

# INSPECTION REPORT



For the Property at:  
**194 PICKERING STREET**  
TORONTO, ON M4E 3J8

Prepared for: KAREN LAW  
Inspection Date: Monday, March 6, 2023  
Prepared by: Stefano Ramacciato



Quantum Home Inspections  
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[www.quantumhomeinspections.ca](http://www.quantumhomeinspections.ca)  
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The best home inspection experience available.



March 10, 2023

Dear Karen Law,

RE: Report No. 2884, v.3  
194 Pickering Street  
Toronto, ON  
M4E 3J8

Thanks 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 our national Association. 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.

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.

Sincerely,

Stefano Ramacciato  
on behalf of  
Quantum Home Inspections

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# SUMMARY

194 Pickering Street, Toronto, ON March 6, 2023

Report No. 2884, v.3

[www.quantumhomeinspections.ca](http://www.quantumhomeinspections.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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](#)

## Exterior

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**Condition:** • Noticed rotten boards

Also missing some pickets on the front porch.

**Location:** Front & Rear Exterior Porch

### LANDSCAPING \ Fence

**Condition:** • Gate damaged

**Location:** Left Side Exterior

**Task:** Repair

## Structure

### FOUNDATIONS \ General notes

**Condition:** • Spalling and crumbling material.

**Location:** Left Side Basement

**Task:** Repair

## Heating

### GAS FURNACE \ Gas meter

**Condition:** • [Rust](#)

Rusty gas pipe.

Contact Consumers Gas

**Implication(s):** Reduced system life expectancy | Equipment not operating properly

**Location:** Front Left Side Exterior Wall

**Task:** Service

### CHIMNEY AND VENT \ Masonry chimney cap (crown)

**Condition:** • Rain cap missing.

Also noticed some deterioration on the mortar.

**Implication(s):** Chance of water damage to contents, finishes and/or structure.

**Location:** Rear Roof

**Task:** Repair

This concludes the Summary section.

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.

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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](#)

# ROOFING

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## Description

### Sloped roofing material:

- [Asphalt shingles](#)

On the front porch overhang

Recently installed



1.

Flat roofing material: • [Modified bitumen membrane](#)

## Limitations

### Inspection limited/prevented by:

- Snow

Recently installed.

In great condition



2.



3.

ROOFING

194 Pickering Street, Toronto, ON    March 6, 2023

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	PLUMBING	INTERIOR	REFERENCE
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4.



5.



# EXTERIOR

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## Description

**General:** • Laneway access for private parking.

## Recommendations

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**1. Condition:** • Noticed rotten boards

Also missing some pickets on the front porch.

**Location:** Front & Rear Exterior Porch



6.



7.

### LANDSCAPING \ Fence

**2. Condition:** • Gate damaged

**Location:** Left Side Exterior

**Task:** Repair

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# STRUCTURE

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## Description

### Exterior wall construction:

- Wood frame / Masonry veneer
- With vinyl & metal siding

## Recommendations

### FOUNDATIONS \ General notes

**3. Condition:** • Spalling and crumbling material.

**Location:** Left Side Basement

**Task:** Repair

## Description

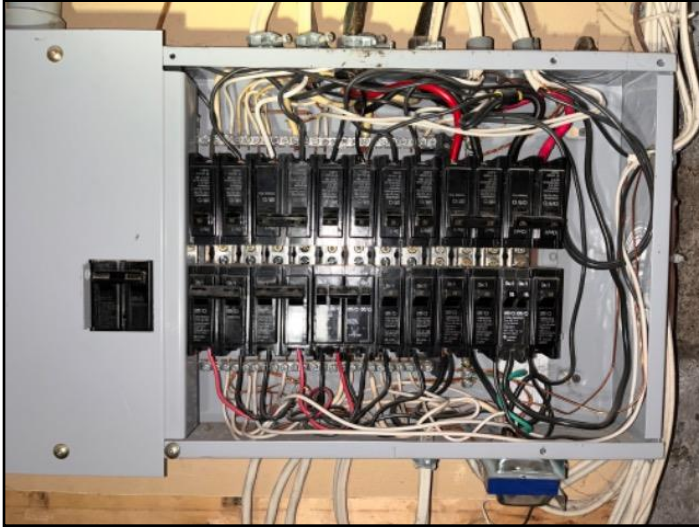
**Service size:** • [100 Amps \(240 Volts\)](#)

**Distribution panel type and location:**

• [Breakers](#)

Located front basement.

Missing a few screws on the front panel.



9.



10.

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

# HEATING

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## Description

### Heating system type:

- [Furnace](#)

Model Year 2015

High Efficiency

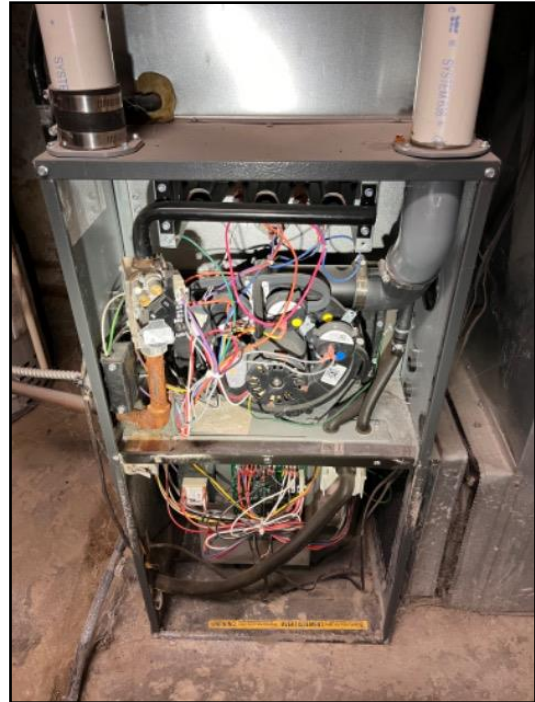
60,000 BTU's

Missing filter cover

Replace filter every 3 months



11.



12.

### Humidifiers:

- [Trickle/cascade type](#)

Replace filter every fall.

Make sure the water valve is on.

Make sure the damper flap is opened for the winter and closed for the summer.

Make sure the humidistat is at 35%.

Located in the basement furnace area.



13. Trickle/cascade type

## Recommendations

### GAS FURNACE \ Gas meter

#### 4. Condition: • [Rust](#)

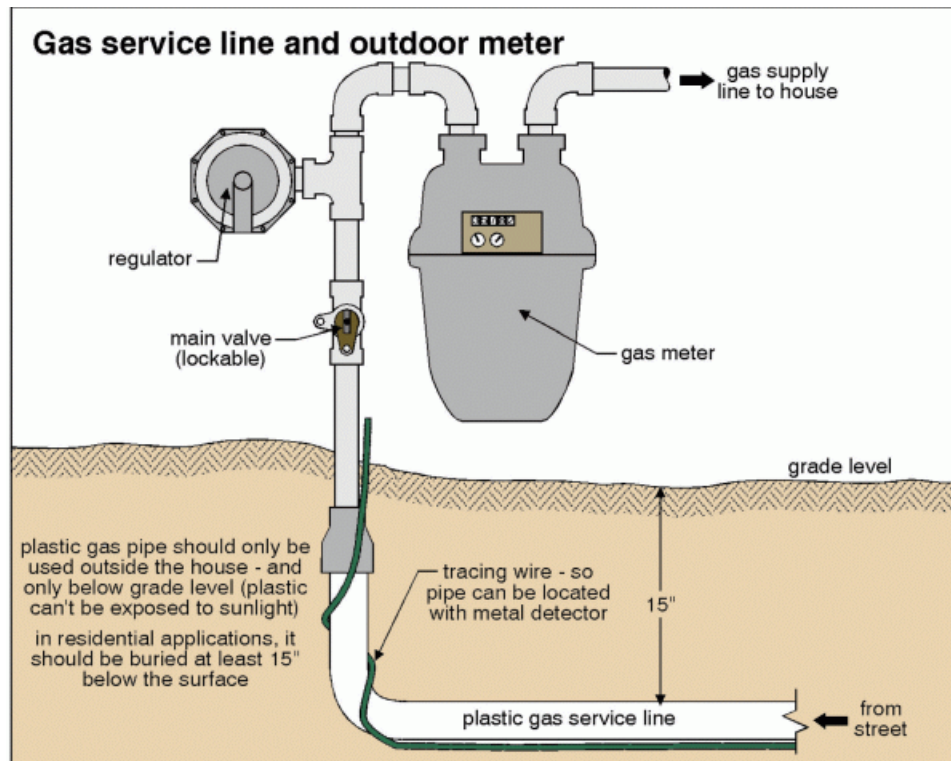
Rusty gas pipe.

Contact Consumers Gas

**Implication(s):** Reduced system life expectancy | Equipment not operating properly

**Location:** Front Left Side Exterior Wall

**Task:** Service





# HEATING

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## CHIMNEY AND VENT \ Masonry chimney cap (crown)

**5. Condition:** • Rain cap missing.

Also noticed some deterioration on the mortar.

**Implication(s):** Chance of water damage to contents, finishes and/or structure.

**Location:** Rear Roof

**Task:** Repair



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# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Central
- Model Year 2015  
2 Tons Unit



16.

## Limitations

Inspection limited/prevented by: • Low outdoor temperature



## Description

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

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

Main water shut off valve at the:

- Meter

Located front basement



17. Meter

Water heater type:

- Rental

Model Year 2011

126 Litres



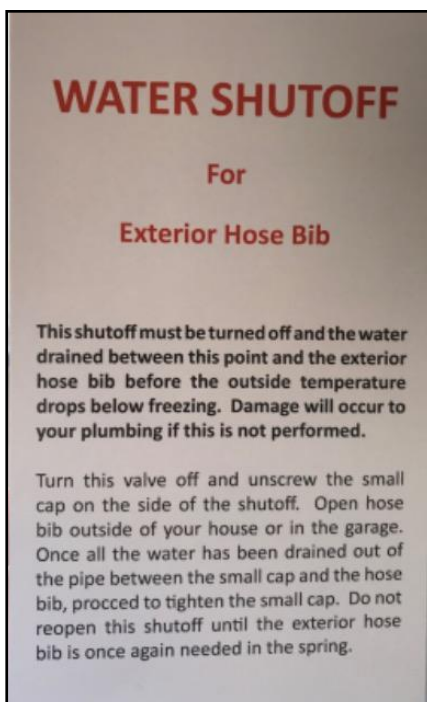
18. Rental

**Pumps:** • None

**Backwater valve:** • Not present

**Exterior hose bibb (outdoor faucet):** • Winterizing Hosebib

Shut off valve is located left side basement.



19.



20.

# INTERIOR

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## Description

**Major floor finishes:** • [Ceramic](#) • Vinyl

**Windows:** • Vinyl

**Appliances:** • Tested all appliances, all in good working condition.



21.



22.



23.



24.



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25.

**Inventory Central Vacuum:** • In good working condition.



26.

**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