PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Shannon Moroney

PROPERTY INSPECTED:

81 Armadale Avenue
Toronto, ON M6S 3W9

Date of Inspection: 02/24/2026

Inspection No. 141168-1803

COMPANY:

2295504 Ontario Inc.

A Pillar To Post Authorized Franchise

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INSPECTOR:

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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.

4.0 ROOFING SYSTEM

4.2 Sloped Surface(s)

4.2.4 Asphalt shingles are premium quality, estimated to be around 15 - 20 years old, middle of life cycle and in good condition.
Typical life expectancy is 25+ years.

5.0 ATTIC

5.2 Attic General Comments

5.2.2 Unable to access the attic as the hatch is inside the hallway closet and unable to get a ladder inside. Recommend to improve access.
Advised by the homeowner, the attic has been spray foam and has high levels of fibreglass insulation.

7.0 STRUCTURE

7.2 Foundation

7.2.3 Block foundation had mainly normal moisture readings, with elevated & high readings (on the block in 2 areas),no signs of seepage, nor efflorescence stains, and is in satisfactory condition.

8.0 ELECTRICAL SYSTEM

8.6 Distribution Panel(s)

8.6.2 200 amp Distribution panel has room for expansion, has breakers, grounded copper wiring, showing no scorching or burn marks, professionally installed and is in satisfactory condition.

8.7 Sub-Panel(s)

8.7.2 40 amp Sub panel (Garage), has breakers, copper wiring and is in satisfactory condition.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.3 AC / Heat Pump System(s)

9.3.3 Mitsubishi Heat Pump / AC unit has an estimated 1.5 ton cooling, over 20 years old, has exceeded typical life cycle and is in satisfactory condition.
Typical life expectancy is around 15 years.
While additional years may remain, recommend to service annually and to budget for replacement.

9.4 Electric Heating System(s)

9.4.2 Electric plug-in heaters were present in the rear as tested, the units were functional.

9.5 Boiler

9.5.2 Navien natural gas fired combo boiler has 199,900 BTU / Hr Input, is 5 years old, beginning of life cycle and is in satisfactory condition.
Typical life expectancy is around 20 years.
*advised by homeowner it was installed in 2025.

10.0 PLUMBING SYSTEM

10.3 Water Main

10.3.2 Estimated 3/4” Copper supply line to the meter, is located in basement corner (floor cabinet)
*Main shutoff for all water throughout the home is the flat yellow handle. Be sure to keep clear access in case of internal water emergencies.

10.6 Water Heating Equipment

10.6.3 Navien combo tankless hot water on demand system has 199,000 BTU / Hr Input, is 5 years old, beginning of life cycle and was functional.
Typical life expectancy is around 20 years.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 A visual maintenance inspection was conducted today. This is not an exhaustive, detailed inspection but rather a general inspection on the key maintenance items; roof, chimney, exterior, windows, landscaping, mechanicals such as hot water tank, furnace and air conditioning. All observations are based on what was visual at the time of inspection. This inspection is not a warranty or guarantee and it should be noted that conditions can quickly change in a short period of time.
No warranty, guarantee or insurance by Pillar to Post is expressed or implied. The report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas accessible at the time of inspection. No destructive testing or dismantling of components is performed.
Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

1.2 Scope of Inspection

1.2.1 A visual property inspection is a reasonable effort to disclose the condition of the property on the day and time of the inspection. The inspection is only "visual" and not forensic.
The Home Inspection is NOT a building code compliance inspection.
Various construction codes are revised and changed regularly. Components that require repair or alteration may require replacement and/or upgrading to meet current building, gas or electrical code installation requirements and may have associated costs.

1.2.2 You are advised to seek 2 professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report.
We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

1.2.3 Today's inspection has been conducted in accordance to the CSA Standards of Practice. Please refer to the CSA Standards included in your inspection binder for full Scope and code of ethics.

1.3 Approximate Year Built

1.3.1 The home is estimated to be built over 80 years ago.

1.4 Inspection / Site Conditions

- Sunny

1.4.1 Temperature: -6 degrees

2.0 PROPERTY AND SITE

2.1 Limitations

- Snow

2.2 Landscape / Grading

2.2.1 The general landscape such as grading and surface water drainage was inspected.

2.2.2 When trying to minimize basement leakage, it is always best to be proactive and slope grades away from the house. Maintain positive slope away from the house.

2.2.3 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

2.2.4 Best to be proactive and slope grades away from the house. Maintain positive slope away from the house.

2.3 Walkway(s)

- Pavers

2.3.1 The walkway(s) were inspected and no significant deficiencies were observed.

2.4 Driveway(s)

- Concrete

2.4.1 Driveway(s) were inspected.

2.5 Retaining Wall(s)

- Stone

2.5.1 The retaining wall(s) were inspected.

3.0 EXTERIOR

3.1 Limitations

- Snow cover limited the inspection of the deck.

3.2 Exterior General Comments

3.2.1 Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 5 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts the discharge and drains or trees that carry or divert water away from the foundation.
Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way the surface water is managed. Standing puddles near the house, or foundation are to be avoided.
We are not exterior experts. Feel free to hire an exterior contractor prior to closing.

3.3 Foundation Surface

- Block

3.3.1 The foundation surfaces were inspected and no significant deficiencies were observed, unless otherwise stated.

3.4 Wall Surface

- Brick
- Stone Veneer

3.4.1 The wall surfaces were inspected and no significant deficiencies were observed, unless otherwise stated.

3.5 Eaves / Fascia / Soffit

- Aluminium

3.5.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed, unless otherwise stated.

3.6 Windows

- Aluminium
- Thermal
- Vinyl
- Wood

3.6.1 Representative number Inspected

3.6.2 While most are updated a couple of concerns were noted with the older ones, an abbreviated list would be;
Some of the windows have caulking that is cracked, deteriorated or missing.
Wood frames show peeling / deteriorated paint
Screen fall off (at rear)
Aged windows offer low thermal values, single pane, wood / aluminum frame and while serviceable, recommend to consider budgeting for replacement.
Recommend a handyman or qualified contractor update / repair.

3.7 Exterior Doors

- Metal

3.7.1 The doors were inspected and no significant deficiencies were observed, unless otherwise stated.

3.8 Porch(es)

- Brick
- Concrete

3.8.1 The porch(es) were inspected and no significant deficiencies were observed, unless otherwise stated.

3.8.2 Small gap noted between the foundation wall and the front porch. While no immediate improvement is required, recommend a qualified contractor fill-in.

3.9 Deck(s)

- Pavers
- Wood

3.9.1 The deck(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

3.9.2 Wood walkout to the deck is showing age, minor deterioration, has exposed wood and in need of some maintenance. Recommend a handyman or qualified contractor update / repair.

3.9.3 The pavers area was snow covered.

4.0 ROOFING SYSTEM

4.1 Roofing Inspection Method

- Binoculars / Ground Level
- Drone

4.1.1 Visually Inspected

4.2 Sloped Surface(s)

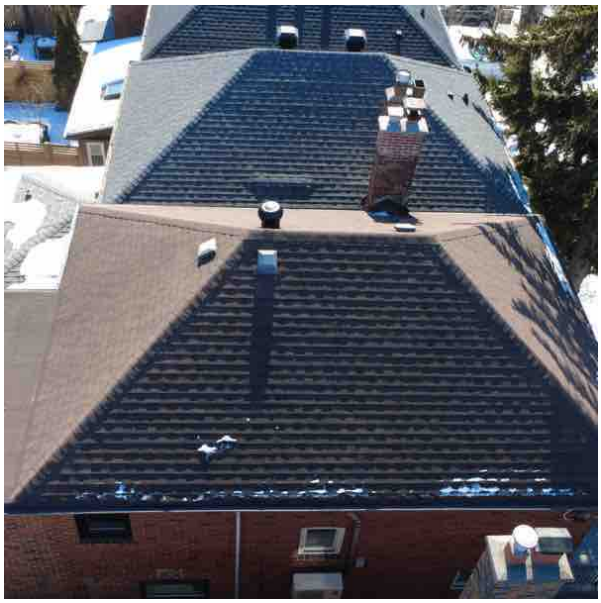
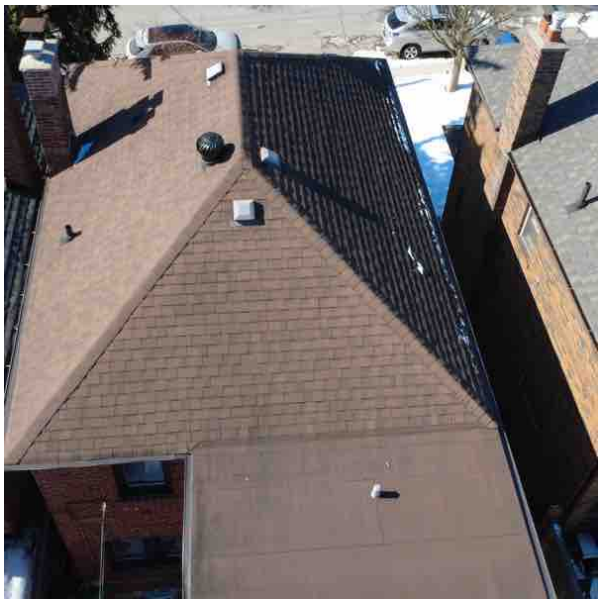
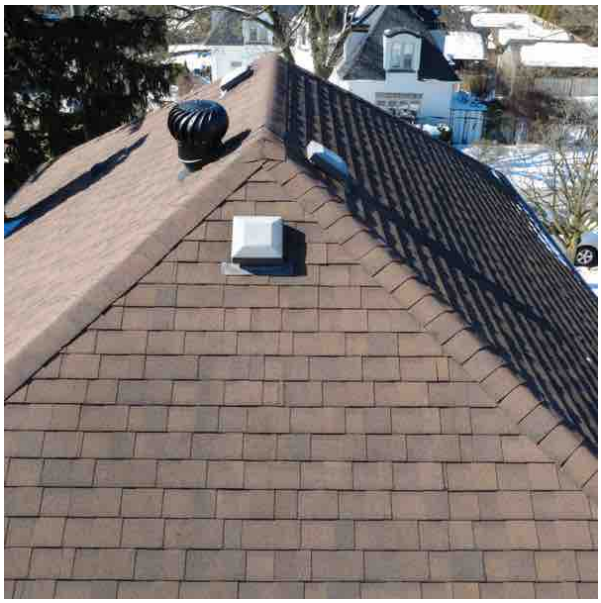
- Asphalt shingles

4.2.1 The sloped surfaces were inspected and no significant deficiencies were observed, unless otherwise stated.

4.2.2 We do our best to inspect the roof within the time frame allotted. We inspect the roof covering, drainage systems, the flashing, the chimney, skylights and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufactures specifications or construction codes.
It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond our scope of inspection.
We are not professional roofers. Feel free to hire one prior to closing. It is recommended to have a qualified roofer review all components and will provide greater detail and potential warranty on their service, prior to closing.

4.2.3 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. It is recommended a qualified roofer review all roofing components.

4.2.4 **Asphalt shingles are premium quality, estimated to be around 15 - 20 years old, middle of life cycle and in good condition.**
Typical life expectancy is 25+ years.

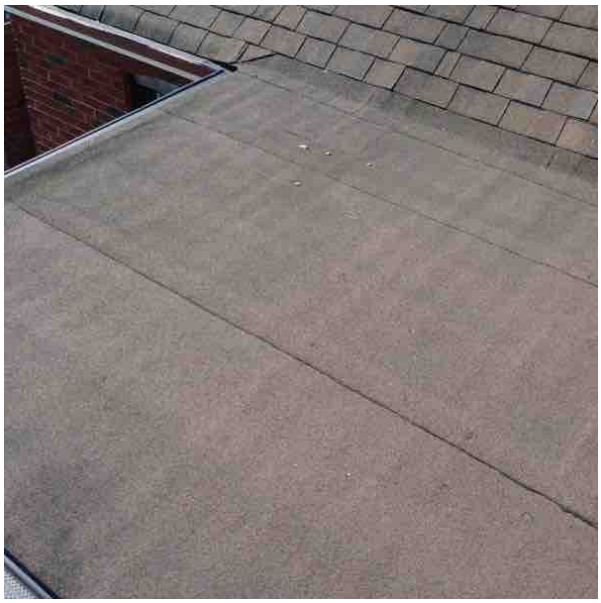
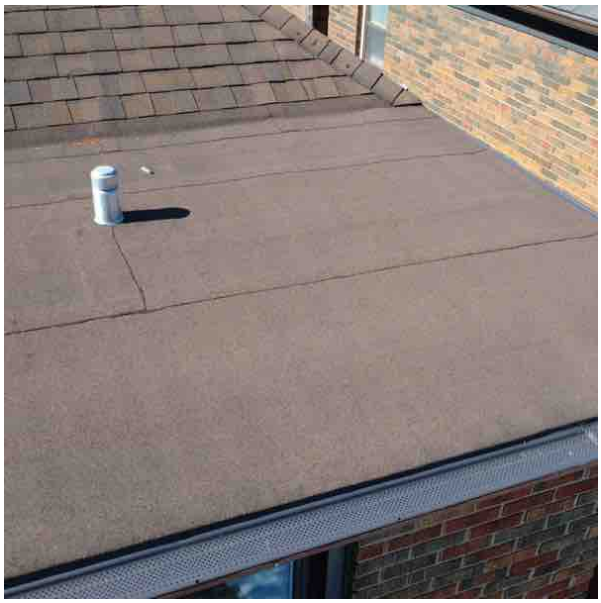

4.3 Flat Surface(s)

- Membrane

4.3.1 The flat surfaces were inspected and no significant deficiencies were observed, unless otherwise stated.

4.3.2 The flat roof membrane is estimated to be 5 years or less, beginning of life cycle and in satisfactory condition.
Typical life expectancy is 15 - 20 years.



4.4 Flashings

- Chimney
- Plumbing stack

4.4.1 The flashings were inspected and no significant deficiencies were observed, unless otherwise stated.

4.5 Roof Drainage

- Above Ground
- Aluminum

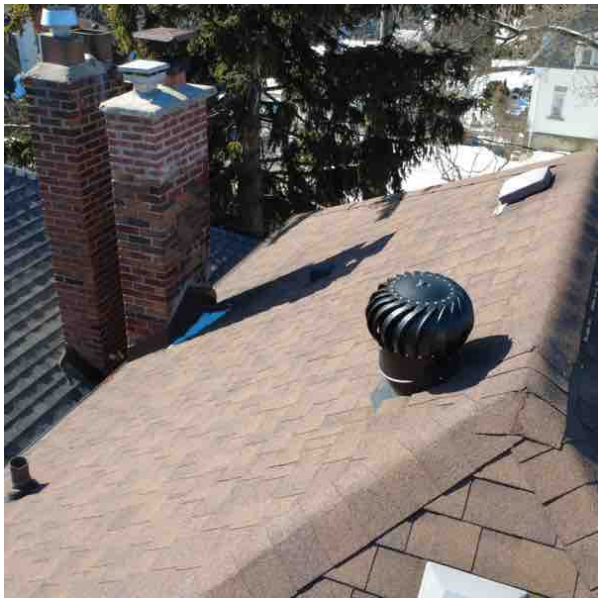
4.5.1 Roof Drainage Inspected

4.6 Chimney(s)

- Masonry

4.6.1 Chimney(s) inspected

4.6.2 The chimney appears to have some recent work (rebuilt) and is in satisfactory condition.



5.0 ATTIC

5.1 Limitations

- Limited Access
- Unable to gain access to the attic at the time of inspection.

5.2 Attic General Comments

5.2.1 Not Inspected

5.2.2 **Unable to access the attic as the hatch is inside the hallway closet and unable to get a ladder inside. Recommend to improve access.**
Advised by the homeowner, the attic has been spray foam and has high levels of fibreglass insulation.

5.3 Attic Access

- Ceiling Hatch
- Hallway closet

5.3.1 Attic access is via the hallway closet. Unable to access it as it is very narrow and difficult to get to the hatch.
Recommend improving accessibility to allow access.

6.0 GARAGE / CARPORT

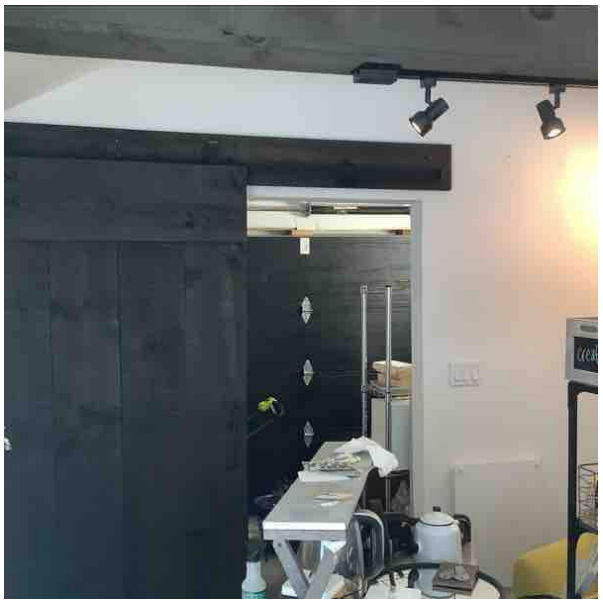
6.1 **Limitations**

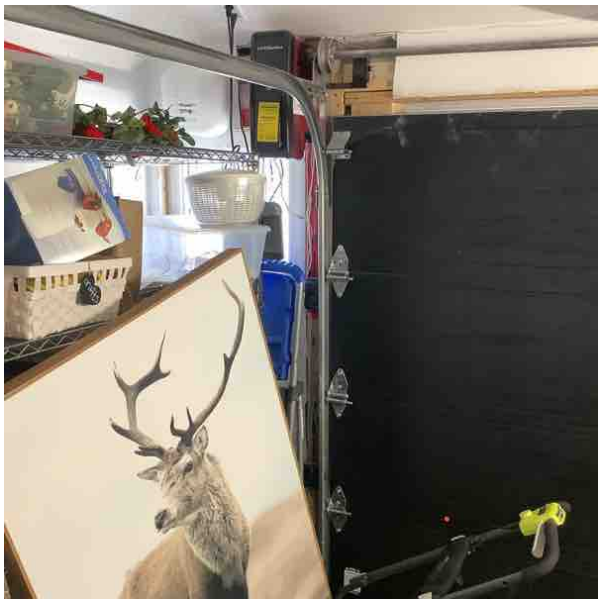
- Partially Concealed
- Storage Items

6.2 **Garage General Comments**

6.2.1 Inspected

6.2.2 Garage General Photos.





7.0 STRUCTURE

7.1 Limitations

- Concealed
- Drywall
- Finished Basement
- Partially Concealed

7.2 Foundation

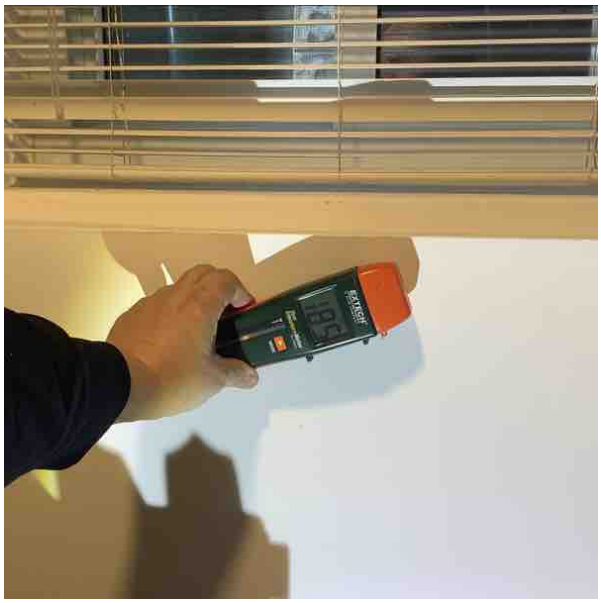
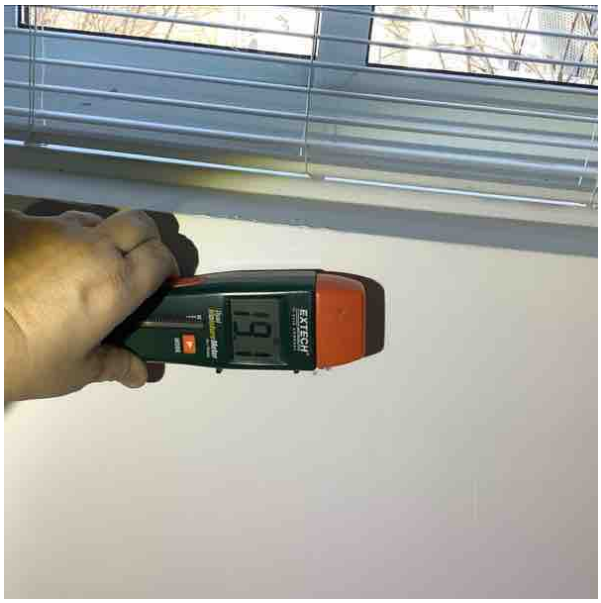
- Concrete block

7.2.1 The foundation was inspected and no signiciant deficiencies were observed, unless otherwise stated.

7.2.2 Almost every basement leaks under the right conditions. Based on a one time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during the inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters & downspouts, and ground sloping towards the house often cause basement leakage problems.
What to do if your basement leaks:
1. Ensure gutters and downspouts carry roof run-off away from home
2. If problems persist, slope the ground (including walkways, patio and driveways) to direct water away from the home.
3. If the problem is not resolved and the foundation is poured concrete, seal and leaking cracks and form-tie holes from the inside.
4. As a last resort, damnproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile (warning high cost).

7.2.3 **Block foundation had mainly normal moisture readings, with elevated & high readings (on the block in 2 areas),no signs of seepage, nor efflorescence stains, and is in satisfactory condition.**



7.2.4 The two areas which had elevated/high moisture readings were underneath the electrical panel and in the utility room. All other areas tested, had normal moisture readings.

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

7.2.6 Foundation is mostly concealed by finished walls preventing full assessment.

7.3 Support - Post / Beam / Column

7.3.1 Inspected

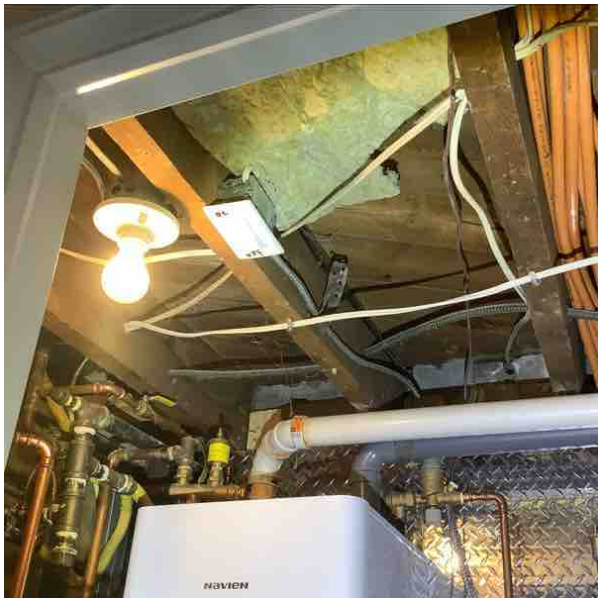
7.3.2 Beams and posts were concealed behind finished materials.

7.4 Floor Structure

Wood - dimensional lumber.

7.4.1 The floor structure was inspected and no significant deficiencies were observed, unless otherwise stated.

7.4.2 Solid wood floor joists were visible in the basement utility room.



7.5 Wall Structure

Solid masonry

7.5.1 The wall structure was inspected and no significant deficiencies were observed, unless otherwise stated.

8.0 ELECTRICAL SYSTEM

8.1 Limitations

Room for Expansion

8.2 Electrical General Comments

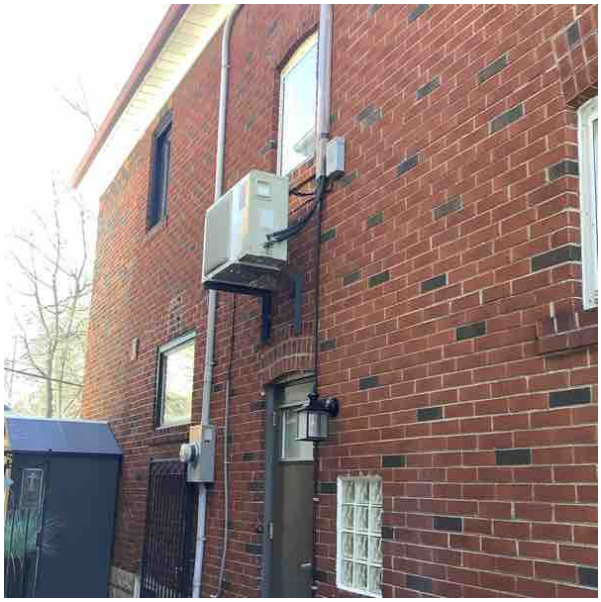
8.2.1 If we feel that is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and overcurrent protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Receptacles already in use with plugged in items are not inspected. Receptacles with poor access due to storage items or furniture are not inspected. Therefore it is essential that any recommendations that we make for correction should be completed before closing.
As we are not certified electricians, it is recommended to hire an ESA certified electrician prior to closing. An electrician could reveal other problems or recommend additional repairs upon further investigation.

8.3 Service Entrance

- Electrical service to home is by overhead cables.

8.3.1 The service entrance was inspected and no significant deficiencies were observed, unless otherwise stated.

8.3.2 Overhead service entrance cables to a meter located outside at NW corner.



8.4 Service Size

- 200 Amps

8.4.1 The service size was inspected and no significant deficiencies were observed, unless otherwise stated.

8.5 Main Disconnect(s)

- The main electrical disconnect is in the basement.
- Breaker
- Side of Panel

8.5.1 The main disconnect(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

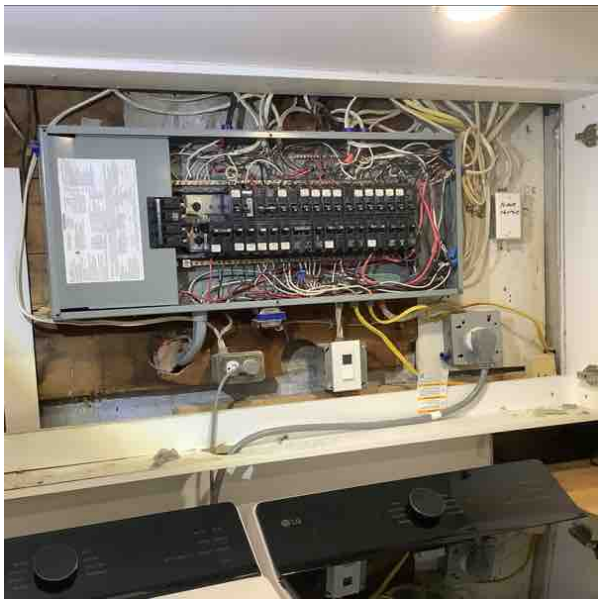
8.5.2 The main disconnect for the electricity going into the distribution panel, is the 200 amp breaker, located at the side of the panel.

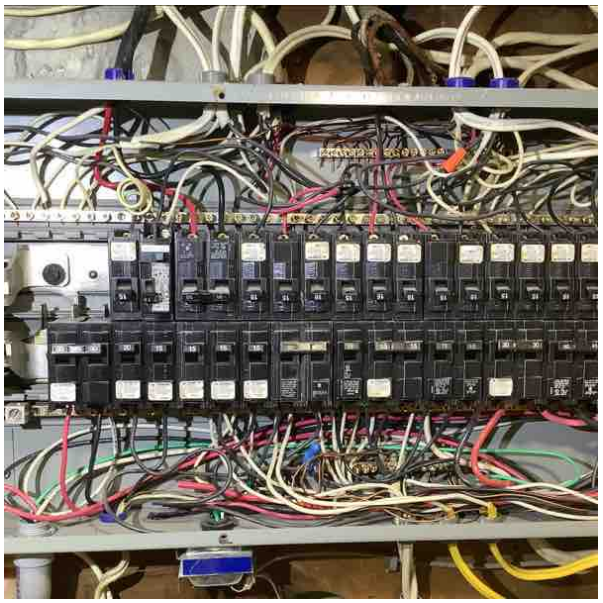
8.6 Distribution Panel(s)

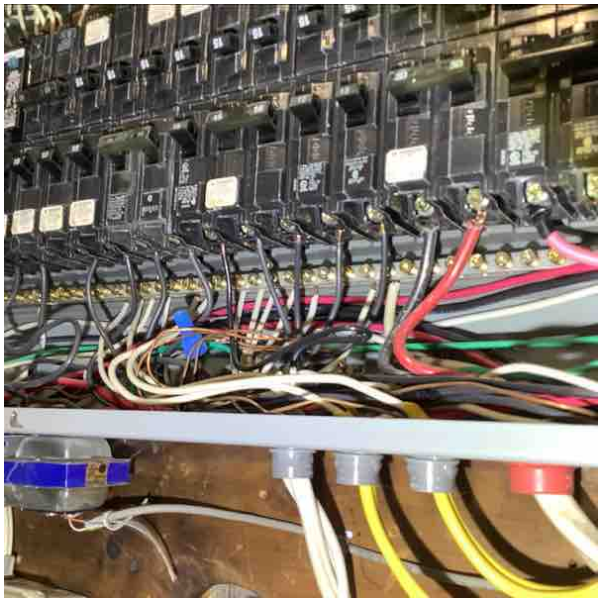
- Electrical panel located in basement
- Breakers

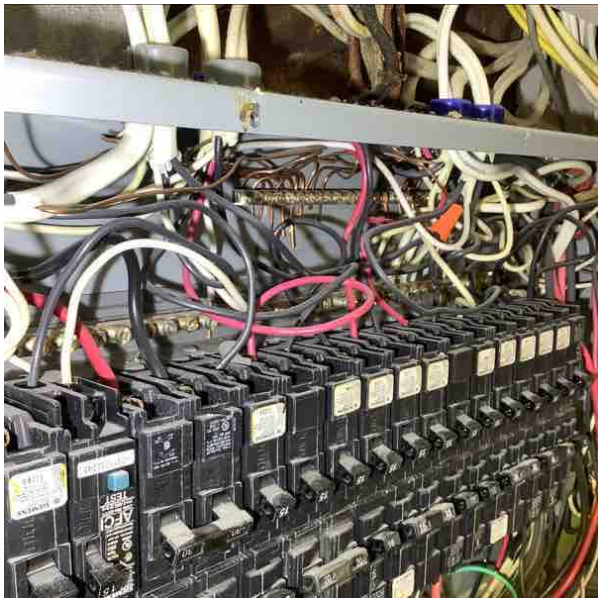
8.6.1 The distribution panel(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

8.6.2 **200 amp Distribution panel has room for expansion, has breakers, grounded copper wiring, showing no scorching or burn marks, professionally installed and is in satisfactory condition.**







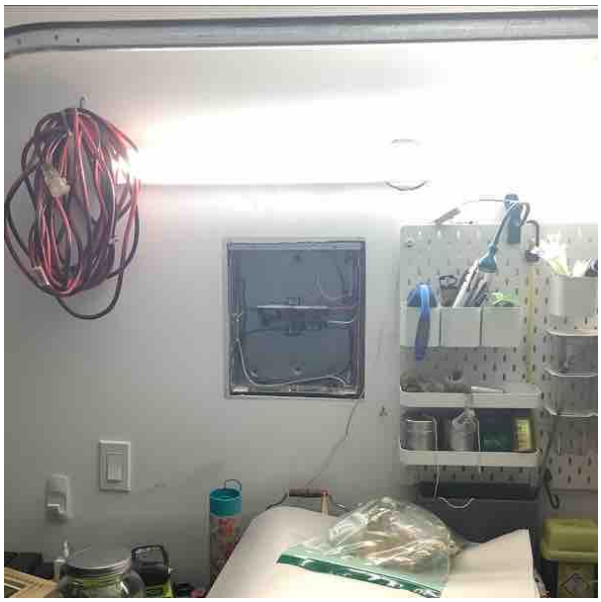


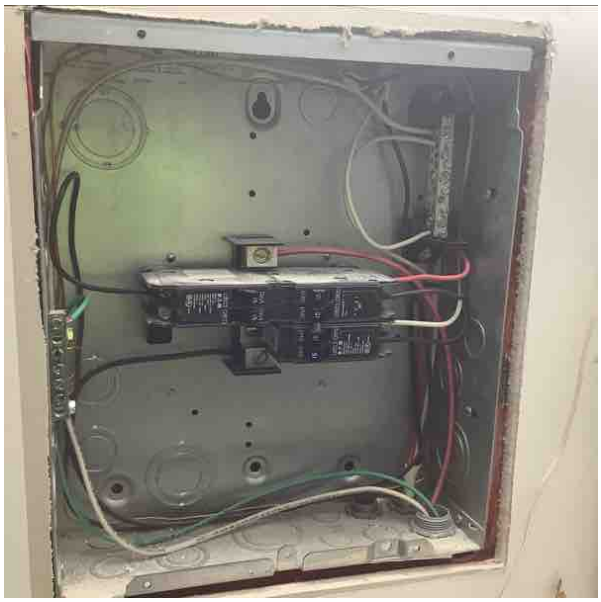
8.7 Sub-Panel(s)

- Breakers
- Electrical sub-panel located in garage

8.7.1 The sub-panel(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

8.7.2 **40 amp Sub panel (Garage), has breakers, copper wiring and is in satisfactory condition.**



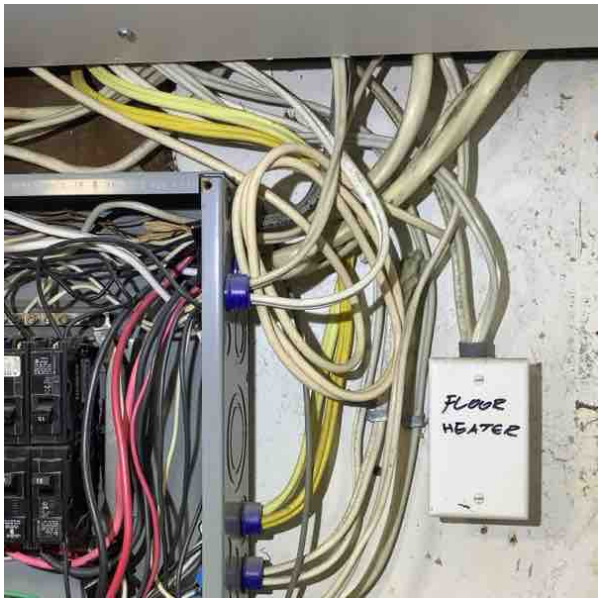


8.8 Branch Circuit Wiring

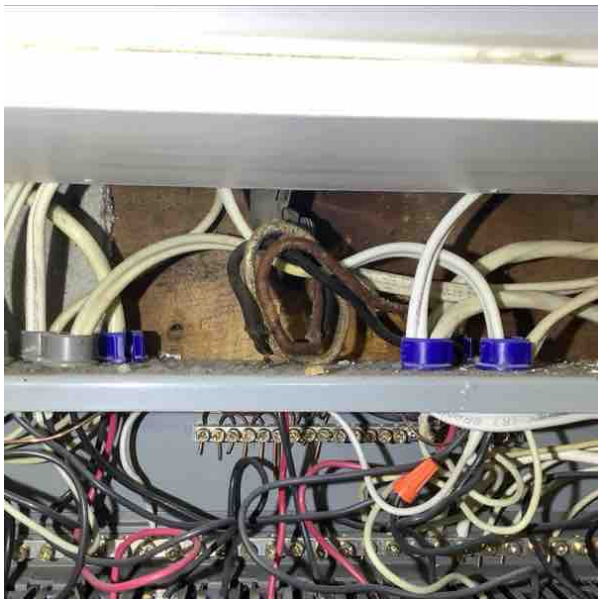
- Copper wire branch circuits.
- Grounded wiring

8.8.1 The branch circuit wiring was inspected and no significant deficiencies were observed, unless otherwise stated.

8.8.2 Nylon sheathed grounded copper wiring was visible around the panel.



8.8.3 Older cloth sheathed wiring was present (above the panel), but didn't appear to be active. If not in use, recommend removal or to secure inside a junction box (for safety).



8.9 Receptacles

- Grounded
- Three pronged receptacles

8.9.1 Representative Number Tested

8.9.2 Where is polarity found in the basement bedroom receptacles. Recommend a handyman or qualified contractor repair.

8.10 Lighting / Ceiling Fan(s)

8.10.1 A representative number of the lighting / ceiling fan(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

8.10.2 Representative number tested

8.11 GFCI Devices

- Bathroom(s)

8.11.1 GFCI receptacles were not present in all locations. It is recommended to have a GFCI receptacle anywhere within arms reach of a water source. (Ex. bathrooms, kitchen, exterior, etc.).
Recommend a qualified electrician or handyman install for improved electrical safety.

8.12 AFCI Devices

- ☑ Panel(s)

8.12.1 The AFCI devices were inspected

8.13 Smoke Alarms

8.13.1 Present

8.13.2 The smoke alarms were inspected

8.13.3 Smoke alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

8.14 Carbon Monoxide Alarms

8.14.1 The carbon monoxide alarms were inspected

8.14.2 Present

8.14.3 Carbon monoxide alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing carbon monoxide alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Thermostat(s)

- ☑ Programmable

9.1.1 The thermostat(s) were operated for primary function and worked as intended, unless otherwise stated.

9.1.2 Programable thermostat is located on the dining room wall.

9.2 Energy Source(s)

- ☑ Natural Gas

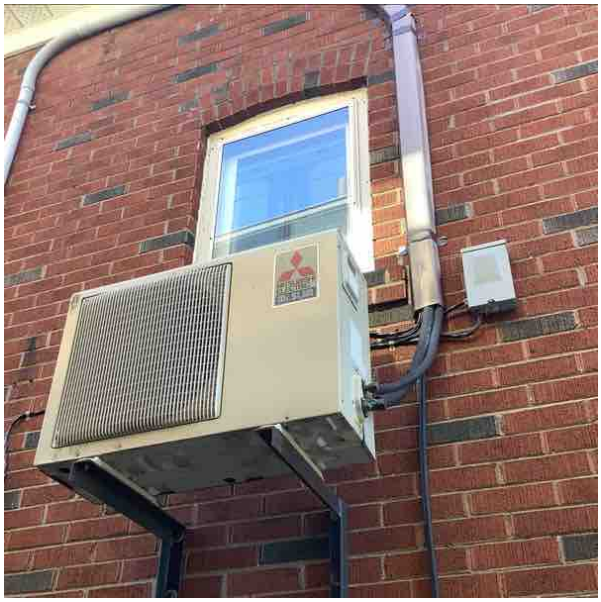
9.3 AC / Heat Pump System(s)

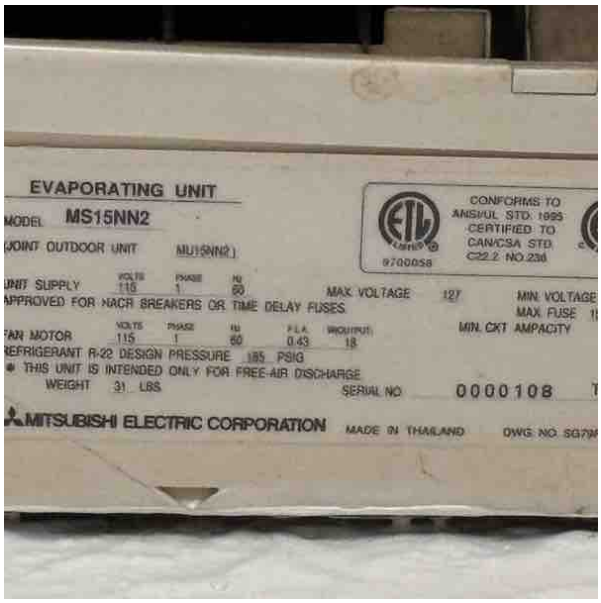
- ☑ Air Conditioning System
- ☑ Heat Pump System
- ☑ Ductless Split System Air Conditioner

9.3.1 AC unit / Heat Pump Inspected

9.3.2 For protection / insurance/ piece of mind, recommend a HIP (Home Insurance program) with the supplier as additional protection. These plans can include annual servicing/ maintenance of furnace, AC and even plumbing.
What Are Protection and Maintenance Plans?
A protection plan is like insurance for your furnace, air conditioner or boiler. The plan covers parts and labour costs for any necessary HVAC equipment repairs.

9.3.3 **Mitsubishi Heat Pump / AC unit has an estimated 1.5 ton cooling, over 20 years old, has exceeded typical life cycle and is in satisfactory condition.**
Typical life expectancy is around 15 years.
While additional years may remain, recommend to service annually and to budget for replacement.





9.3.4 While it may be functional, recommend a HVAC technician service the unit annually to maintain performance and prolong service life.

9.3.5 Outdoor temperature prevented adequate testing of the system.

9.3.6 The data plate outside was faded, and unable to clearly read. The inside data plate was able to read.

9.4 Electric Heating System(s)

☑ Radiant

9.4.1 Representative number of the electrical heating system(s) were operated for primary function and worked as intended.

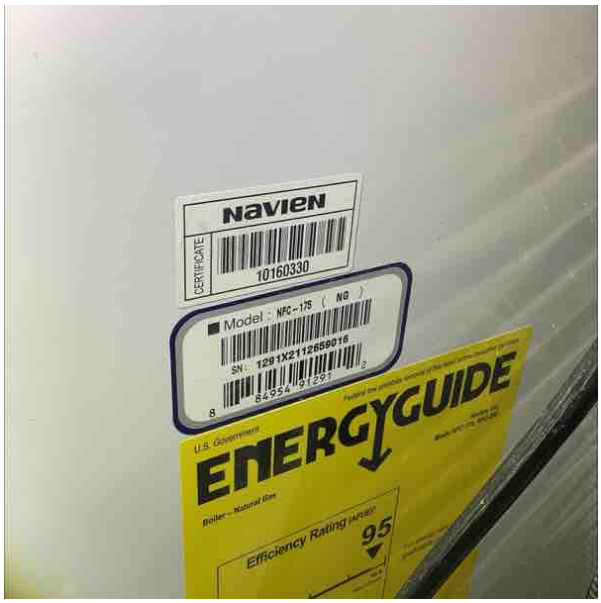
9.4.2 **Electric plug-in heaters were present in the rear as tested, the units were functional.**

9.5 Boiler

- ☑ High efficiency
- ☑ Tankless

9.5.1 The boiler(s) were operated for primary function and worked as intended.

9.5.2 **Navien natural gas fired combo boiler has 199,900 BTU / Hr Input, is 5 years old, beginning of life cycle and is in satisfactory condition.**
Typical life expectancy is around 20 years.
***advised by homeowner it was installed in 2025.**

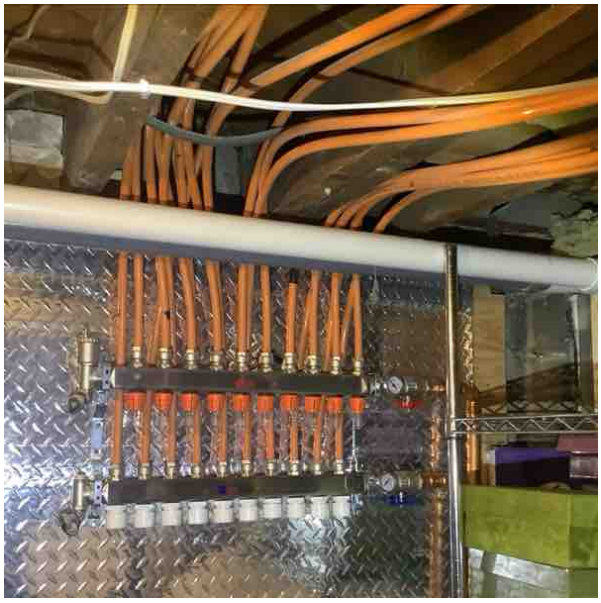


9.6 Distribution System(s)

- Hot water radiant piping

9.6.1 The distribution system(s) were inspected and no significant deficiencies were observed.

9.6.2 1/2” RadiantPert brand Pex piping distributes the hot water to the radiators.



9.6.3 Some radiant heating is used on the bathroom floors. As tested they were functional.

9.7 Natural Gas Piping

- ✓ Hardflex
- ✓ Iron Pipe

9.7.1 The natural gas piping was inspected and no significant deficiencies were observed.

10.0 PLUMBING SYSTEM

10.1 Limitations

- △ The exterior hose bibs could not be operated as they are winterized.

10.2 Plumbing General Comments

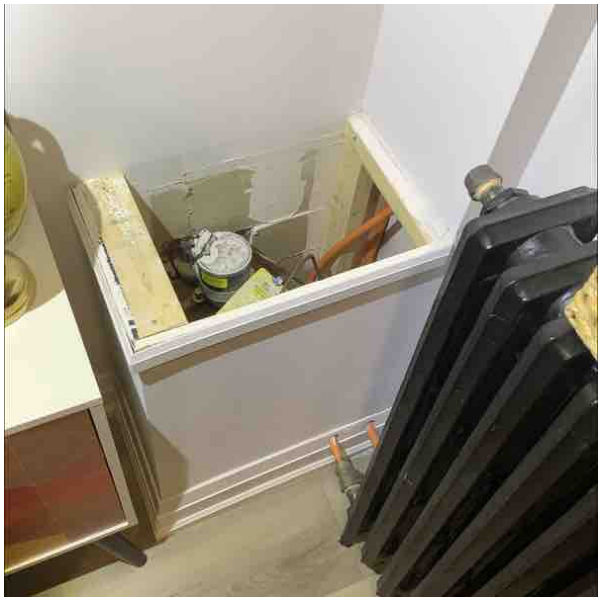
10.2.1 Most bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at most (if not all) fixtures. Readily visible water supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. He simply look for active leaks, which is quite limited by our short time in the property.
As we are not professional plumbers, feel free to hire one prior to closing.

10.3 Water Main

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

10.3.1 Inspected the visible portion of the house water main.

10.3.2 **Estimated 3/4" Copper supply line to the meter, is located in basement corner (floor cabinet) *Main shutoff for all water throughout the home is the flat yellow handle. Be sure to keep clear access in case of internal water emergencies.**



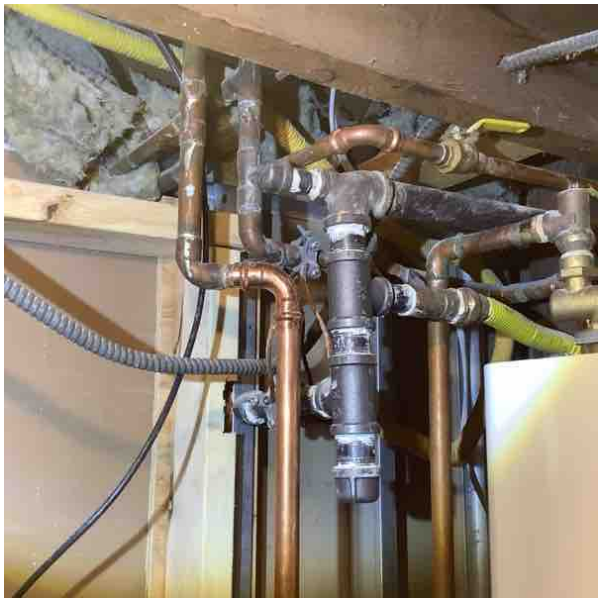
10.4 Distribution Piping

- Interior water supply pipes are copper.

10.4.1 The visible portions of the water distribution piping was inspected.

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

10.4.3 Copper piping was visible in utility room.

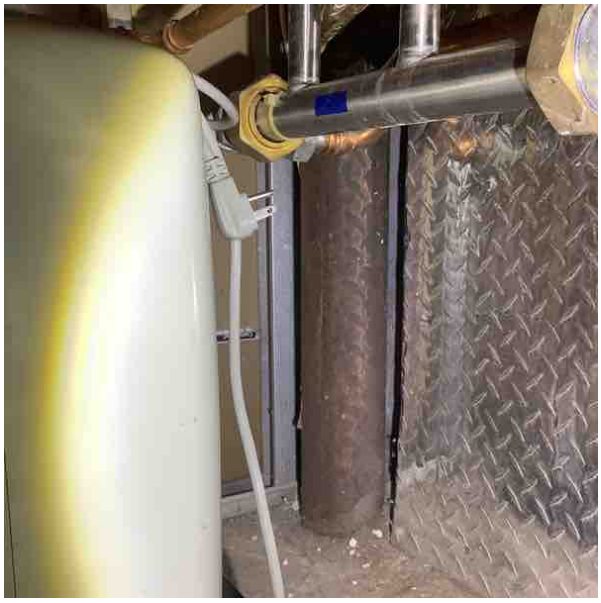


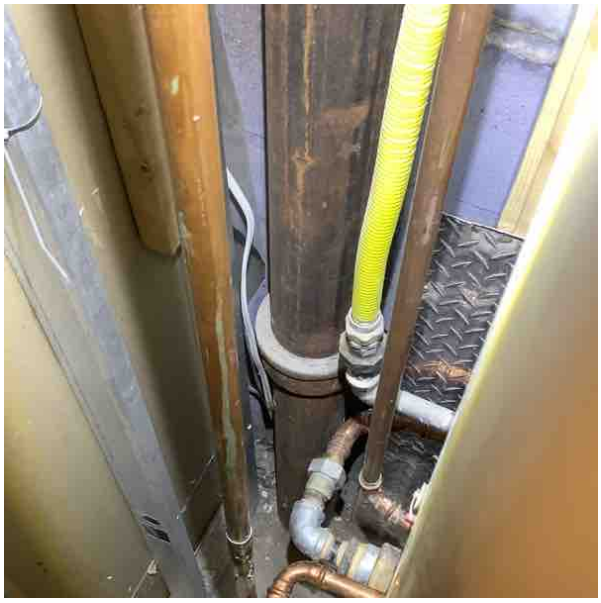
10.5 Drain, Waste, and Vent Piping

- Cast iron

10.5.1 The drain, waste and vent piping was inspected and no signiciant deficiencies were observed.

10.5.2 Cast iron piping was visible in the basement utility room.





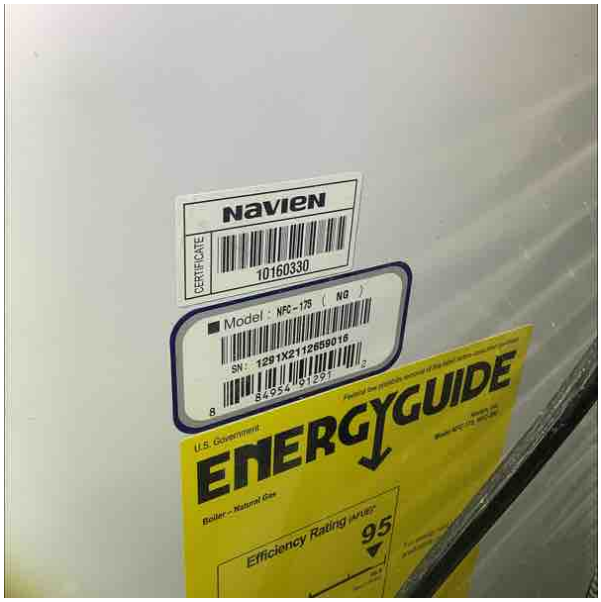
10.6 Water Heating Equipment

- On-demand hot water system (tankless).
- Fuel source is natural gas.
- Water heater is located in the basement

10.6.1 The domestic hot water system was inspected and operated.

10.6.2 The water heating equipment was inspected and no signiciant deficiencies were observed.

10.6.3 **Navien combo tankless hot water on demand system has 199,000 BTU / Hr Input, is 5 years old, beginning of life cycle and was functional.**
Typical life expectancy is around 20 years.

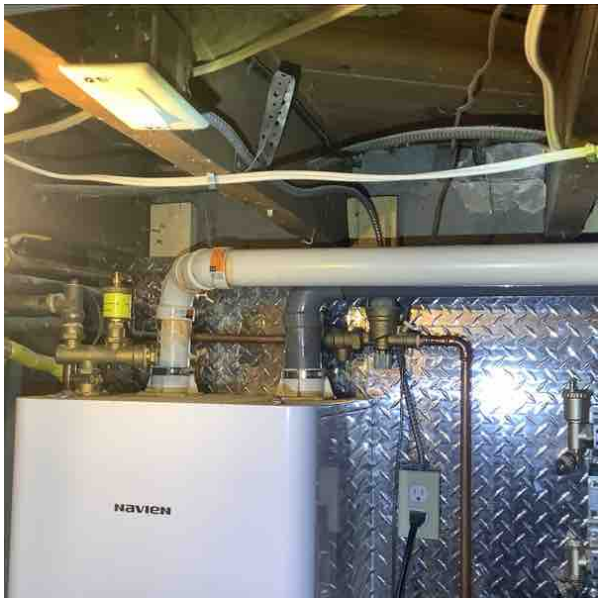


10.7 Water Heater Venting

- Power vented

10.7.1 The water heater venting was inspected and no signiciant deficiencies were observed.

10.7.2 Power vented to the exterior.



10.8 Hose Bib(s)

10.8.1 The exterior hose bibs were inspected but not operated.

10.8.2 Shut Off not Verified

10.9 Fixtures / Faucets

- Functional
- No Leaks Found

10.9.1 Faucets operated.

10.10 Sink(s)

- Functional
- No Leaks Found

10.10.1 The sinks were operated and functioned as intended.

10.11 Toilet(s)

- Functioning as Intended
- Secured to Floor

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

10.12 Tub(s) / Shower(s)

- Functional
- No Leaks Found

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

11.0 INTERIOR

11.1 Floors

- Area Rug
- Carpet
- Hardwood
- Laminate / Wood

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

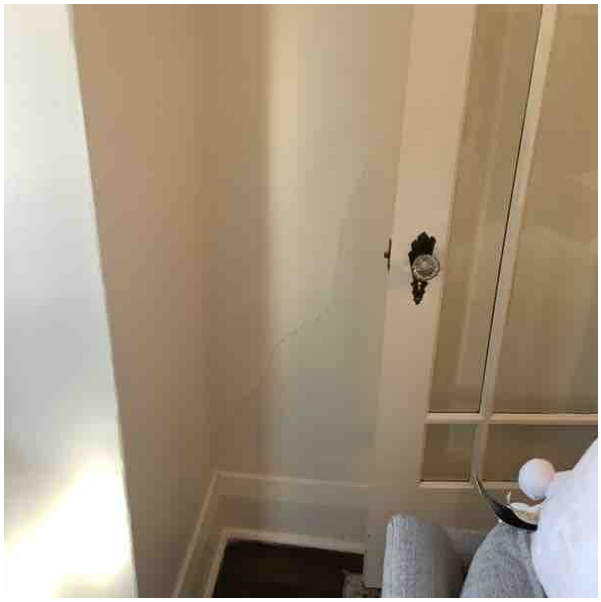
11.2 Walls / Ceilings

- Drywall

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

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

11.2.3 Imperfections and blemishes noted. Considered to be cosmetic in nature as normal moisture readings were found.



11.3 Windows

- Aluminium
- Thermal
- Vinyl
- Wood

11.3.1 Representative number Inspected

11.3.2 Many windows are updated, estimated to be 5 years or less (advised 3 years old), thermal, functional and in good condition.
Basement windows are updated, but estimated to be 10 years or less, thermal and in good condition.
Stained glass windows are older, have low thermal values and while they don't offer much energy efficiency, they are usually kept for the history.

11.4 Doors

- Wood

11.4.1 Representative Number Tested

11.5 Stairs / Railings / Guardrails

- Wood

11.5.1 The stairs, handrail(s) and guardrail(s) were inspected and no significant deficiencies were observed, unless otherwise stated.

12.0 FIREPLACE(S)

12.1 Wood Burning Fireplace(s)

- Masonry

12.1.1 The wood-burning fireplace(s) were inspected visually and no significant deficiencies were observed in the readily-accessible components. Inspection by a fireplace specialist is recommended to evalute the functionality and safety of the entire system.

12.1.2 The wood-burning fireplace is present, however was not operated / tested and the functionality / safety was not determined. A qualified wood heating technician should assess the fireplace to determine functionality and compliance with modern safety standards. This may also be a requirement of your insurance company for coverage.

13.0 APPLIANCES

13.1 Refrigerator

- Functional

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

13.1.2 Whirpool refrigerator & freezer were tested and found to be functional.
While the water feature was functional, the ice was not. Recommend to have repaired or to live with as is.

13.2 Ranges / Ovens / Cooktops

Cooktop

13.2.1 The cooktop(s) were operated for primary function and worked as intended.

13.2.2 Oven Not Tested

13.2.3 GE natural gas cooktop was tested and all 5 elements were functional.
Oven not tested.

13.3 Range Hood

Vented Outside

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

13.3.2 Range hood was tested and both fan and light features were functional.

13.4 Dishwasher

- Built-in
- No Leaks Found

13.4.1 Not Tested

13.4.2 Whirpool dishwasher was present, responded to operating controls but not tested on a cycle.

13.5 Clothes Washer

- Top loader

13.5.1 Not Tested

13.5.2 LG washer responded to operating controls but not tested on a cycle.

13.6 Clothes Dryer

☑ Electric

13.6.1 The clothes dryer(s) were operated for primary function and worked as intended.

13.6.2 Not tested on a full cycle

13.6.3 LG dryer responded to operating controls, was tested, and the heating coil was functional.

14.0 GENERAL COMMENTS ABOUT THIS INSPECTION

14.1 Limitations

14.1.1 Conclusion:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.