable Type
- ⊙ Functional

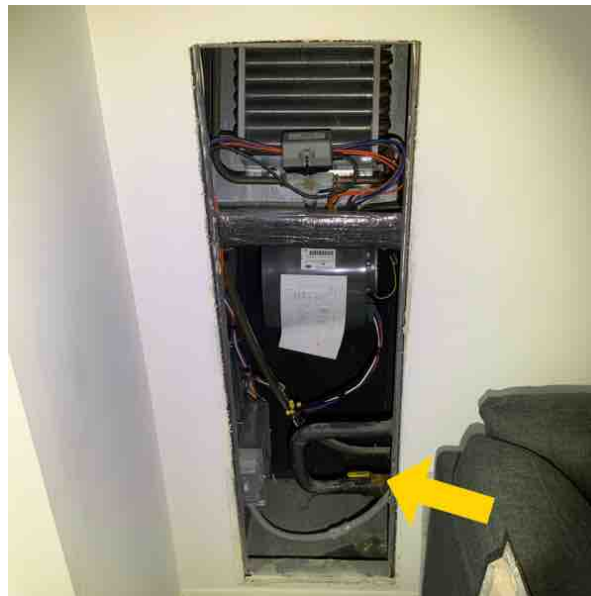
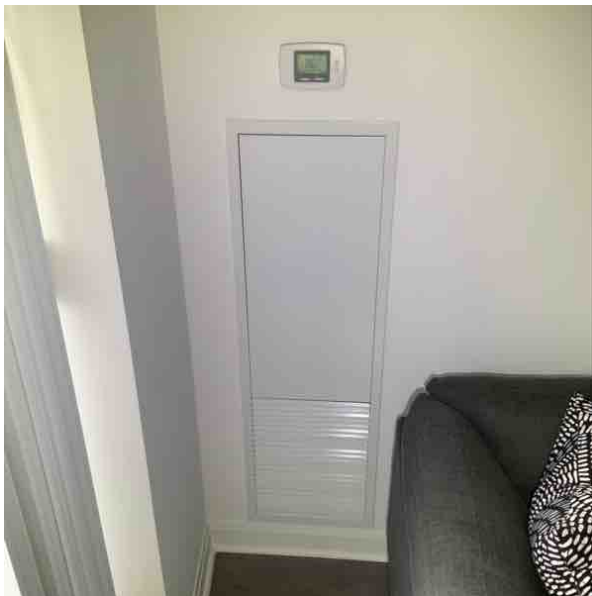
4.3 Energy Source(s)

- ⊙ Boiler/Water

4.4 AC / Heat Pump System(s)

- ⊙ Fan Coil Unit
- ⊙ Functional

4.4.1 Recommend insulating the water line shut-off handle to prevent condensation/rust formation.



4.5 Distribution System(s)

- ⊙ Air Ducting

4.6 Filter

- ⊙ Type: Disposable

5.0 PLUMBING SYSTEM

5.1 Limitations

- ▲ Most of the distribution piping is concealed.
- ▲ Wherever visible, drainage piping was inspected, however most of the drainage/waste piping is concealed.

5.2 Water Main

- ⊙ Water main is copper pipe.
- ⊙ Water Supply is Not Metered

5.2.1 No Significant Conditions Identified

5.2.2 Shut-off Location: Below bathroom sink

**5.3 Distribution Piping**

- ⊙ Interior water supply pipes are copper.

5.3.1 No Significant Conditions Identified

5.4 Drain, Waste, and Vent Piping

- ⊙ Copper

5.4.1 No Significant Conditions Identified

5.5 Sink(s)

- ⊙ Sink Faucets are Functional
- ⊙ Sink Drains are Functional

5.6 Toilet(s)

- ⊙ Functional

5.7 Tub(s) / Shower(s)

- ⊙ Shower/Tub Fixtures are Functional
- ⊙ Shower/Tub Drain(s) are Functional

6.0 INTERIOR

6.1 Floors

☺ Laminate/Vinyl

6.1.1 Good condition

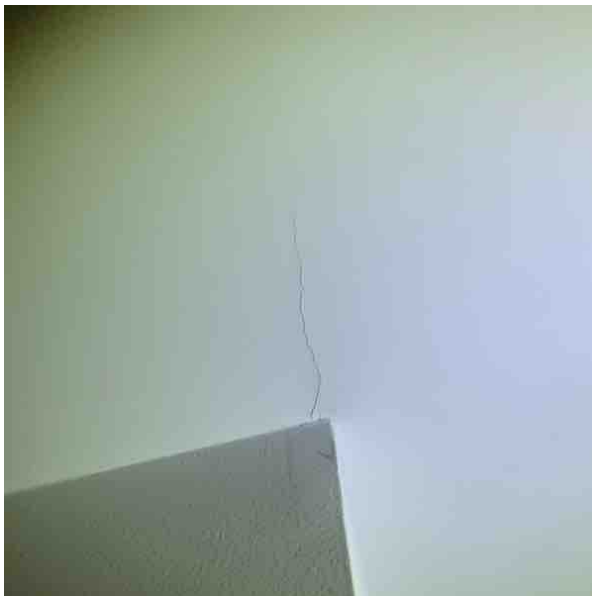


6.2 Walls / Ceilings

☺ Drywall/Plaster

6.2.1 No Significant Conditions Identified

6.2.2 Hairline cracks at a few wall/ceiling corners are part of the natural drying process and do not pose a concern. No action necessary.



6.3 Windows

☺ Windows are Functional

6.3.1 No Significant Conditions Identified

6.4 Doors

☺ Functional

6.4.1 No Significant Conditions Identified

6.5 Countertops / Cabinets

6.5.1 No Significant Conditions Identified

7.0 APPLIANCES

7.1 Appliance General Comments

7.1.1 The built-in appliances were inspected by using basic operating controls to briefly activate their primary function. Full cycles were not tested.

7.2 Refrigerator

Functional

7.2.1 .



7.3 Ranges / Ovens / Cooktops

Functional

Electric

7.3.1 .



7.4 Range Hood

- ⊙ Functional
- ⊙ Vented Outside

7.4.1 .



7.5 Dishwasher

- ⊙ Functional

7.5.1 .



7.6 Microwave Oven

⊙ Functional

7.6.1 .



7.7 Clothes Washer

⊙ Functional

7.7.1 .



7.8 Clothes Dryer

☑ Functional

☑ Electric

7.8.1 .

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