



# GTA Property Inspections

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## Inspection Report

### Pre Inspection

**Property Address:**

23 Lorne Ave  
Ancaster ON



**GTA Property Inspections**

**Tim Latimer  
4323 Forsyth Blvd  
Burlington ON  
L7L 2M2**

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## GTA Property Inspections

<b>Date:</b> 2025-03-19	<b>Time:</b> 09:00 AM	<b>Report ID:</b>
<b>Property:</b> 23 Lorne Ave Ancaster ON	<b>Customer:</b> Pre Inspection	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**(Summary items)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Below 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Saturated, Wet

**Rain in last 3 days:**

No

1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

1.0	Roof Coverings
1.1	Flashings
1.2	Skylights, Chimneys and Roof Penetrations
1.3	Ventilation of Roof/Attic
1.4	Roof Drainage Systems (Gutters/Downspouts)
1.5	Roof Structure and Attic (report leak signs or condensation)
1.6	Ventilation Fans and Thermostatic Controls in Attic
1.7	Insulation in Attic
1.8	Visible Electric Wiring in Attic

Styles & Materials

- Roof Covering:  
Architectural
- Viewed roof covering from:  
Ground  
Binoculars
- Chimney (exterior):  
Brick
- Attic Insulation:  
Blown
- Ventilation:  
Soffit Vents
- Roof Structure:  
Engineered wood trusses
- Roof-Type:  
Gable  
Shed
- Attic info:  
Attic hatch
- Method used to observe attic:  
From entry

1.0 Inspected



1.0 Item 1(Picture)

1.0 Item 2(Picture)

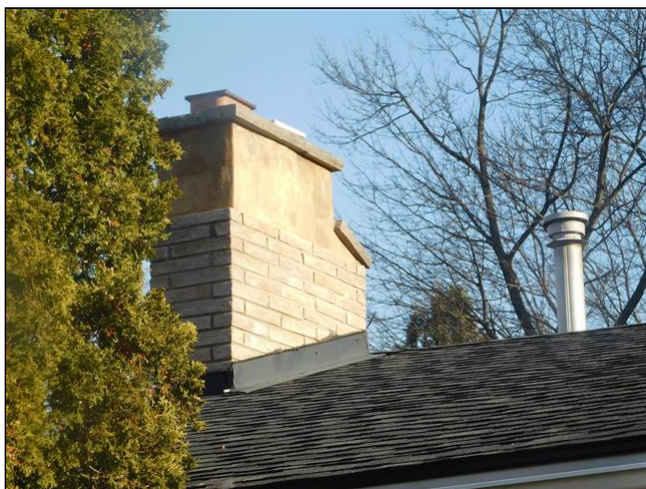
## GTA Property Inspections



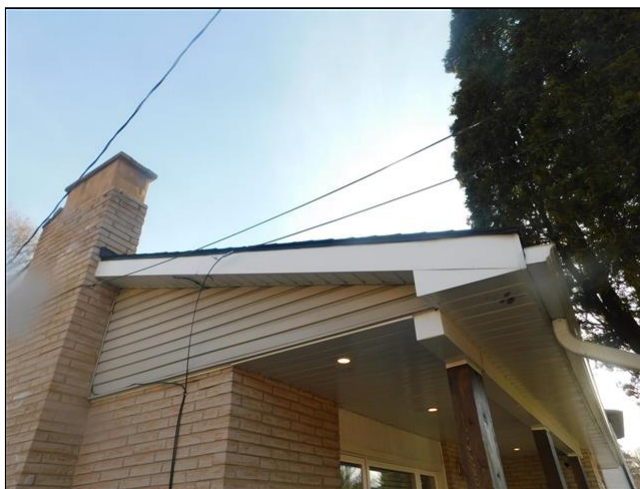
1.0 Item 3(Picture)

**1.1** Inspected

**1.2** Inspected



1.2 Item 1(Picture)



1.2 Item 2(Picture)

## GTA Property Inspections

**1.3** Inspected

**1.4** Inspected

**1.5** Recommend insulating of attic hatch. Recommend further evaluation of small hole in attic space where daylight is visible when inspected.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)

## GTA Property Inspections

### 1.6 Inspected

### 1.7 Inspected



1.7 Item 1(Picture)



1.7 Item 2(Picture)



1.7 Item 3(Picture)

### 1.8 Inspected

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

#### **Siding Style:**

Shiplap  
Brick

#### **Siding Material:**

Vinyl

#### **Exterior Entry**

##### **Doors:**

Fiberglass

##### **Appurtenance:**

Deck with steps  
Covered porch

##### **Driveway:**

Asphalt

<b>2.0</b>	<b>Wall Cladding Flashing and Trim</b>
<b>2.1</b>	<b>Doors (Exterior)</b>
<b>2.2</b>	<b>Windows</b>
<b>2.3</b>	<b>Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings</b>
<b>2.4</b>	<b>Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)</b>
<b>2.5</b>	<b>Eaves, Soffits and Fascias</b>
<b>2.6</b>	<b>Water faucets (hose bibs)</b>
<b>2.7</b>	<b>Light fixtures, vents and electrical outlets (exterior)</b>
<b>2.8</b>	<b>Fences</b>
<b>2.9</b>	<b>Shed/Cabana/Pool/Hot Tub</b>

**GTA Property Inspections**

**2.0** Siding at side of home has been repaired/replaced and will need further evaluation.Damage present at vinyl siding at rear of home.Recommend repair.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



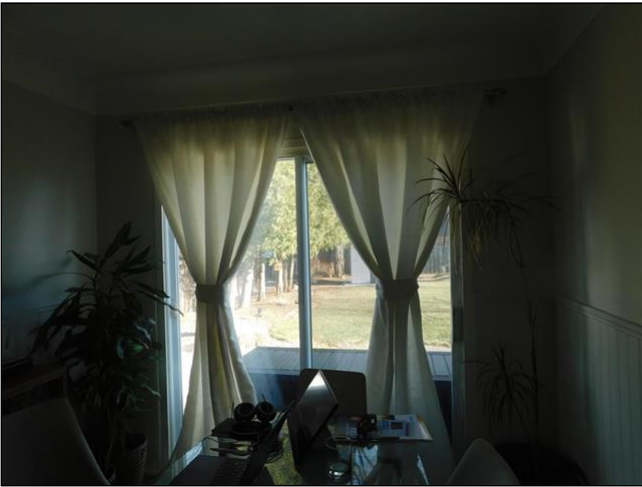
2.0 Item 11(Picture)



2.0 Item 12(Picture)

## GTA Property Inspections

### 2.1 Screen damaged at sliding door.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

### 2.2 Inspected



2.2 Item 1(Picture)

## GTA Property Inspections

**2.3** Recommend installation of railing at front steps and side steps for safety. Dry rot present at rear deck. Recommend repair and replacement of all affected boards. Recommend further evaluation of structure below decking as posts are at ground level and pre maturely rot and installation of railings where necessary. Stones loose at front patio and steps. Recommend repair.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

**GTA Property Inspections**

**2.4** Deterioration present at both driveways at home.Recommend further evaluation and repair.Retaining walls and steps in need of repair due to condition.Retaining wall adjacent to neighbour in need of further evaluation.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)

**GTA Property Inspections**

**2.5** Inspected

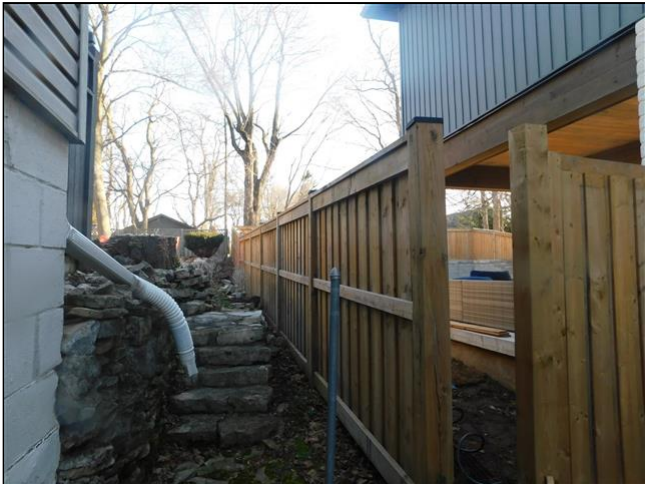
**2.6** Inspected

**2.7** Recommend installation of GFCI outlet at exterior plugs for safety.

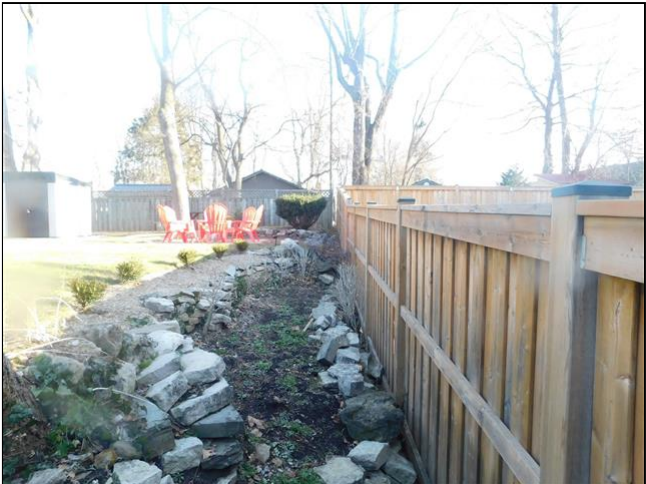


2.7 Item 1(Picture)

**2.8** Inspected



2.8 Item 1(Picture)



2.8 Item 2(Picture)



2.8 Item 3(Picture)



2.8 Item 4(Picture)

## GTA Property Inspections



2.8 Item 5(Picture)



2.8 Item 6(Picture)



2.8 Item 7(Picture)

### 2.9 Inspected.



2.9 Item 1(Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

## 4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

<b>4.0</b>	<b>Ceiling</b>
<b>4.1</b>	<b>Walls</b>
<b>4.2</b>	<b>Floors</b>
<b>4.3</b>	<b>Doors</b>
<b>4.4</b>	<b>Windows</b>
<b>4.5</b>	<b>Counters and Cabinets (representative number)</b>
<b>4.6</b>	<b>Plumbing Drain, Waste and Vent Systems</b>
<b>4.7</b>	<b>Plumbing Water Supply, Distribution System and Fixtures</b>
<b>4.8</b>	<b>Outlets, Switches and Fixtures</b>
<b>4.9</b>	<b>Dishwasher</b>
<b>4.10</b>	<b>Ranges/Ovens/Cooktops</b>
<b>4.11</b>	<b>Range Hood (s)</b>
<b>4.12</b>	<b>Clothes Dryer/Washer</b>

### **Styles & Materials**

#### **Exhaust/Range hood:**

VENTED

#### **Range/Oven:**

GENERAL ELECTRIC

#### **Cabinetry:**

Wood

#### **Countertop:**

Laminate

#### **Dryer Power**

#### **Source:**

220 Electric

#### **Dryer Vent:**

Metal

## GTA Property Inspections

**4.0** Inspected

**4.1** Inspected

**4.2** Inspected

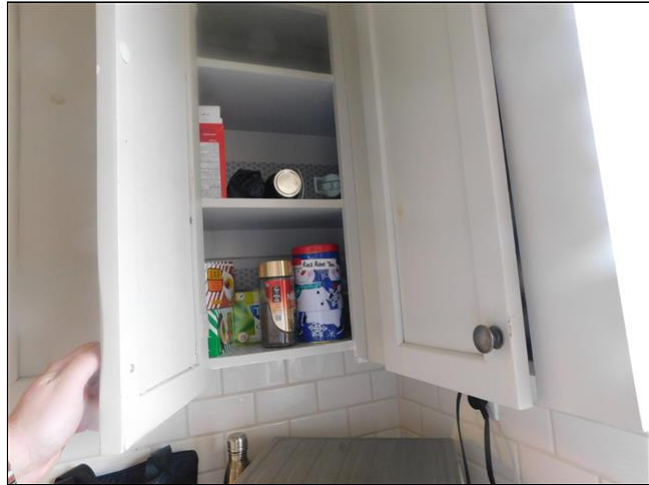
**4.3** Inspected

**4.4** Inspected

**4.5** Recommend further evaluation of area where drawers are missing in kitchen.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

**4.6** Inspected



4.6 Item 1(Picture)

## GTA Property Inspections

### 4.7 Inspected



4.7 Item 1(Picture)



4.7 Item 2(Picture)

### 4.8 Inspected

4.9 Dishwasher present but not installed at time of inspection.

### 4.10 Inspected



4.10 Item 1(Picture)



4.10 Item 2(Picture)

## GTA Property Inspections

**4.11** Rand hood is not vented too exterior.Recommend monitoring due to gas range below.



4.11 Item 1(Picture)

**4.12** Inspected



4.12 Item 1(Picture)



4.12 Item 2(Picture)



4.12 Item 3(Picture)

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

5.0	Ceilings
5.1	Walls
5.2	Floors
5.3	Steps, Stairways, Balconies and Railings
5.4	Doors (representative number)
5.5	Windows (representative number)
5.6	Outlets, Switches and Fixtures

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Laminated T&G

Interior Doors:

Hollow core

Window Types:

AGED

Thermal/Insulated

Window

Manufacturer:

UNKNOWN

5.0 Inspected

5.1 Inspected

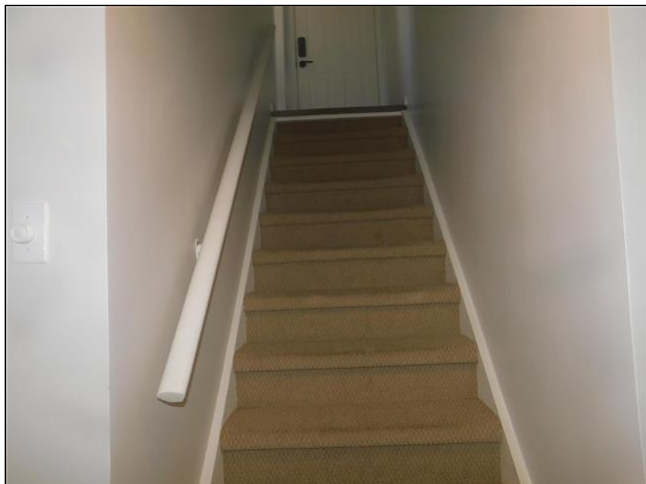


5.1 Item 1(Picture)

## GTA Property Inspections

**5.2** Inspected

**5.3** Inspected



5.3 Item 1(Picture)

**5.4** Inspected

**5.5** Inspected



5.5 Item 1(Picture)

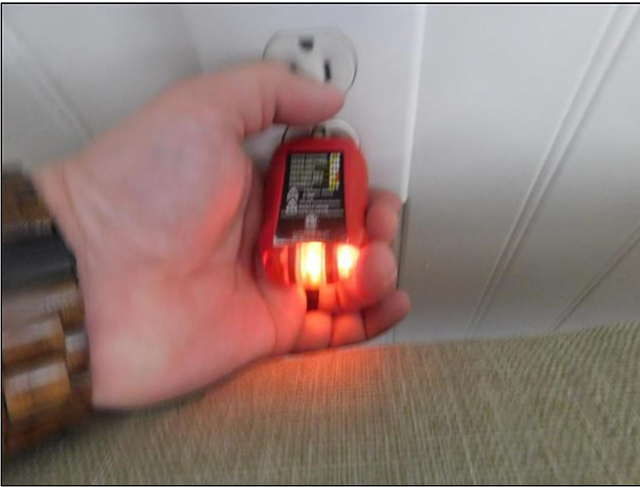


5.5 Item 2(Picture)



5.5 Item 3(Picture)

### 5.6 Inspected



5.6 Item 1(Picture)



5.6 Item 2(Picture)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

Styles & Materials  
Exhaust Fans:  
Fan

6.0	Ceiling
6.1	Walls
6.2	Floors
6.3	Doors
6.4	Windows
6.5	Counters and Cabinets (representative number)
6.6	Plumbing Drain, Waste and Vent Systems
6.7	Plumbing Water Supply, Distribution System and Fixtures
6.8	Outlets, Switches and Fixtures
6.9	Exhaust fan

6.0 Inspected

6.1 Inspected

6.2 Inspected

6.3 Inspected

6.4 Inspected

6.5 Inspected

6.6 Inspected



6.6 Item 1(Picture)

**GTA Property Inspections**

**6.7** Recommend re caulking of shower enclosures due to condition.Shut off to basement not present.Recommend further evaluation.



6.7 Item 1(Picture)



6.7 Item 2(Picture)



6.7 Item 3(Picture)



6.7 Item 4(Picture)



6.7 Item 5(Picture)



6.7 Item 6(Picture)



6.7 Item 7(Picture)



6.7 Item 8(Picture)



6.7 Item 9(Picture)

**6.8** GFCI not operable in bathroom.Recommend further evaluation and repair.



6.8 Item 1(Picture)

**6.9** Inspected

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

7.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
7.1	Walls (Structural)
7.2	Columns or Piers
7.3	Floors (Structural)
7.4	Ceilings (Structural)
7.5	Insulation Under Floor System
7.6	Vapor Retarders (in Crawlspace or basement)
7.7	Ventilation of Foundation Areas

Styles & Materials

- Foundation: Masonry block
- Floor Structure: Wood joists  
Slab
- Wall Structure: Wood  
Masonry
- Ceiling Structure: Not visible
- Floor System
- Insulation: NONE

7.0 Some step cracking and deterioration present at exterior and interior masonry block wall.Recent waterproofing noted at side of home at time of inspection..Limited visibility due to personal items piled along exterior walls and basement finishes.Recommend further evaluation once items have been removed.Some efflorescence noted at cold cellar wall.Recommend further evaluation.



7.0 Item 1(Picture)



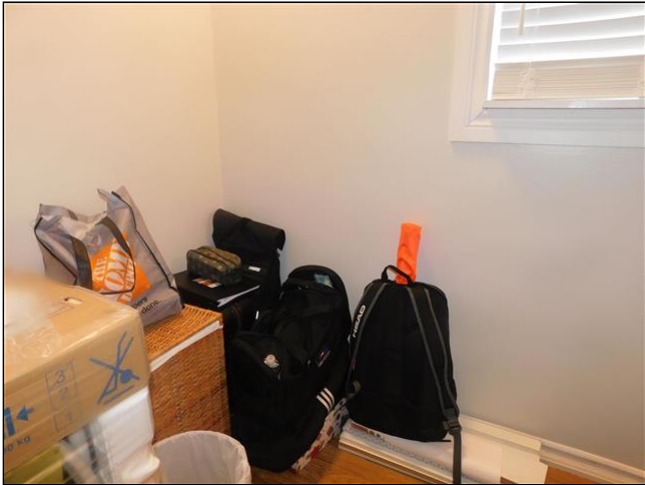
7.0 Item 2(Picture)



7.0 Item 3(Picture)



7.0 Item 4(Picture)



7.0 Item 5(Picture)



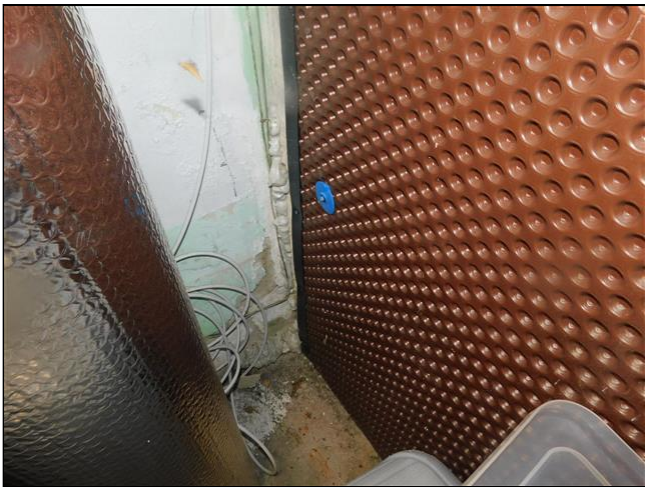
7.0 Item 6(Picture)



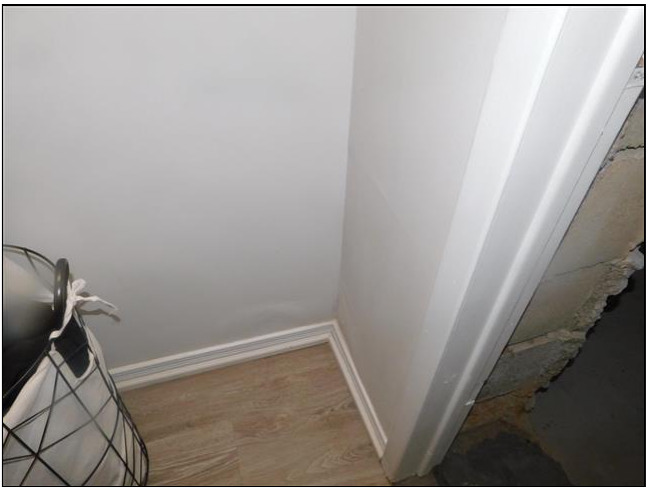
7.0 Item 7(Picture)



7.0 Item 8(Picture)



7.0 Item 9(Picture)



7.0 Item 10(Picture)



7.0 Item 11(Picture)



7.0 Item 12(Picture)



7.0 Item 13(Picture)



7.0 Item 14(Picture)

**GTA Property Inspections**



7.0 Item 15(Picture)



7.0 Item 16(Picture)



7.0 Item 17(Picture)



7.0 Item 18(Picture)

- 7.1** Inspected
- 7.2** Inspected
- 7.3** Inspected
- 7.4** Inspected
- 7.5** Inspected
- 7.6** Inspected
- 7.7** Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

8.0	Plumbing Drain, Waste and Vent Systems
8.1	Plumbing Water Supply, Distribution System and Fixtures
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents
8.3	Main Water Shut-off Device (Describe location)
8.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

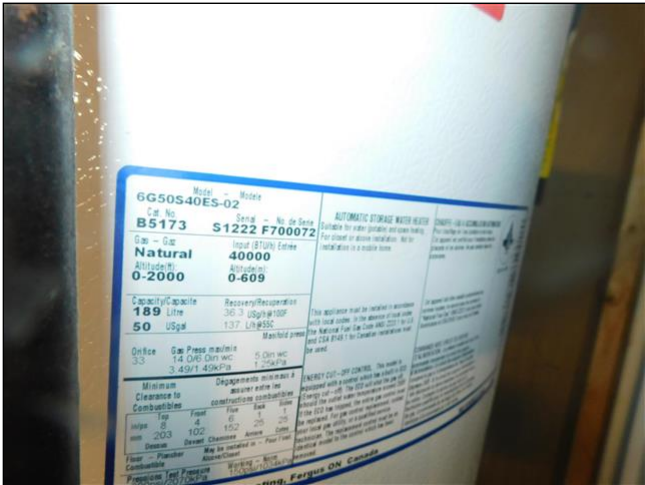
**Styles & Materials**  
**Water Source:**  
Public  
**Water Filters:**  
None  
**Plumbing Water Supply (into home):**  
Copper  
**Plumbing Water Distribution (inside home):**  
Copper  
**Washer Drain Size:**  
Not visible  
**Plumbing Waste:**  
ABS  
**Water Heater Power Source:**  
Gas (quick recovery)  
**Water Heater Capacity:**  
50 Gallon (2-3 people)  
**Water Heater Location:**  
Basement  
**WH Manufacturer:**  
GSW

GTA Property Inspections

8.0 Inspected

8.1 Inspected

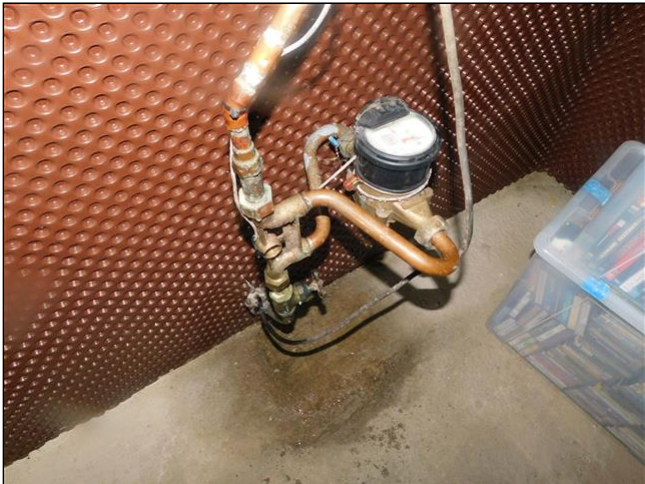
8.2 Inspected. Unit installed 2012. Unit is at/nearing design life and will need further evaluation and monitoring.



8.2 Item 1(Picture)

8.2 Item 2(Picture)

8.3 Some condensation present at main water shut off. Recommend insulating of pipe and further evaluation.



8.3 Item 1(Picture)

8.4 Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

#### **Electrical Service Conductors:**

Overhead service

#### **Panel Capacity:**

100 AMP

#### **Panel Type:**

Circuit breakers

#### **Electric Panel**

#### **Manufacturer:**

Unknown

#### **Branch wire 15**

#### **and 20 AMP:**

Copper

#### **Wiring Methods:**

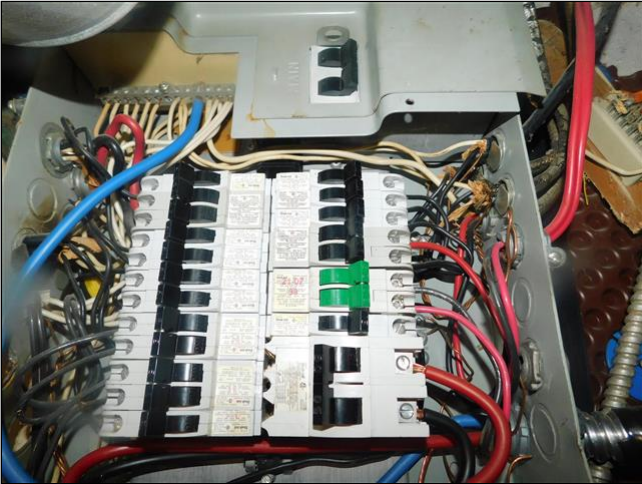
Romex

<b>9.0</b>	<b>Service Entrance Conductors</b>
<b>9.1</b>	<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels</b>
<b>9.2</b>	<b>Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage</b>
<b>9.3</b>	<b>Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)</b>
<b>9.4</b>	<b>Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure</b>
<b>9.5</b>	<b>Operation of GFCI (Ground Fault Circuit Interrupters)</b>
<b>9.6</b>	<b>Location of Main and Distribution Panels</b>
<b>9.7</b>	<b>Smoke Detectors</b>

## GTA Property Inspections

### 9.0 Inspected

#### 9.1 Screws missing on panel. Recommend installation for safety.



9.1 Item 1(Picture)

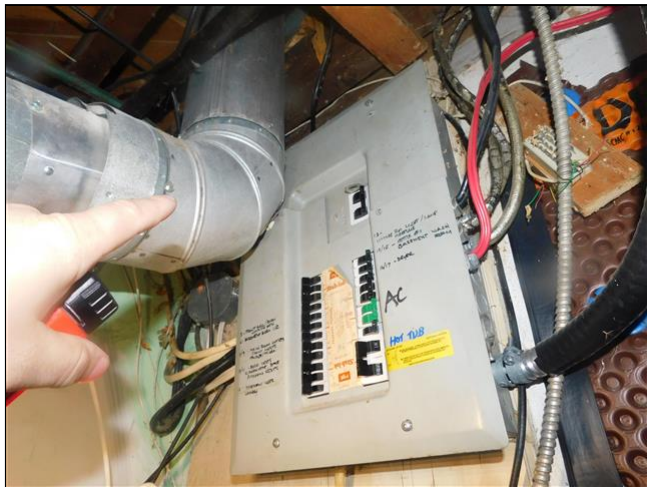


9.1 Item 2(Picture)

#### 9.2 One double tap noted in electrical panel. Recommend further evaluation and repair by a qualified electrician.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

### 9.3 Inspected

### 9.4 Inspected

### 9.5 Inspected

### 9.6 Basement

#### 9.7 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

<b>10.0</b>	<b>Heating Equipment</b>
<b>10.1</b>	<b>Normal Operating Controls</b>
<b>10.2</b>	<b>Automatic Safety Controls</b>
<b>10.3</b>	<b>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>
<b>10.4</b>	<b>Presence of Installed Heat Source in Each Room</b>
<b>10.5</b>	<b>Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)</b>
<b>10.6</b>	<b>Gas/LP Firelogs and Electric Fireplaces/Wood</b>
<b>10.7</b>	<b>Cooling and Air Handler Equipment</b>
<b>10.8</b>	<b>Normal Operating Controls</b>
<b>10.9</b>	<b>Presence of Installed Cooling Source in Each Room</b>

### Styles & Materials

#### **Heat Type:**

Furnace

#### **Energy Source:**

Gas

#### **Number of Heat Systems**

#### **(excluding wood):**

One

#### **Heat System**

#### **Brand:**

CARRIER

#### **Ductwork:**

Non-insulated

#### **Filter Type:**

Disposable

#### **Filter Size:**

16x25

#### **Types of**

#### **Fireplaces:**

Vented gas logs

#### **Operable**

#### **Fireplaces:**

One

#### **Cooling**

#### **Equipment Type:**

Air conditioner unit

#### **Cooling**

#### **Equipment Energy**

#### **Source:**

Electricity

#### **Number of AC**

#### **Only Units:**

One

#### **Central Air Brand:**

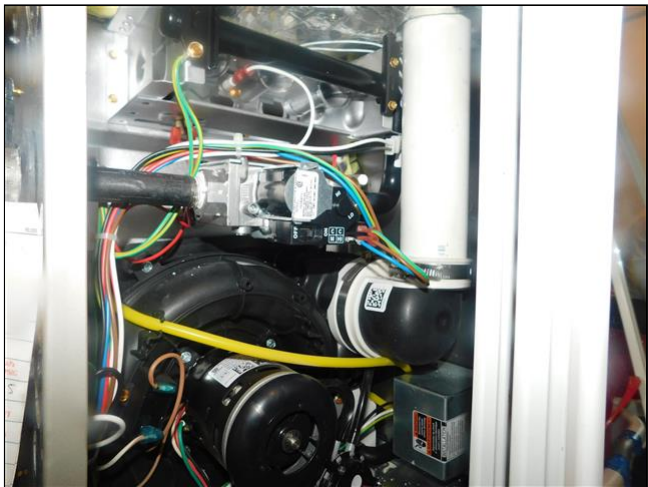
CARRIER

GTA Property Inspections

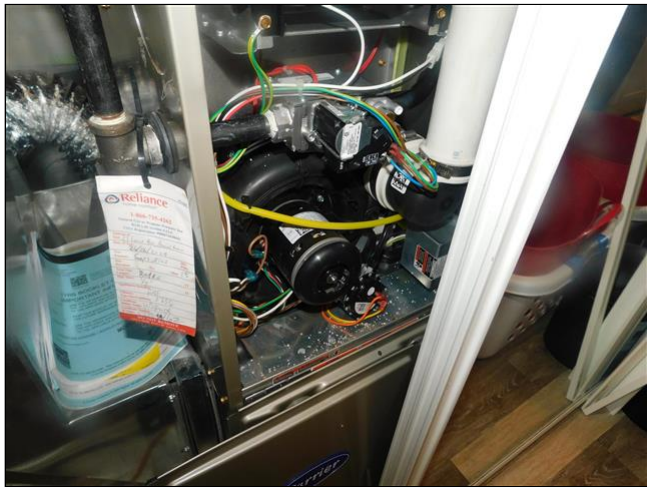
10.0 Inspected/Unit installed 2024.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)

10.1 Inspected



10.1 Item 1(Picture)

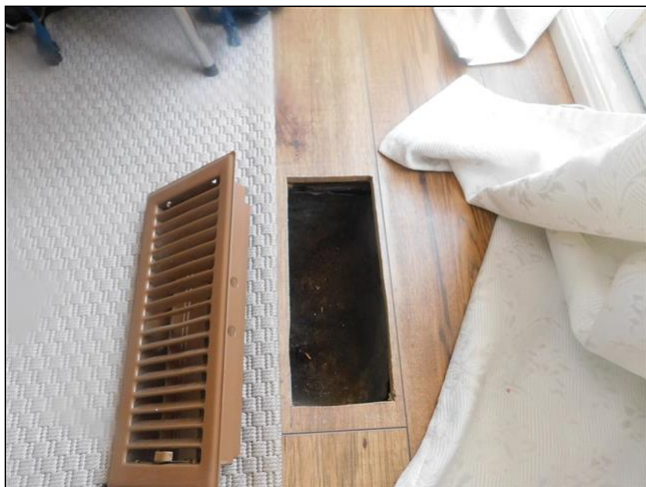
## GTA Property Inspections

**10.2** Inspected

**10.3** Inspected

**10.4** Inspected

**10.5** Inspected



10.5 Item 1(Picture)

**10.6** Inspected



10.6 Item 1(Picture)

**10.7** Unable to test due to outside air temperatures.Recommend further evaluation once weather permits.Unit installed 2024.



10.7 Item 1(Picture)

**10.8** Inspected

**10.9** Inspected

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



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**GTA Property Inspections**

**4323 Forsyth Blvd  
Burlington ON  
L7L 2M2**

**Customer**  
Pre Inspection

**Address**  
23 Lorne Ave  
Ancaster ON

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roof System / Chimneys and Attic

### 1.5 Roof Structure and Attic (report leak signs or condensation)

Recommend insulating of attic hatch. Recommend further evaluation of small hole in attic space where daylight is visible when inspected.

## 2. Exterior

### 2.0 Wall Cladding Flashing and Trim

Siding at side of home has been repaired/replaced and will need further evaluation. Damage present at vinyl siding at rear of home. Recommend repair.

### 2.1 Doors (Exterior)

Screen damaged at sliding door.

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Recommend installation of railing at front steps and side steps for safety. Dry rot present at rear deck. Recommend repair and replacement of all affected boards. Recommend further evaluation of structure below decking as posts are at ground level and pre maturely rot and installation of railings where necessary. Stones loose at front patio and steps. Recommend repair.

### 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Deterioration present at both driveways at home. Recommend further evaluation and repair. Retaining walls and steps in need of repair due to condition. Retaining wall adjacent to neighbour in need of further evaluation.

### 2.7 Light fixtures, vents and electrical outlets (exterior)

Recommend installation of GFCI outlet at exterior plugs for safety.

## 4. Kitchen Components and Appliances

### 4.5 Counters and Cabinets (representative number)

Recommend further evaluation of area where drawers are missing in kitchen.

### 4.9 Dishwasher

Dishwasher present but not installed at time of inspection.

### 4.11 Range Hood (s)

Range hood is not vented too exterior. Recommend monitoring due to gas range below.

## 6. Bathroom and Components

### 6.7 Plumbing Water Supply, Distribution System and Fixtures

Recommend re caulking of shower enclosures due to condition. Shut off to basement not present. Recommend further evaluation.

### 6.8 Outlets, Switches and Fixtures

GFCI not operable in bathroom. Recommend further evaluation and repair.

## 7. Structural Components

### 7.0 Foundations, Basement and Crawlspac (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Some step cracking and deterioration present at exterior and interior masonry block wall.Recent waterproofing noted at side of home at time of inspection..Limited visibility due to personal items piled along exterior walls and basement finishes.Recommend further evaluation once items have been removed.Some efflorescence noted at cold cellar wall.Recommend further evaluation.

## 8. Plumbing System

### 8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected. Unit installed 2012.Unit is at/nearing design life and will need further evaluation and monitoring.

### 8.3 Main Water Shut-off Device (Describe location)

Some condensation present at main water shut off.Recommend insulating of pipe and further evaluation.

## 9. Electrical System

### 9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Screws missing on panel.Recommend installation for safety.

### 9.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

One double tap noted in electrical panel.Recommend further evaluation and repair by a qualified electrician.

## 10. Heating / Central Air Conditioning

### 10.7 Cooling and Air Handler Equipment

Unable to test due to outside air temperatures.Recommend further evaluation once weather permits.Unit installed 2024.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## Electrical Issues



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### 4. Kitchen Components and Appliances

#### 4.9 Dishwasher

Dishwasher present but not installed at time of inspection.

### 6. Bathroom and Components

#### 6.8 Outlets, Switches and Fixtures

GFCI not operable in bathroom.Recommend further evaluation and repair.

### 9. Electrical System

#### 9.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

One double tap noted in electrical panel.Recommend further evaluation and repair by a qualified electrician.

---

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## Plumbing Issues



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### 6. Bathroom and Components

#### 6.7 Plumbing Water Supply, Distribution System and Fixtures

Recommend re caulking of shower enclosures due to condition. Shut off to basement not present. Recommend further evaluation.

### 8. Plumbing System

#### 8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected. Unit installed 2012. Unit is at/nearing design life and will need further evaluation and monitoring.

#### 8.3 Main Water Shut-off Device (Describe location)

Some condensation present at main water shut off. Recommend insulating of pipe and further evaluation.

---

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## Heat/Cool Issues



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### 10. Heating / Central Air Conditioning

#### 10.7 Cooling and Air Handler Equipment

Unable to test due to outside air temperatures. Recommend further evaluation once weather permits. Unit installed 2024.

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INVOICE

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GTA Property Inspections  
4323 Forsyth Blvd  
Burlington ON  
L7L 2M2  
Inspected By: Tim Latimer

Inspection Date: 2025-03-19  
Report ID:

Customer Info:	Inspection Property:
Pre Inspection	23 Lorne Ave Ancaster ON
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:  
Payment Status:  
Note:



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