



Home Inspection Report

Prepared exclusively for
The Mills Team



PROPERTY INSPECTED:

**683 West Shore Boulevard
Pickering, ON L1W 3G2**

Date of Inspection: 02/17/2025

Inspection No. 914902-816

INSPECTED BY:

John Macdonald
2384 Yonge Street #1363
Toronto, ON M4P 3J4
john.macdonald@pillartopost.com
(416) 500-9657

INSPECTOR:

John Macdonald
john.macdonald@pillartopost.com

Each office is independently owned and operated

INSPECTION REPORT

1.0 PROPERTY AND SITE

1.1 Site Overview

1.1.1 Snow cover prevented assessment of exterior landscape grading, condition of walkways, driveway, porch, deck and lower portion of foundation wall. Further evaluation required when snow melts exposing noted areas.

2.0 EXTERIOR

2.1 Foundation Surface

☑ Concrete

2.1.1 Unable to assess right side of house due to snow

2.2 Wall Surface

☑ Aluminum siding

☑ Brick

2.2.1 Exterior wall surfaces were inspected from ground level.

2.3 Windows

2.3.1 Monitor / maintain caulking around windows to maintain a weather-resistant seal and prevent water damage to structure and interior finishes.

2.4 Exterior Doors

2.4.1 Monitor / maintain caulking around doors to maintain a weather-resistant seal and prevent water damage to structure and interior finishes.

3.0 ROOFING SYSTEM

3.1 Roofing Inspection Method

☑ Inspected from ground with binoculars / camera zoom.

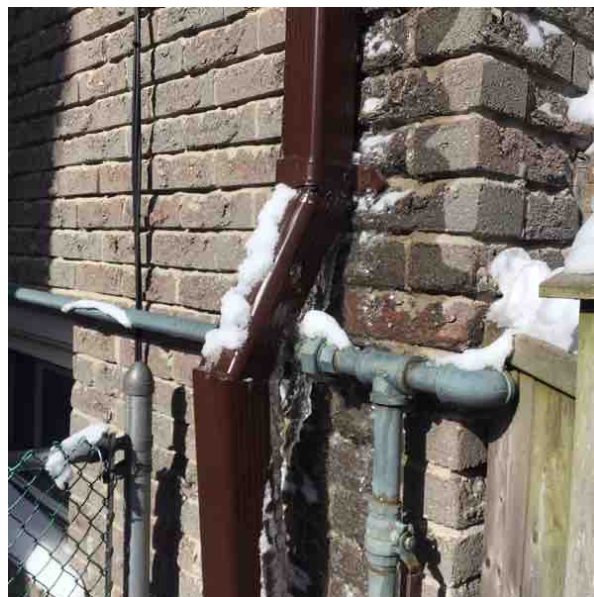
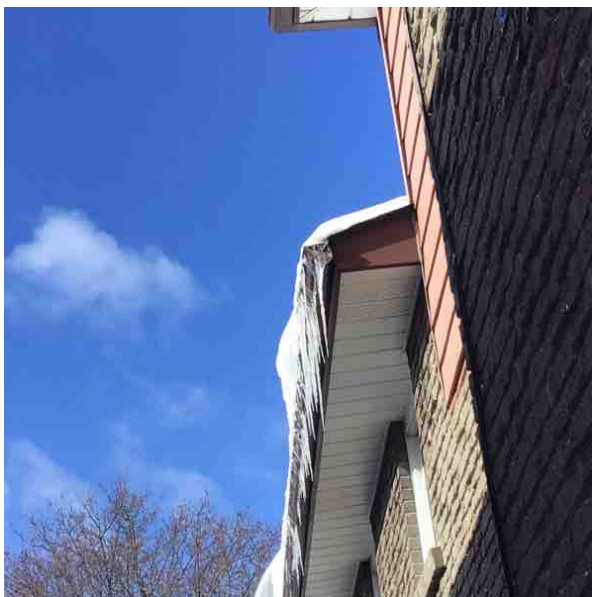
3.2 Sloped Surface(s)

☑ Asphalt shingles

3.2.1 Snow covered roof, unable to inspect components of roof including flashings, chimney, vents etc. at the time of inspection. Roof surfaces (shingles and plywood) replaced 2023 as per seller.

3.3 Roof Drainage

3.3.1 Icicles are a safety concern and ice damming can cause water to damage sheathing and roof structure. As a proactive step consider the Installation of larger gutters, improving ventilation in attic space, installing heating coils and keeping gutters clean and free of debris as this will encourage proper drainage off roof and help prevent ice build up. Cleaning gutters and downspouts is an ongoing maintenance requirement that should be completed twice a year or as required to ensure proper drainage away from wall surface and foundation.

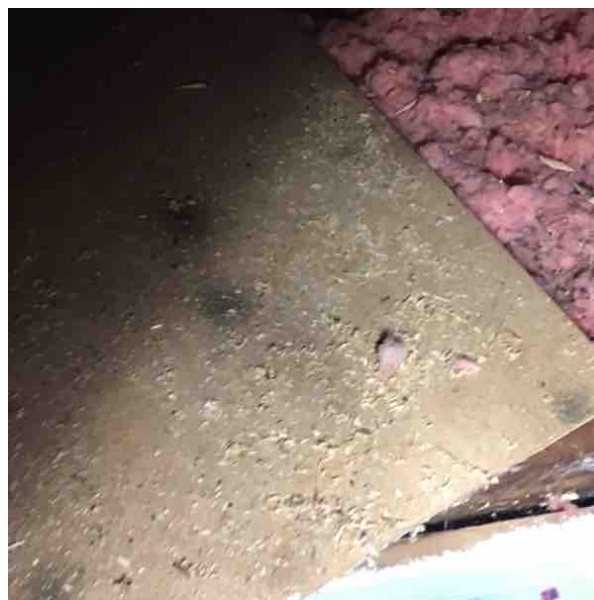


4.0 ATTIC

4.1 Attic Access

- ⊙ Bedroom
- ⊙ Wall Hatch

4.1.1 Recommend insulating and weather stripping attic hatches to prevent warm moist air from entering attic space and causing moisture related damage.



4.2 Insulation

☑ Fiberglass

4.2.1 The insulation in the attic is compressed / uneven. Provide additional insulation or redistribute in the low areas to prevent excessive heat loss / gain and improve energy efficiency.



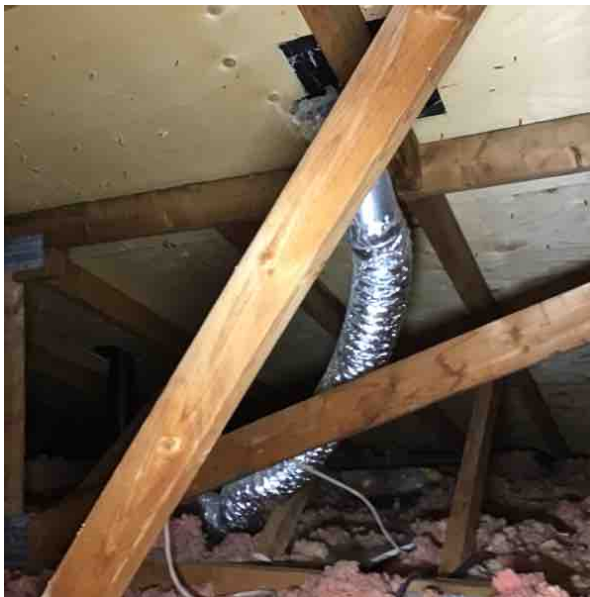
4.3 Ventilation

☑ Roof vents

4.3.1 Ensure baffles are properly installed to ensure proper ventilation and prevent heat / moisture damage to the roofing material(s) and structure.

4.4 Exhaust Duct

4.4.1 The exhaust duct is not insulated (both attics), disconnected / improperly sloped. Correct the installation to include an insulated pipe and ensure a consistent upward slope to prevent condensation build-up and subsequent water related damage to attic components.



5.0 GARAGE / CARPORT

5.1 Garage General Comments

5.1.1 Cracks, gaps, or holes that are present (if any) in the walls or ceiling when owners contents are removed should be sealed for safety purposes. There should be a continuous gas/fire barrier, to prevent the spread of vehicle exhaust and fire into the house.

5.2 Vehicle Door(s)

5.2.1 Garage door was manually operated and opened and closed as intended.

6.0 STRUCTURE**6.1 Foundation**

- ☑ Concrete
- ☑ Concrete block

6.1.1 Foundation is mostly concealed by finished walls preventing full assessment

6.1.2 Finished interior walls were dry at time of inspection when tested with moisture meter

6.2 Floor Structure

- ☑ Wood - dimensional lumber.

6.2.1 Mostly concealed

6.3 Wall Structure

- ☑ Solid masonry

6.3.1 Completely concealed

6.4 Roof Structure

- ☑ Engineered truss
- ☑ Plywood / OSB roof sheathing.

6.4.1 Assessed from hatch opening

7.0 ELECTRICAL SYSTEM**7.1 Service Size**

- ☑ 100 Amps

7.2 Main Disconnect(s)

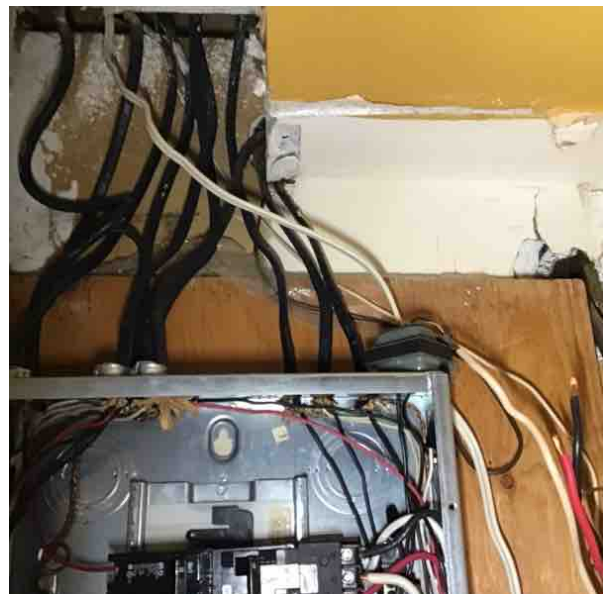
- ☑ The main electrical disconnect is in the basement.
- ☑ Breaker

7.3 Distribution Panel(s)

- ☑ Electrical panel located in basement
- ☑ Breakers

7.3.1 The distribution panel(s) were inspected and no significant deficiencies were observed.

7.3.2 The distribution panel has loose wiring in vicinity of panel and improper pointed panel screws - correct as required for electrical safety.



7.4 Grounding

7.4.1 Further evaluation is required to identify the ground location and ensure proper ground connection is in place.

7.5 Branch Circuit Wiring

- ⊙ Copper wire branch circuits.
- ⊙ Grounded wiring
- ⊙ Metallic sheathed
- ⊙ Non-metallic sheathed

7.5.1 The branch circuit wiring was inspected and no significant deficiencies were observed. Mostly concealed behind walls and ceilings

7.6 Receptacles

- ⊙ Grounded
- ⊙ Three pronged receptacles

7.6.1 All readily accessible receptacles were tested and were installed / functioned as intended unless otherwise noted

7.6.2 Reversed-polarity receptacles should be repaired to for electrical safety.

7.7 Lighting / Ceiling Fan(s)

7.7.1 Ceiling fans were tested on / off and were functional at time of inspection

7.7.2 All readily accessible lights were tested On / Off and were functional at time of inspection unless otherwise noted

7.8 Exhaust Fan(s)

7.8.1 Exhaust fans were tested on / off and were functional at time of inspection

7.9 GFCI Devices

7.9.1 There are GFCIs missing in recommended locations (ie kitchen, laundry area, all bathrooms, exterior of home etc). Recommend having an electrician install GFCI outlets in appropriate locations as required for shock hazard prevention and safety.

7.10 Smoke Alarms

7.10.1 Existing Smoke Alarms and CO Detectors were not tested and functionality was not determined. Recommend testing (consider replacing) all smoke and carbon monoxide alarms when taking possession to ensure that properly functioning and properly-located Smoke / CO protection is in place.

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)**8.1 Thermostat(s)**

8.1.1 Programmable thermostat functioned as intended at time of inspection.

8.2 Energy Source(s)

- ⊙ Shut-off is located at or near the appliance
- ⊙ Electricity
- ⊙ Natural Gas

8.3 AC / Heat Pump System(s)

- ⊙ Central Air Conditioner

8.3.1 A/C unit was not assessed / tested as it was too cold outside / excessive snow cover and HVAC system was operating in heating mode. AC unit is 8 yrs old (2017) as per seller.

8.4 Forced Air Furnace(s)

- ⊙ High Efficiency

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

8.4.2 Request receipt and warranty documentation from seller for furnace manufactured in 2022 (2 yrs old).

8.5 Combustion/Venting

8.5.1 Exhaust pipe is too close to window and should be insulated - correct installation for proper / safe exhaust.



8.6 Filter

☑ Disposable media

8.6.1 Remember to clean or replace the air filters every three months or as required to encourage proper operation of furnace / ac unit.



8.7 Humidifier

8.7.1 A humidifier is present, however the functionality was not determined. Have the unit assessed by an HVAC technician during annual servicing.

9.0 PLUMBING SYSTEM

9.1 Water Main

- ☑ Water main is copper pipe.
- ☑ Main water shut-off valve is in the basement.

9.2 Distribution Piping

- ☑ Interior water supply pipes are copper.
- ☑ PEX

9.2.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

9.3 Drain, Waste, and Vent Piping

- ☑ Plastic
- ☑ Metal plated

9.3.1 The trap configuration under some sinks is a non standard / improper installation (ie. S trap / no venting) but is commonly found in houses of this age. Recommend having a plumber assess to ensure proper drainage and prevent potential sewer gases from entering house.

**9.4 Water Heating Equipment**

- ☑ Storage tank hot water system.
- ☑ Fuel source is natural gas.

9.4.1 The domestic hot water system was inspected and operated.

9.4.2 Determine if this an owned or rental unit - manufactured 2017.

9.5 Hose Bib(s)

9.5.1 The hose bibb was winterized and not operated. The functionality was not determined. Test when weather permits turning on water supply.

9.6 Fixtures / Faucets

9.6.1 All faucets were turned on / off and operated as intended - no leaks at time of inspection

9.7 Sink(s)

9.7.1 No leaks under sinks at time of inspection

9.8 Toilet(s)

- ☑ All toilets tested and functioned as intended at time of inspection.

9.9 Tub(s) / Shower(s)

9.9.1 Maintain caulking in all corners, edges and outside along floor edge to prevent water damage to the structure and finishes in the areas below and around the bathroom. The jetted tub functions were not tested. Recommend having a plumber assess all jets, seals and pumps to ensure in proper working order and to ensure there are no leaks present before first use. Caulk and seal around controls and tub spout to prevent potential water damage behind tiles and wall.

9.10 Floor drain

- ☑ A floor drain is located in the utility room.

9.10.1 Standing water visible in drain at time of inspection- functioning as intended.

10.0 INTERIOR

10.1 Walls / Ceilings

10.1.1 Anticipate cosmetic repairs and improvements to walls and ceilings when / if repainting house. In older homes the ceiling swirl/popcorn finishes may or may not have been installed with materials that contain asbestos. If you have concerns, an additional assessment by an environmental specialist can be completed for peace of mind.

10.2 Windows

10.2.1 All readily accessible windows were opened / closed and functioned as intended at time of inspection

10.3 Doors

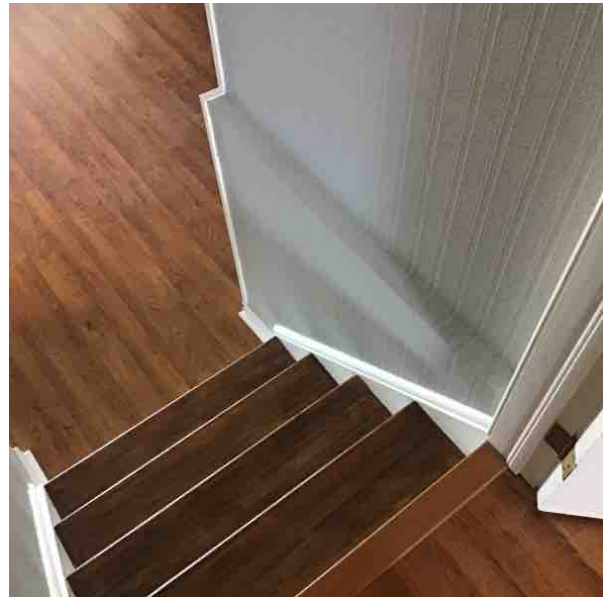
10.3.1 All readily accessible doors were opened / closed and functioned as intended at time of inspection

10.4 Entrance Door(s)

10.4.1 The entrance doors were operated and functioned as intended.

10.5 Stairs / Railings / Guardrails

10.5.1 Advise caution as the handrails do not return into walls at the ends - consider improving the installation and install a handrail on steps to lower level for fall hazard prevention and safety.

**11.0 FIREPLACE(S)**

11.1 Fireplace General Comments

11.1.1 The gas fireplaces were operated and functioned as intended. Annual servicing by a fireplace specialist is recommended to evaluate the functionality and safety of the entire system.



12.0 APPLIANCES

12.1 Refrigerator

12.1.1 The refrigerator(s) were operated for primary function and worked as intended.

12.2 Ranges / Ovens / Cooktops

12.2.1 The range(s), oven(s) and cooktop(s) were operated for primary function and worked as intended.

12.3 Range Hood

12.3.1 The range hood(s) were operated for primary function and worked as intended.

12.4 Dishwasher

☉ Built-in

12.4.1 The dishwasher(s) were operated for primary function and worked as intended.

12.5 Clothes Washer

☉ Front loader

12.5.1 The clothes washer(s) were operated for primary function and worked as intended.

12.6 Clothes Dryer

12.6.1 The clothes dryer was operated for primary function and worked as intended.