

INSPECTION REPORT



For the Property at:
1574 ALWIN CIRCLE
PICKERING, ON L1V 2W2

Prepared for: GEORGIANA WOODS
Inspection Date: Friday, September 25, 2020
Prepared by: Enio Ferri RHI



Key Home Inspections
4597 Kingston Road, Suite 211
Toronto, ON M1E 2P3
416-286-9889
416-878-0248

www.keyhomeinspect.ca
info@keyhomeinspect.ca

"Inspections Done Right"



September 27, 2020

Dear Georgiana Woods,

RE: Report No. 1605
1574 Alwin Circle
Pickering, ON
L1V 2W2

Thank you very much for choosing Key Home Inspections to perform your home inspection. We hope the experience met your expectations.

The inspection itself and the attached report comply with the requirements of the O.A.H.I. Standards of Practice. This document defines the scope of a home inspection, <https://www.oahi.com/english/about/standards-of-practice.html>

We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We here at Key Home Inspections try to exceed these practices to the best of our ability.

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.

Thank you very much for choosing Key Home Inspections to perform your home inspection.

Sincerely,

Enio Ferri RHI
on behalf of
Key Home Inspections

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INVOICE

September 27, 2020

Client: Georgiana Woods

Report No. 1605

For inspection at:

1574 Alwin Circle

Pickering, ON

L1V 2W2

on: Friday, September 25, 2020

Mini Inspection

\$375.00

HST

\$48.75

Total

\$423.75

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AGREEMENT

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PARTIES TO THE AGREEMENT

Company

Key Home Inspections
4597 Kingston Road, Suite 211
Toronto, ON M1E 2P3

Client

Georgiana Woods

Total Fee: \$423.75

This is an agreement between Georgiana Woods and Key Home Inspections.

INSPECTION CONTRACT

I/we, the above-named Client(s), request a Home inspection of the Property noted above for the fees and charges quoted. The inspection is to be performed in accordance with industry accepted Standards of Practice. I/we acknowledge having had the opportunity to review and understand the Standards of Practice which can be found at: [http:// www. Keyhomeinspect. CA/file/Standards of Practice-OAH I.pdf](http://www.Keyhomeinspect.CA/file/Standards of Practice-OAH I.pdf)

I/we understand that the inspection report to be provided for the Property is based on the limited visual inspection of the readily accessible aspects of the Property. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While this inspection may reduce the risk of home ownership, it is not an insurance policy, warranty, or guarantee on the home. Neither the inspector nor the inspection company assumes any risk in connection with this Key Home inspection or the report to be provided or in connection with the Property or its current or future condition adequacy, deficiencies or performance. The report, to be provided and all other information regarding the Property provided to the client is for the exclusive use of the Client and may not be used by anyone else without prior written permission of the inspection company.

I/we understand and agree that the inspector and Key Home Inspections Inc. do not and will not assume any risk in connection with this Home inspection and the report to be provided to the Client or in connection with the property or its current or future adequacy, condition, deficiencies or performance. The liability of the inspector and Key Home Inspections Inc. arising out of this Home Inspection and the report to be provided to the Client for any cause of action whatsoever, whether in contract, negligence or otherwise, is limited to a refund of the fees that the Client has been charged for this inspection.

I/we understand and agree that I/we shall be responsible for obtaining permission from the Property owner (and anyone else whose permission is required) for the inspector to enter and access the Property to perform the inspection.

I/we hereby acknowledge I/we are contractually obligated to contact the inspector immediately, to arrange a site visit at no extra expense, in the event of an unforeseen problem or upon receiving a conflicting opinion.

I/we understand the inspection will NOT address environmental concerns, including but not limited to, UFFI, air quality, water quality/quantity, seated/underground fuel storage tanks, asbestos, radon gas, molds, toxins, carcinogens etc. The

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inspection report will also NOT address an infestation by wood boring insects, rodents or other vermin. The Client acknowledges that it may be necessary for the Client to retain specialists in such areas to identify and evaluate these types of risks.

I/we understand the inspection is not technically exhaustive and all encompassing. The Client acknowledges that, because of the limitations of a visual inspection, some deficiencies may go unnoticed. The client accepts these limitations. The inspector is a generalist, not a specialist in, all disciplines, and may refer the Client to a specialist(s) for further evaluation of certain items.

I/We hereby acknowledge, the inspection report to be provided to the Client are for the sole use of the Client. The inspector and Key Home Inspections shall not be responsible or liable for any use by anyone else of the inspection reports or any other information provided unless prior written consent by the inspector and/or the inspection company has been given.

The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of a visual inspection. I/we hereby acknowledge that not all deficiencies will be discovered. Generally, eighty (80) percent of the first years repairs should be noted. Determining the presence of mold, fungi, and other indoor air quality contaminants are specifically not included.

I/we understand and agree that this Contract must be completed and signed prior to the inspection taking place.

By signing below, I/we understand and accept the terms of this Contract.

I, Georgiana Woods (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

ROOFING

1574 Alwin Circle, Pickering, ON September 25, 2020

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 0-5 years

Typical life expectancy: • 15-20 years

Limitations

Inspection performed: • Eye Stick Camera

Age determined by: • Photos with the use of the Eye stick

EXTERIOR

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ROOFING

EXTERIOR

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PLUMBING

INTERIOR

REFERENCE

Description

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

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

Lot slope: • [Away from building](#)

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

Wall surfaces - masonry: • Brick Veneer

Retaining wall: • [Stone](#)

Driveway: • Asphalt

Walkway: • No performance issues were noted.

Exterior steps: • Pavers

Patio: • Pavers

Fence: • Wood

Garage: • Attached

Limitations

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Mechanical damage](#)

Step cracking is noted on the right side of the home, No moisture was detected, repairing of the crack is recommended.

Implication(s): Chance of water entering building | Weakened structure

Location: Right Side Exterior Wall

Task: Repair

Time: Less than 1 year

EXTERIOR

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ROOFING

EXTERIOR

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PLUMBING

INTERIOR

REFERENCE



1. Mechanical damage



2. Mechanical damage

LANDSCAPING \ Retaining wall

Condition: • [Leaning](#)

Implication(s): Weakened structure | Chance of movement

Location: Right Side Exterior

Task: Repair

Time: If necessary

EXTERIOR

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

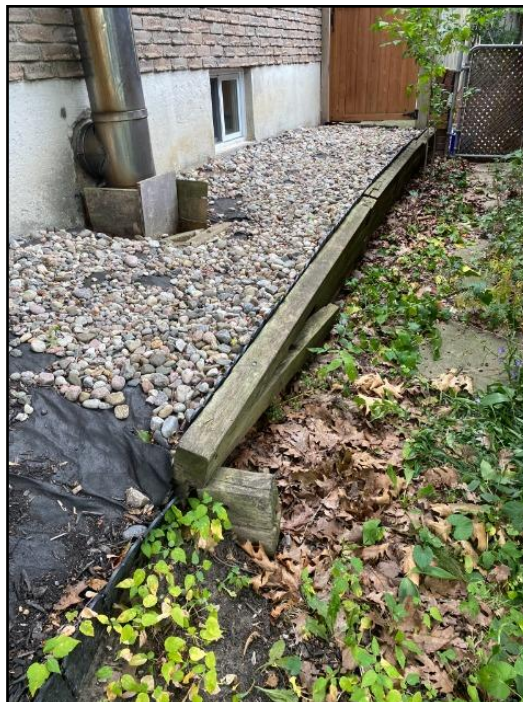
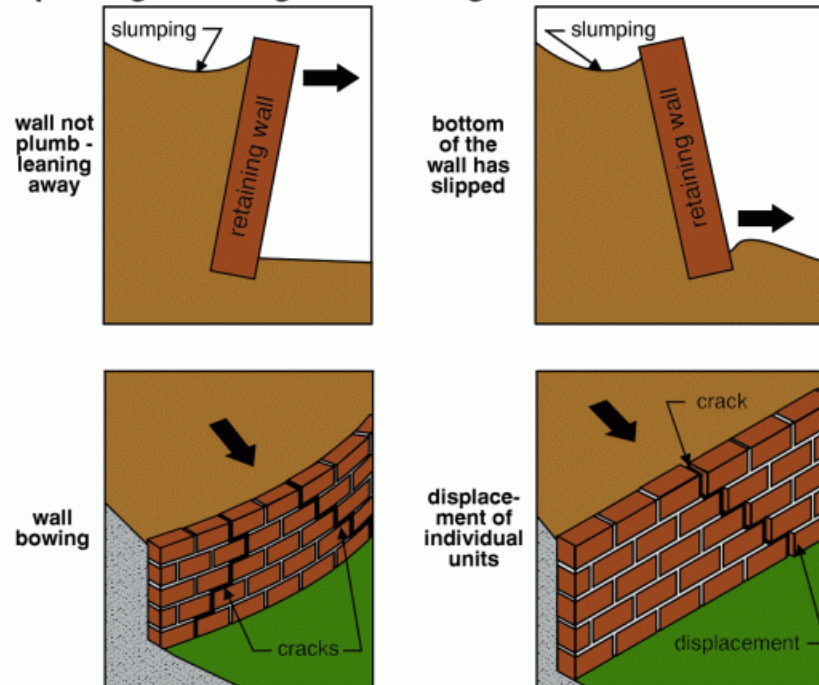
INSULATION

PLUMBING

INTERIOR

REFERENCE

Inspecting retaining walls - things to watch for



3. Leaning

LANDSCAPING \ Fence

Condition: • Leaning

Implication(s): Chance of movement | Damage or physical injury due to falling materials

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ROOFING

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Location: Rear



4. *Leaning*

STRUCTURE

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ROOFING

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INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

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

Exterior wall construction: • Wood frame / Masonry veneer

Roof and ceiling framing: • Not visible

Limitations

General: • This age of home does not have a damp proofed foundation and are more susceptible to dampness within the foundation. There is no way to fully determine if any of this item will occur in the future. It is strongly recommended to maintain and conduct proper water management in older homes.

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

Percent of foundation not visible: • 80 %

ELECTRICAL

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Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

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

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

Distribution panel rating: • [100 Amps](#)

Electrical panel manufacturers: • FPE Stab-Lok

Distribution wire (conductor) material and type:

• [Copper - non-metallic sheathed](#)

Various areas

• [Aluminum - non-metallic sheathed](#)

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

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

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

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 • Amperage, voltage, and impedance measurements

Recommendations

DISTRIBUTION SYSTEM \ Aluminum wiring

Condition: • Aluminum wiring can be an issue in regards to cost and availability of home insurance. Some companies may not insure a home with aluminum wiring unless it is inspected by a licensed master electrical contractor or the Electrical Safety Authority (ESA), and a safety report is provided.

Having all the wiring and its connections inspected prior to waving your inspection condition is strongly recommended to avoid costly items.

Location: First Floor Second Floor

Task: Further evaluation

Time: Immediate

HEATING

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ROOFING

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INTERIOR

REFERENCE

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Luxaire

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Outside - sealed combustion

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

Main fuel shut off at: • Meter

Failure probability: • [High](#)

Air filter: • Disposable

Exhaust pipe (vent connector): • ABS plastic

Fireplace/stove: • [Wood stove](#)

Chimney/vent: • [Metal](#)

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

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

Condensate system: • Discharges into floor drain

Limitations

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Fireplace/wood stove: Consult with your insurance broker, insurance companies may require a W.E.T.T. (Wood Engineered Trained Technician) certificate to insure the home with a wood burning fireplace.

Heat exchanger: • Not visible

Recommendations

FURNACE \ Life expectancy

Condition: • Past life expectancy

Implication(s): Equipment failure | No heat for building

Task: Replace

Time: Unpredictable When necessary

FIREPLACE \ General notes

Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

HEATING

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ROOFING

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INTERIOR

REFERENCE

Location: Basement

Task: Further evaluation

Time: Immediate



5. *Inspect chimney, and sweep, if needed befor...*

COOLING & HEAT PUMP

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ROOFING

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INTERIOR

REFERENCE

Description

Air conditioning type: • Split System

Manufacturer: • Payne

Cooling capacity: • [24,000 BTU/hr](#)

Compressor type: • Electric

Compressor approximate age: • 10 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Medium-High

Temperature difference: • 12° • Suggests performance issues- repair or replacement maybe required.

Air filter: • Disposable

Refrigerant type: • R-22

Condensate system: • Discharges into floor drain

Recommendations

AIR CONDITIONING \ General notes

Condition: • Service air conditioner

Testing of the system revealed a 12 degree difference between supply and return vents. This indicated that the system is not functioning properly and repair or replacement is recommended. Further evaluation by a qualified contractor is required.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Basement

Task: Repair or replace

Cost: Major Depends on work needed

INSULATION AND VENTILATION

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REFERENCE

Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • Not visible

Foundation wall insulation material: • [Plastic/foam board](#)

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • None found

Floor above porch/garage insulation material: • None found

Limitations

Attic inspection performed: • No Attic access, recommend to have the attic space inspected to determine the type, amount and condition of the attic space prior to closing. This will determine the structural affairs of the roof structure.

Recommendations

FOUNDATION \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: Basement Laundry Area Furnace Room

Task: Protect

Time: Immediate



6. Exposed combustible insulation

ROOFING

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INTERIOR

REFERENCE

Description

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

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

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Near Furnace Area

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type: • Tank • Rental

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Direct vent - sealed combustion

Water heater tank capacity: • 189 liters

Water heater approximate age: • 6 years

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [Medium](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Pumps: • None

Floor drain location: • Near heating system

Gas piping: • Steel

Main fuel shut off valve at the: • Exterior • Gas meter

Backwater valve: • Not present

Exterior hose bibb (outdoor faucet): • Present

Limitations

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

INTERIOR

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ROOFING

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Description

General: • The client has forgone the overall interior inspection, as the inspection is a mini package which only cover mechanical system of the inspection.

Limitations

Not included as part of a building inspection: • Security systems and intercoms • Aesthetics or quality of finishes • Floor coverings • Window treatments

Appliances: • Appliances are not inspected as part of a building inspection

Environmental issues are outside the scope of a home inspection: • -NOTE: Buildings built prior to 1986 may contain asbestos materials through out the home such as,Insulation, floor tiles, plaster walls & ceilings etc. It is recommended that if any asbestos type material is found DO NOT DISTURB THE PRODUCT. sample testing is recommended and if renovations are to take place consulting with an environmental contractor prior to is recommended.

END OF REPORT

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