



Home Inspection Report

Prepared exclusively for
Jenny Simon



PROPERTY INSPECTED:
107 Hiltz Avenue
Toronto, ON M4L 2N7

Date of Inspection: 02/11/2026

Inspection No. 141467-1441

COMPANY:

2714509 Ontario Inc.
A Pillar To Post Authorized Franchise
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INSPECTOR:

Dano Burnett
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(647) 237-3446

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.

1.0 INTRODUCTION

1.1 General Information

1.1.1 This inspection was conducted for the client named on this report. This inspection report and the report summary are for the exclusive use of the client and is not transferable to any third-party. While we recognize that the client may share the information with others, our responsibility is to our client only. Our liability is only to our client.

1.1.2 The inspection was performed by Dano Burnett. Should you wish to discuss this inspection, please reach out and contact him at 647-237-3446

2.0 PROPERTY AND SITE

2.3 Walkway(s)

2.3.1 Add a handrail to the front steps for safety, if this is a concern to you

3.0 EXTERIOR

3.2 Exterior General Comments

3.2.1 Foundation cracks exist on most homes, they develop as the concrete dries and settles. Any cracks have the potential to leak and they require future repairs visible cracks are considered typical. Be sure water drains well away to reduce risk of leaks.

3.3 Foundation Surface

3.3.2 The parging on the foundation has cracked sections. Repair to prevent further damage to the foundation.

3.4 Wall Surface

3.4.1 Mortar is worn/damaged in areas. This should be repaired to shed water and minimize ongoing wear.

3.4.2 Typical step cracking noted. Recommend repointing or sealing to prevent further deterioration.

7.0 ELECTRICAL SYSTEM

7.7 Lighting / Ceiling Fan(s)

7.7.1 Seal the light fixture to the wall for electrical safety

9.0 PLUMBING SYSTEM

9.10 Tub(s) / Shower(s)

9.10.2 Secure the waterline to the showerhead for safety. Contact a qualified contractor.

INSPECTION REPORT

1.0 INTRODUCTION

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1.2 Inspection / Site Conditions

1.2.1 Temperature: Zero

1.2.2 Weather conditions: Cloudy

2.0 PROPERTY AND SITE

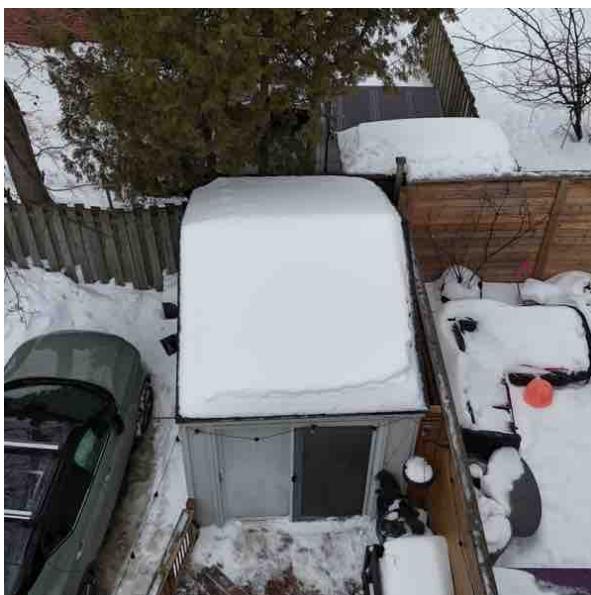
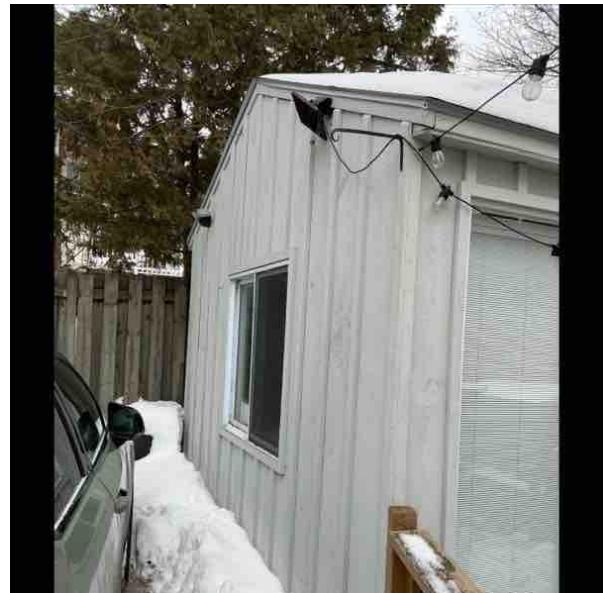
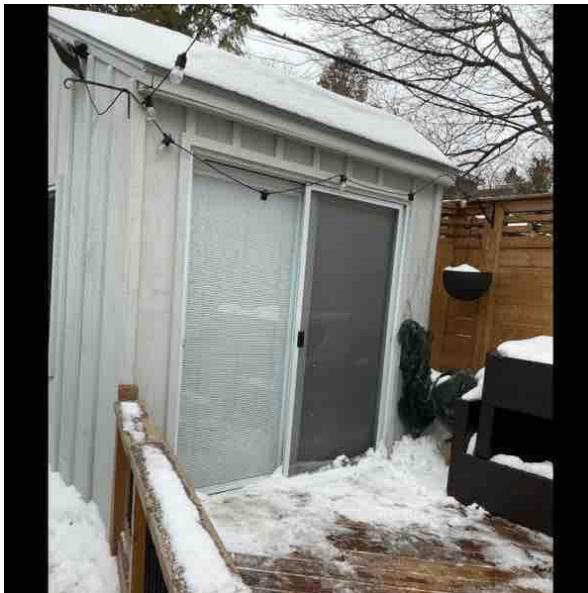
2.1 Limitations

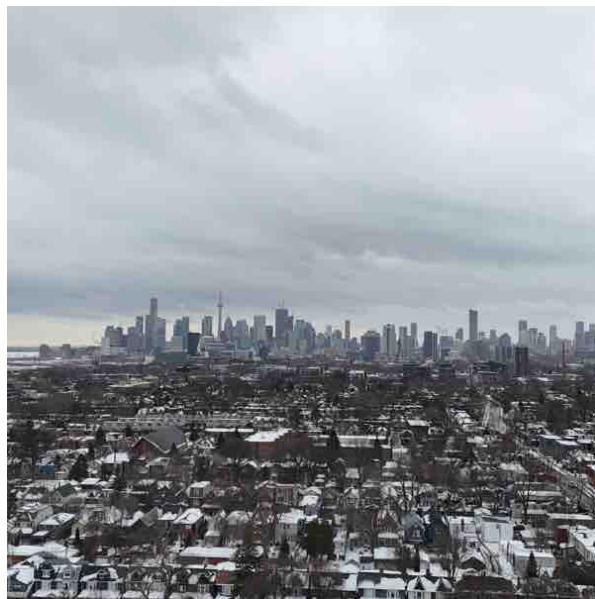
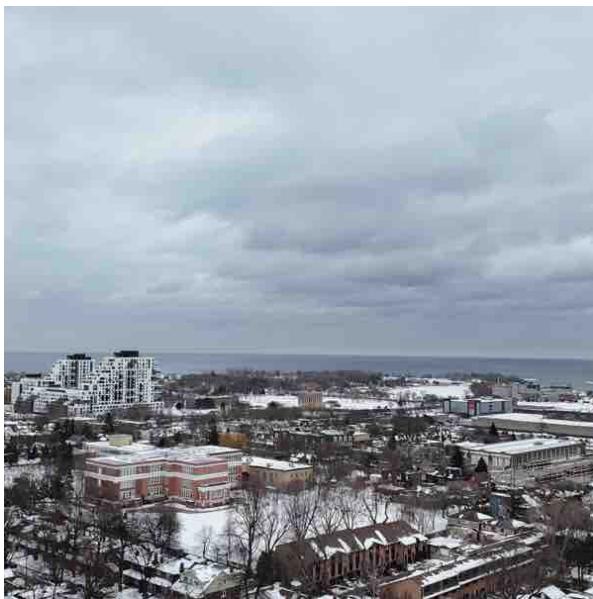
- △ Snow cover limited the inspection of elements of the property and site.
- △ Snow cover limited the inspection of the driveway(s).

2.2 Site Overview

2.2.1 .







2.3 Walkway(s)

2.3.1 Add a handrail to the front steps for safety, if this is a concern to you



3.0 EXTERIOR

3.1 Limitations

△ Snow cover limited the inspection of the deck.

3.2 Exterior General Comments

3.2.1 Foundation cracks exist on most homes, they develop as the concrete dries and settles. Any cracks have the potential to leak and they require future repairs visible cracks are considered typical. Be sure water drains well away to reduce risk of leaks.

3.3 Foundation Surface

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

3.3.1 Foundation inspected where visible and accessible, some portions of the foundation may be concealed making it inaccessible at the time of inspection.

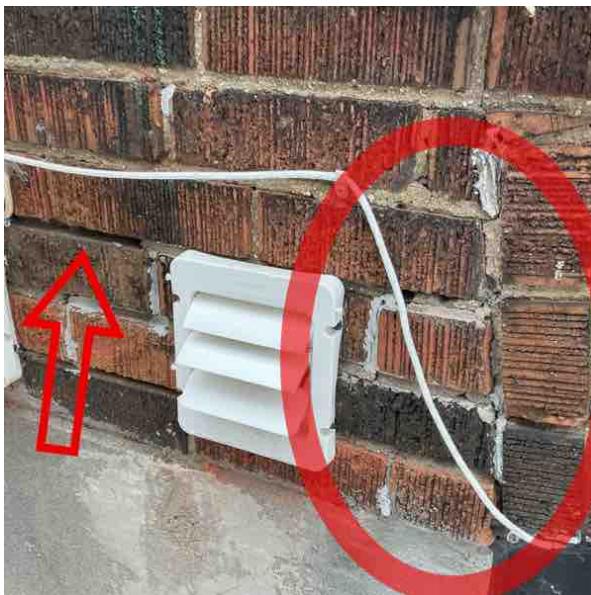
3.3.2 The parging on the foundation has cracked sections. Repair to prevent further damage to the foundation.



3.4 Wall Surface

- Vinyl siding
- Brick
- Asphalt Shingle

3.4.1 Mortar is worn/damaged in areas. This should be repaired to shed water and minimize ongoing wear.



3.4.2 Typical step cracking noted. Recommend repointing or sealing to prevent further deterioration.



3.5 Windows

3.5.1 The windows were inspected and no significant deficiencies were observed.

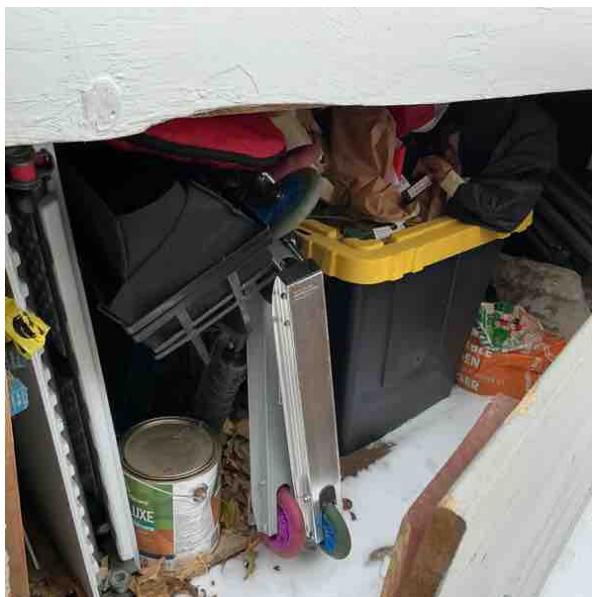
3.6 Exterior Doors

3.6.1 Some damage noted to the frame of the sliding door. Still functioning repair or replace for aesthetics if it's a concern to you.



3.7 Porch(es)

3.7.1 Unable to inspect due to homeowners contents



3.8 Deck(s)

Pressure Treated Wood

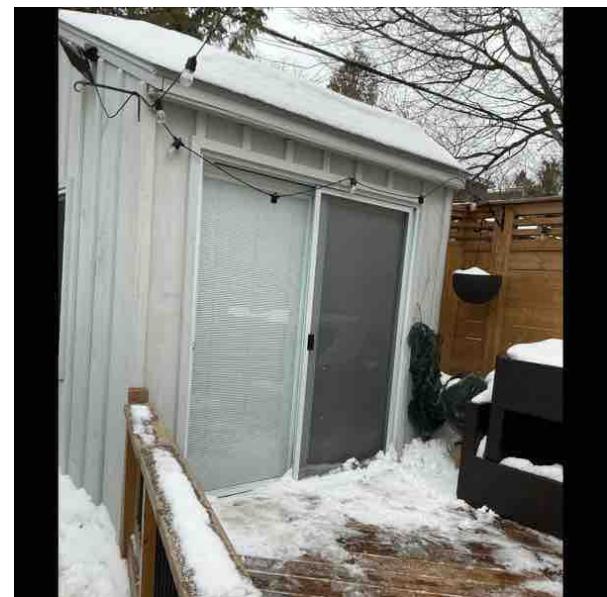
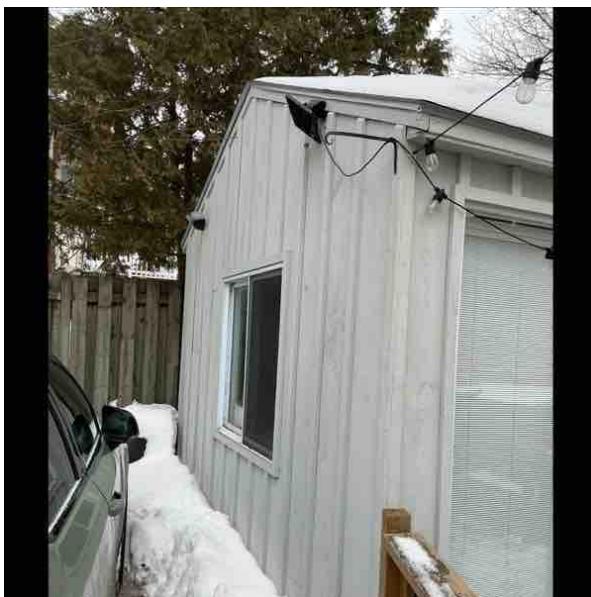
3.9 Window Wells

- 3.9.1 • Install window well covers to help shed water away from structure.
- Keep window wells clear and free of debris for proper drainage.



3.10 Exterior Storage Room

- 3.10.1 Exercise room/office



4.0 ROOFING SYSTEM

4.1 Limitations

- △ Partially snow covered
- △ Snow covered roof, unable to inspect at the time of inspection.

4.2 Roofing Inspection Method

- Drone

4.3 Sloped Surface(s)

- Asphalt shingles

- 4.3.1 The sloped surfaces were inspected and no significant deficiencies were observed.

4.3.2 The sloped roof looks to be approximately in the first half of its typical life expectancy of twenty years, if maintained annually



4.4 Flat Surface(s)

- Modified bitumen

4.4.1 .



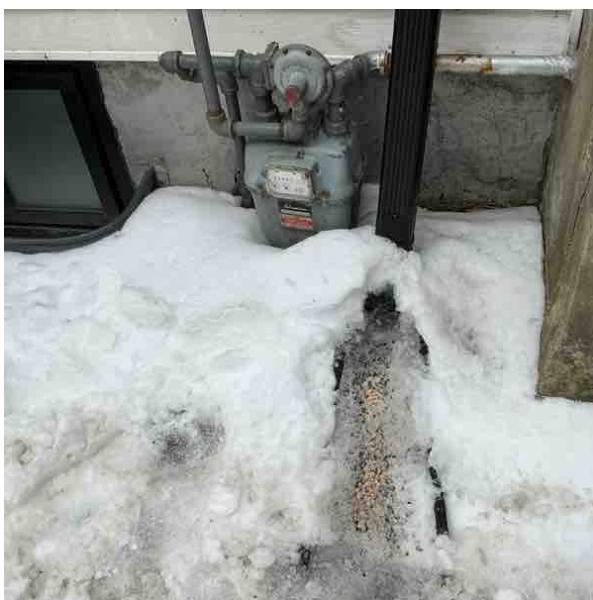
4.5 Roof Drainage

4.5.1 Anticipate that a roofing system exposed to the weather and elements will have to be maintained on an on-going basis in order to continue performing as designed.

As roofing material ages, the probability of weather related damage and leakage increases. Be vigilant for loose shingles, age-related deterioration, and wind and rodent damage. Take note that south or west facing shingles and darker coloured shingles generally have a shorter life expectancy than lighter coloured shingles, and that as shingles age and dry out, roofs are more prone to wind and weather related damage and subsequent leakage.

We suggest eavestroughs and downspouts be cleaned yearly to ensure the water drains properly and is not obstructed.

4.5.2 Extend gutters 5-6 feet away from the house or use a rain barrel for better water management. And to reduce any potential water penetration through the foundation.



4.6 Chimney(s)

- Masonry

4.6.1 The chimney(s) were inspected and no significant deficiencies were observed.

4.6.2 .



5.0 ATTIC

5.1 Attic Access

5.1.1 No attic access

6.0 STRUCTURE

6.1 Limitations

- △ Ceiling structure is concealed. Unable to comment on it.
- △ Roof Structure is concealed. Unable to comment on it.
- △ Wall coverings
- △ Wall structure is concealed. Unable to comment on it.

6.2 Floor Structure

- Wood - dimensional lumber.

6.3 Basement

- Finished

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

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 Service Entrance

Electrical service to home is by overhead cables.

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

7.2.2 .

**7.3 Service Size**

100 Amps

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

7.3.2 .

**7.4 Main Disconnect(s)**

The main electrical disconnect is in the basement.

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

7.4.2 .



7.5 **Grounding**

7.5.1 Unable to verify

7.6 **Branch Circuit Wiring**

Copper wire branch circuits.

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

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

7.7.1 **Seal the light fixture to the wall for electrical safety**



7.8 **Exhaust Fan(s)**

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

7.9 **GFCI Devices**

7.9.1 Recommended update: In any area that has a sink, tubs, water use appliances, ensure all receptacles within 3 feet (1.5 Meters) are GFCI protected.

7.10 **AFCI Devices**

Panel(s)

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

7.11 Smoke Alarms

- Smoke/CO combination unit

7.11.1 Present

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)**8.1 Limitations**

- Current weather is colder than 65 degrees, it is not recommended to operate the equipment at these temperatures.

8.2 HVAC General Comments

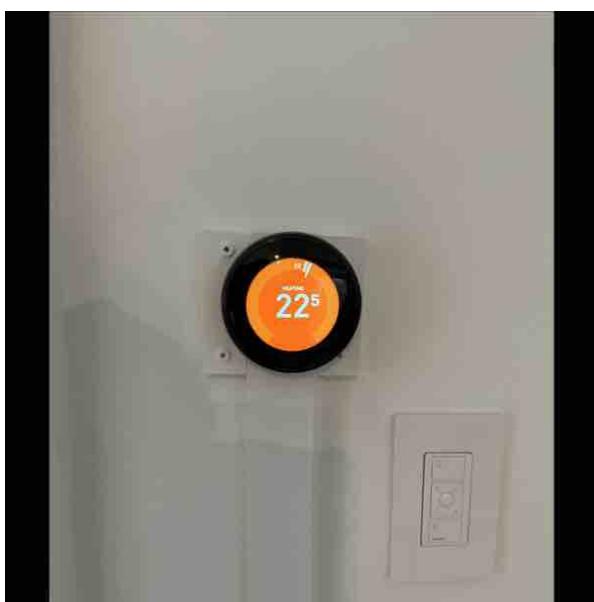
8.2.1 Recommend having heating and cooling system serviced annually to maintain efficiency and longevity of the products contact a qualified HVAC company

8.3 Thermostat(s)

- Programmable
- WIFI

8.3.1 The thermostat(s) were operated for primary function and worked as intended.

8.3.2 .

**8.4 Energy Source(s)**

- Electricity
- Natural Gas

8.5 Meter

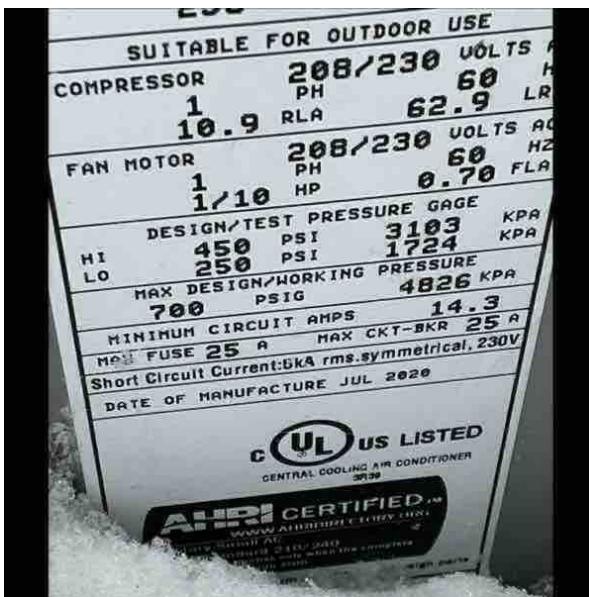
- Natural Gas

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

8.6 AC / Heat Pump System(s)

- Air Conditioning System

8.6.1 2020 Keeprite ac

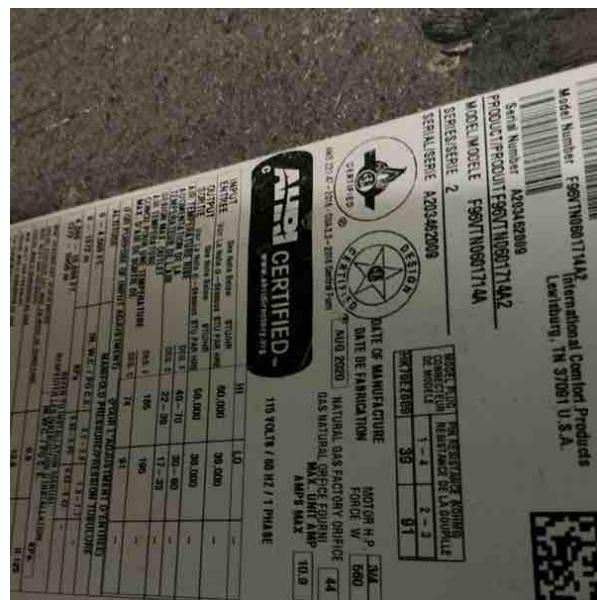


8.7 Forced Air Furnace(s)

- High Efficiency

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

8.7.2 2020 Tempstar furnace



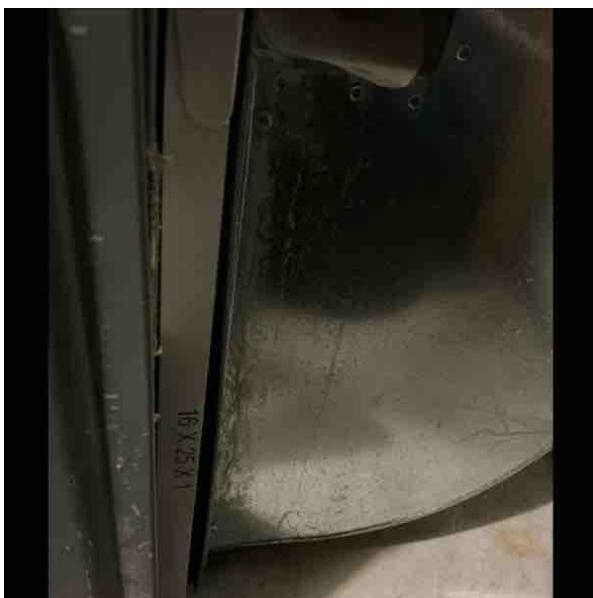
8.8 Filter

⑤ Disposable media

8.8.1 1" disposable filter

Size 16/25/1

Change every 1-3 months



9.0 PLUMBING SYSTEM

9.1 Plumbing General Comments

9.1.1 During the inspection all Toilets were Run several times, water was run in the sink/showers/tubs for approx. 3-5 min. Drainage and water flow was examined and no major deficiencies to report.

9.1.2 Back flow valve

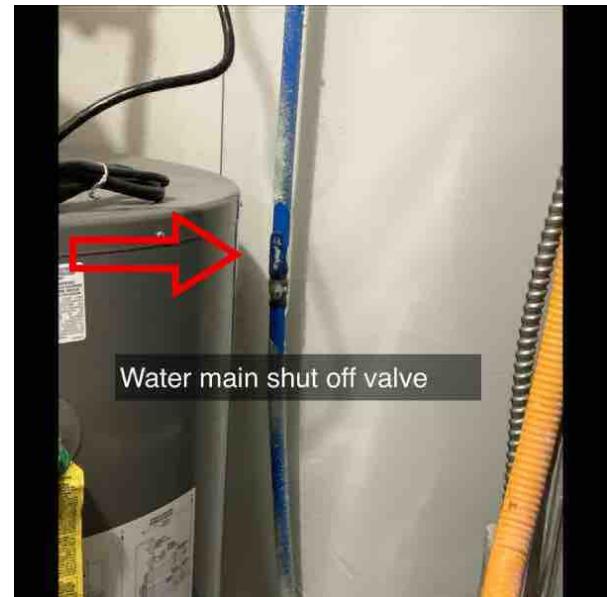
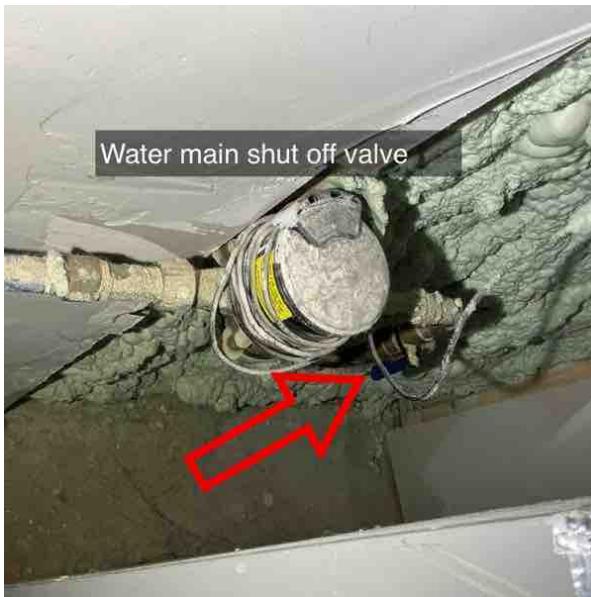


9.2 Water Main

- Water main is copper pipe.

9.2.1 The water main was inspected and no significant deficiencies were observed.

9.2.2 .



9.3 Distribution Piping

- PEX

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

9.3.2 Inspected where accessible

9.4 Drain, Waste, and Vent Piping

9.4.1 Unable to locate

9.5 Water Heating Equipment

- Fuel source is natural gas.
- 50 Gallon

9.5.1 The water heating equipment was inspected and no significant deficiencies were observed.

9.5.2 2025 Rheem water heater

9.6 **Hose Bib(s)**

9.6.1 Turn off any outdoor faucets and drain hoses to ensure there is No residual water left in the lines that may freeze causing potential damage to the pipes and interior finishes.

9.7 **Fixtures / Faucets**

9.7.1 Faucets operated.

9.8 **Sink(s)**

9.8.1 The sinks were operated and functioned as intended.

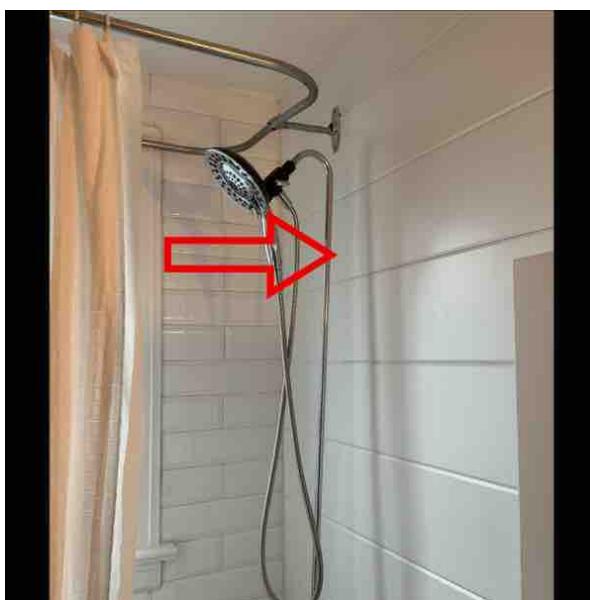
9.9 **Toilet(s)**

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

9.10 **Tub(s) / Shower(s)**

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

9.10.2 **Secure the waterline to the showerhead for safety. Contact a qualified contractor.**

9.11 **Floor drain**

A floor drain is located in the utility room.

9.11.1 The floor drain(s) were inspected and no significant deficiencies were observed.

9.11.2 .

**9.12 Sump Pump**

9.12.1 Sealed shut unable to inspect

**10.0 INTERIOR****10.1 Limitations**

△ As per our Standards of Practice, a representative number of windows are operated and not all of them.

10.2 Floors

10.2.1 The floors were inspected and no significant deficiencies were observed.

10.3 Walls / Ceilings

10.3.1 The ceilings were inspected and no significant deficiencies were observed.

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

10.4 Doors

10.4.1 The doors were operated and functioned as intended.

10.5 Entrance Door(s)

10.5.1 The entrance doors were operated and functioned as intended.

10.6 Stairs / Railings / Guardrails

10.6.1 The stairs, handrail(s) and guardrail(s) were inspected and no significant deficiencies were observed.

10.7 Countertops / Cabinets

10.7.1 The countertop(s) / cabinets were inspected and no significant deficiencies were observed.

11.0 APPLIANCES

11.1 Refrigerator

11.1.1 Functioning at the time of inspection



11.2 Ranges / Ovens / Cooktops

11.2.1 Functioning at the time of inspection



11.3 Dishwasher

11.3.1 Functioning at the time of inspection



11.4 Microwave Oven

11.4.1 Functioning at the time of inspection





11.5 Clothes Washer

11.5.1 Functioning at the time of inspection



11.6 Clothes Dryer

11.6.1 Functioning at the time of inspection

