

INSPECTION REPORT



For the Property at:
210 VICTORIA STREET, 2408
TORONTO, ON M5B 2R3

Prepared for: SHIRLEY YEE FONG
Inspection Date: Monday, July 12, 2021
Prepared by: Carl Chen, RHI#:380

 无忧验房 CA51 HOMES INC
HOME INSPECTION



51 Homes Inc
65 Cassandra Cres, Suite Cassandra cres
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416-666-3363

www.ca51homes.com
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July 14, 2021

Dear Shirley Yee Fong,

RE: Report No. 3537
210 Victoria Street, 2408
Toronto, ON
M5B 2R3

Thank you very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of OAH. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. You will get more information at www.oahi.com

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.

Again, thanks very much for choosing us to perform your home inspection.

Carl Chen RHI#380
51 Homes Inc

Sincerely,

Carl Chen
on behalf of
51 Homes Inc

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SUMMARY

210 Victoria Street, Toronto, ON July 12, 2021

Report No. 3537

www.ca51homes.com

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • wiring and switch for kitchen range hood and light not installed properly, fixing needed

Location: Kitchen

Task: Further evaluation Correct

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: First Floor Kitchen

Task: Upgrade

DISTRIBUTION SYSTEM \ Switches

Condition: • [Inoperative](#)

switch in bedroom not working, plugs no power, further check and fixing needed

Implication(s): Inadequate lighting

Location: First Floor Bedroom

Task: Further evaluation Fix

Interior

WALLS \ General notes

Condition: • Water stains

water stains on windows, further check and fixing needed

Implication(s): Chance of water damage to structure, finishes and contents

Location: First Floor Bedroom

Task: Further evaluation Fix

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: Various

Task: Replace

APPLIANCES \ Dryer

Condition: • No heat

Implication(s): Equipment ineffective

Location: First Floor

Task: Repair or replace Further evaluation

This concludes the Summary section.

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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Service entrance cable and location: • [Not visible](#)

Service size: • Unknown, check with property management company for more information

Main disconnect/service box type and location: • [Breakers - first floor](#)

System grounding material and type: • [Not visible](#)

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

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

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

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

Limitations

System ground: • Not accessible • Continuity not verified • Quality of ground not determined

Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

1. Condition: • wiring and switch for kitchen range hood and light not installed properly, fixing needed

Location: Kitchen

Task: Further evaluation Correct

DISTRIBUTION SYSTEM \ Outlets (receptacles)

2. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: First Floor Kitchen

Task: Upgrade

Ground fault circuit interrupter

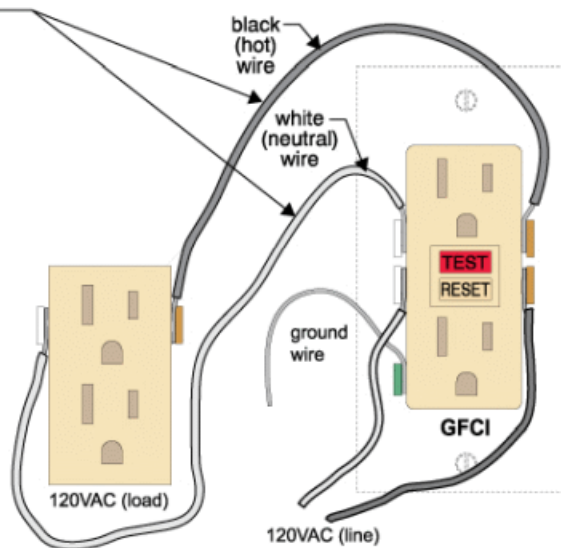
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



1. No GFCI/GFI (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Switches

3. Condition: • [Inoperative](#)

switch in bedroom not working, plugs no power, further check and fixing needed

Implication(s): Inadequate lighting

Location: First Floor Bedroom

Task: Further evaluation Fix



2. Inoperative



3.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

4. Condition: • Service smoke alarm annually, replacing any units more than 5 yrs old

Task: Service annually

Time: Ongoing

HEATING

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Description

System type: • Air handler

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

Failure probability: • [Medium](#)

Limitations

Warm weather: • Prevented testing in heating mode

Description

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

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

Main water shut off valve at the: • Bathroom

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

Limitations

Fixtures not tested/not in service: • Main shut-off

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains • Water features

Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

5. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: First Floor Bathroom

Task: Repair



4. *Drain stop ineffective*

Description

Major floor finishes: • [Laminate](#) • [Ceramic](#)

Windows: • [Fixed](#) • [Casement](#)

Glazing: • [Double](#)

Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

Appliances: • Appliances are not moved during an inspection

Percent of foundation not visible: • 100 %

Recommendations

CEILINGS AND WALLS \ General notes

6. Condition: • Typical minor flaws

some minor cracks

Location: Various

Task: Fix

Time: When necessary



5. Typical minor flaws

WALLS \ General notes

7. Condition: • Water stains

water stains on windows, further check and fixing needed

Implication(s): Chance of water damage to structure, finishes and contents

INTERIOR

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Location: First Floor Bedroom

Task: Further evaluation Fix



6. Water stains

WINDOWS \ Glass (glazing)

8. Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: Various

Task: Replace



7. Lost seal on double or triple glazing



8. Lost seal on double or triple glazing

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9. Lost seal on double or triple glazing

DOORS \ Doors and frames

9. Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: First Floor

Task: Fix



10. Stiff

CARPENTRY \ Cabinets

10. Condition: • [Doors or drawers missing or loose](#)

Implication(s): Nuisance | Damage or physical injury due to falling materials

Location: First Floor Kitchen

Task: Fix

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11. Doors or drawers missing or loose

APPLIANCES \ Range

11. **Condition:** • hot surface light always on

Location: First Floor Kitchen

Task: Further evaluation Fix

Time: When necessary



12.

APPLIANCES \ Dryer

12. **Condition:** • No heat

Implication(s): Equipment ineffective

Location: First Floor

Task: Repair or replace Further evaluation

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13. No heat

13. Condition: • Lint trap dirty

Location: First Floor Laundry Area

Task: Clean

Time: Regular maintenance



14. Lint trap dirty

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