

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

General: • Our inspection of the roof system included a visual examination to determine installation issues, damage or deterioration. We look for evidence of leaks on the roof surface and from the attic below. We walk on the roof when it is safe to do so and is not likely to damage the roof materials. No one can accurately predict when a roof will leak.

EXTERIOR

ALL HOUSES GENERAL COMMENTS, TORONTO, ON March 30, 2022

Report No. 0, v.0

www.inspectorsedge.com

ROOFING

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INTERIOR

Description

General: • The inspection of the exterior of the home is conducted from grade level, evaluating weathertightness, condition, installation, and safety. A representative sampling approach is applied to the inspection.

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Description

General: • The structural inspection was performed from both the interior and exterior of the home. Our inspection of the exposed, readily accessible portions of the structure included an examination for visible defects, excessive wear, vulnerable conditions and general condition. Many structural components are not visible during a professional home inspection. A home inspection typically includes deductive reasoning based on incomplete information. That is why a home inspection is considered a professional opinion.

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Description

General: • Our visual examination of random sampling of the readily accessible electrical components with a focus on safety problems, either electrical shock hazard or fire hazard. This includes an inspection for installation quality and condition of a representative sample of the system and devices.

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

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

Limitations

Panel covers:

• Disconnect covers are not removed by the building inspector

Distribution panel covers are removed to inspect internal components unless otherwise noted in this report. Covers are not removed from main disconnects for safety reasons

Not included as part of a building inspection: • Voltage Tests • Load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection • Telephone, video, audio, security system, landscape lighting • It is recommended that smoke and carbon monoxide detectors (alarms) be tested monthly. Those that are older than 10 years should be replaced

HEATING

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Description

General: • Our inspection of the heating system included a visual examination of the main components to determine age, condition and performance. Weather permitting, we operate the system using the thermostat and checking system performance

Limitations

General: • The heat exchanger and the interiors of ductwork, vents and chimneys are not inspected as part of this inspection. A home inspection does not include heat loss calculations, flow measurements or verification of system adequacy

COOLING & HEAT PUMP

ALL HOUSES GENERAL COMMENTS, TORONTO, ON March 30, 2022

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Description

General: • Our inspection of the heating system included a visual examination of the main components to determine age, condition and performance. Weather permitting, we operate the system using the thermostat and checking system performance. A home inspection does not include heat gain or loss calculations, flow measurements or verification of system adequacy.

Typical life expectancy: • 10 to 15 years

INSULATION AND VENTILATION

ALL HOUSES GENERAL COMMENTS, TORONTO, ON March 30, 2022

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Description

General: • The visible and readily accessible insulation, vapor retarders and ventilation were inspected to identify the presence, material type and quantity. The attic was inspected from the access hatch.

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General: • Our visual inspection was performed to identify installation defects, damage or deterioration, and leakage. All plumbing fixtures were operated unless otherwise noted. Intermittent plumbing leaks may not be evident during a home inspection. A videoscan to determine the condition of underground sewer lines is beyond the scope of a home inspection, and can be performed by a specialist.

Limitations

Items excluded from a building inspection: • Underground waste or sanitary sewer pipes within and beyond the footprint of the building

ROOFING

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Description

General: • The inspection of the interior of the home includes a visual examination of a representative sample of the readily accessible features to identify functional performance issues. Cosmetic issues are beyond the scope of a home inspection.

Major wall and ceiling finishes: • [Plaster/drywall](#)

Limitations

Not included as part of a building inspection: • Inspections for spores, fungus, mold or mildew are beyond the scope of a professional home inspection and are available from environmental specialists. Wherever water damage is identified during a home inspection, concealed mold or mildew may be present. If anyone in the home suffers from allergies or heightened sensitivity to air quality issues, we strongly recommend that you consult a qualified environmental consultant for further evaluation.

Crawlspace leakage: • The inspection includes a visual inspection and operational testing of built-in ranges, ovens, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders. The inspection verifies basic operation but does not determine full functional performance. Other appliances are not included in a home inspection.

END OF REPORT