

INSPECTION REPORT



For the Property at:
260 MANNING AVENUE
TORONTO, ON M6J 2K7

Prepared for: LUKE NICHOLSON and MEL KELLY
Inspection Date: Tuesday, March 5, 2024
Prepared by: Tim Palmer



Lighthouse Inspections Durham Region
27-1300 King Street East, Suite 278
Oshawa, ON L1H8J4
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<https://lighthouseinspections.com/tim-palmer/>
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You're all covered



INVOICE

March 5, 2024

Clients: Luke Nicholson and Mel Kelly

Report No. 2755

For inspection at:

260 Manning Avenue

Toronto, ON

M6J 2K7

on: Tuesday, March 5, 2024

Home Inspection 2500 up to 3000 sq ft	\$500.00
HST	\$65.00
Total	<u>\$565.00</u>

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SUMMARY

260 Manning Avenue, Toronto, ON March 5, 2024

Report No. 2755

<https://lighthouseinspections.com/tim-palmer/>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

PHOTOS

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 \ Outlets (receptacles)

Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Front Porch

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • More than 10 years old

Recommend replacing with combination smoke and CO units on all floors where required.

Some require replacement in the next few years but recommend updating of all units regardless.

Implication(s): Life safety hazard

Location: Various

Task: Replace

Time: Immediate

Heating

RECOMMENDATIONS \ Overview

Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Either Reliance Home Comfort or Enercare

Location: Third Floor

Task: Consult a qualified professional

Time: Immediate

Plumbing

WATER HEATER \ Tank

Condition: • Leak

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

Task: Replace

Time: Immediate

FIXTURES AND FAUCETS \ Faucet

Condition: • Shower head damaged

Implication(s): System inoperative | Reduced water pressure and volume

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Location: Basement Bathroom

Task: Repair or replace

Time: Immediate

Interior

APPLIANCES \ Dryer

Condition: • Dryer vent obstructed

Implication(s): Equipment ineffective | Fire hazard

Location: Laundry

Task: Clean

Time: Immediately and Ongoing

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.

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

The home is considered to face: • East
Flat roofing material: • Modified bitumen membrane
Probability of leakage: • Low
Approximate age: • 10-15 years
Typical life expectancy: • 15-20 years
Roof Shape: • Flat

Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)
Inspection performed: • With a drone
Age determined by: • Age of home

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

WALLS \ Masonry (brick, stone) and concrete

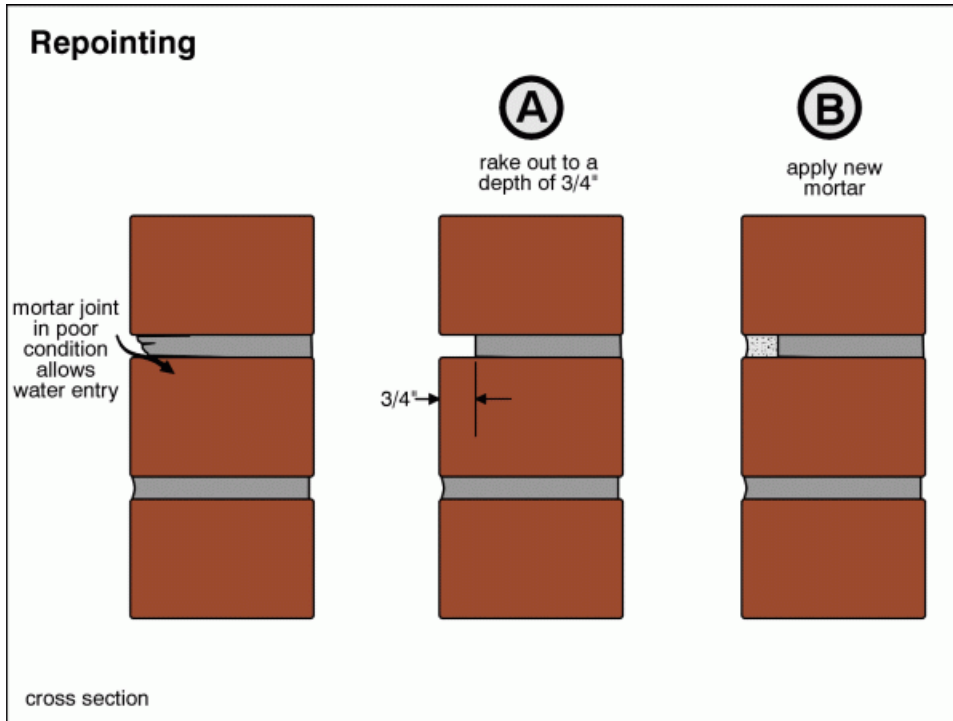
1. **Condition:** • Mortar deterioration

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Various

Task: Consult a qualified professional

Time: As soon as possible



1. Mortar deterioration



2. Mortar deterioration

EXTERIOR

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Description

- Gutter & downspout material:** • Aluminum
- Gutter & downspout type:** • Eave mounted • Scuppers
- Gutter & downspout discharge:** • Above grade
- Lot slope:** • Away from building
- Soffit (underside of eaves) and fascia (front edge of eaves):** • Aluminum
- Wall surfaces and trim:** • Metal siding • Brick • Fiber cement siding
- Walkway:** • Interlocking brick
- Porch:** • Concrete • Tile
- Exterior steps:** • Concrete
- Balcony:** • Composite • Glass railings • Waterproofing membrane
- Patio:** • Interlocking brick
- Fence:** • Wood
- Garage:** • Below Grade -access from basement

Inspection Methods and Limitations

- Inspection limited/prevented by:** • Car/storage in garage
- Upper floors inspected from:** • Ground level
- Exterior inspected from:** • Ground level

STRUCTURE

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Recommendations

RECOMMENDATIONS \ Overview

2. Condition: • No structure recommendations are offered as a result of this inspection.

FOUNDATIONS \ Performance opinion

3. Condition: • Acceptable

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Engineered wood • Laminated wood beams (girders) • Subfloor - plywood

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Not visible

Party wall: • Not visible

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation

Attic/roof space:

• No access

Hatch barrier sealed with insulation

Percent of foundation not visible: • Exterior • 90 %

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

4. Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Front Porch

Task: Replace

Time: Immediate



3. Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION SYSTEM \ Lights

5. Condition: • Inoperative

Implication(s): Inadequate lighting

Location: Second Floor Bedroom Closets

Task: Correct

Time: When necessary



4. Inoperative



5. Inoperative

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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6. Condition: • Inoperative
Implication(s): Inadequate lighting
Location: Third Floor Balcony
Task: Replace
Time: When necessary



6. Inoperative

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

7. Condition: • More than 10 years old
Recommend replacing with combination smoke and CO units on all floors where required.
Some require replacement in the next few years but recommend updating of all units regardless.
Implication(s): Life safety hazard
Location: Various
Task: Replace
Time: Immediate



7. More than 10 years old

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Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location: • Breakers - basement

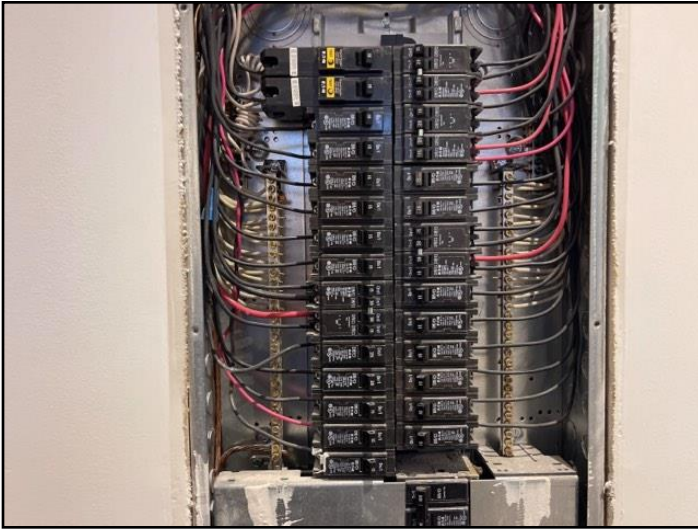
System grounding material and type: • Copper - other

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • 125 Amps

Number of circuits installed:

- 33



8. 33



9. 33

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- GFCIs present
- Third floor furnace room
- GFCI - Ensuite
- Second floor
- GFCI - bathroom
- Basement
- GFCI - bathroom
- Main bathroom also controls GFCI in second floor ensuite
- GFCI - bathroom
- Third floor ensuite
- GFCI - kitchen
- GFCI - exterior

ELECTRICAL

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• AFCI - panel

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

Inspection Methods and Limitations

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

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms

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Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Either Reliance Home Comfort or Enercare

Location: Third Floor

Task: Consult a qualified professional

Time: Immediate

FURNACE \ Cabinet

9. Condition: • Rust

Implication(s): Material deterioration | Reduced system life expectancy

Location: Third Floor

Task: Service

Time: Immediate



10. Rust

Description

Heating system type: • Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Goodman
Basement
- Luxaire
Third floor

Heat distribution: • Ducts and registers

HEATING

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Efficiency: • High-efficiency

Exhaust venting method: • Induced draft

Combustion air source: • Outside

Approximate age:

- 1 year
- Basement



11. 1 year

- 11 years
- Third floor



12. 11 years

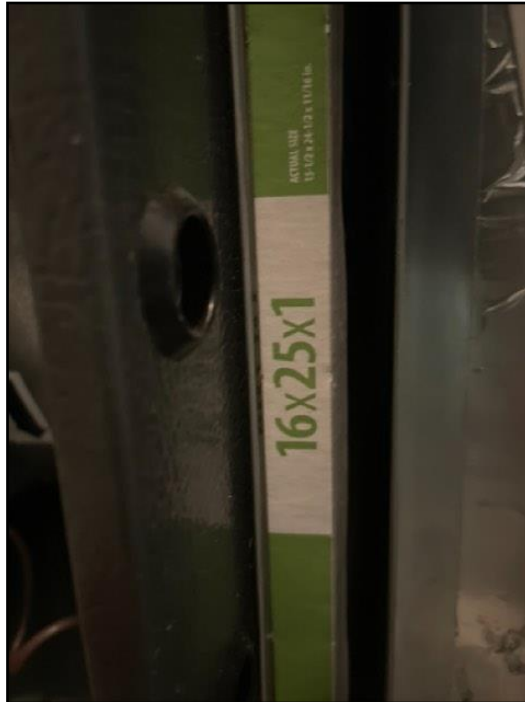
Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • Low

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Air filter:

- Disposable



13. Disposable

Exhaust pipe (vent connector): • PVC plastic

Carbon monoxide test:

- 0 parts per million - approximate



14. 0 parts per million - approximate



15. 0 parts per million - approximate

Mechanical ventilation system for building:

- Kitchen exhaust fan

HEATING

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- Bathroom exhaust fan
All bathrooms

Condensate system:

- Discharges into floor drain
Both Units

Inspection Methods and Limitations

- Heat exchanger:** • Only a small portion visible

COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled

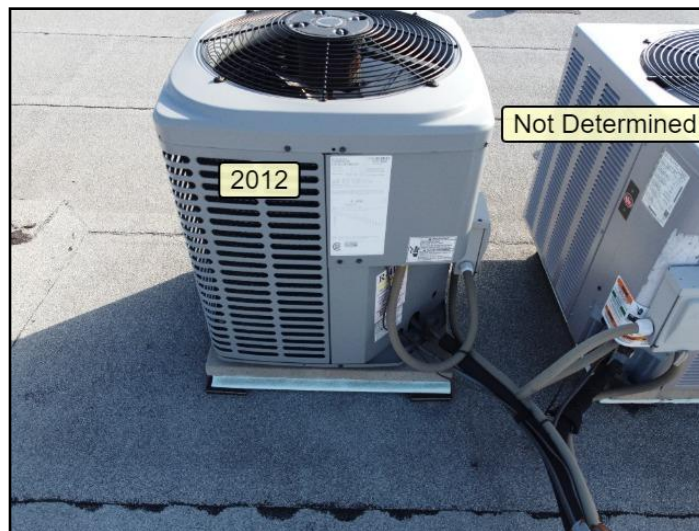
Manufacturer: • Luxaire

Manufacturer: • Weather King

Compressor type: • Electric

Compressor approximate age:

- Not determined
- Weather King Unit 2
- 12 years
- Unit 1



16. 12 years

Typical life expectancy: • 10 to 15 years

Failure probability: • Medium

Evaporative cooler damper location: • Roof

Refrigerant type:

- R-410A
- Both Units

Condensate system: • Discharges into floor drain

COOLING & HEAT PUMP

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Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature • Heating was tested during the inspection.

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Glass fiber

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Attic • Roof space

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Recommendations

WATER HEATER \ Tank

10. Condition: • Leak

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

Task: Replace

Time: Immediate



17. Leak

FIXTURES AND FAUCETS \ Faucet

11. Condition: • Shower head damaged

Implication(s): System inoperative | Reduced water pressure and volume

Location: Basement Bathroom

Task: Repair or replace

Time: Immediate



18. Shower head damaged

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Description

- Water supply source (based on observed evidence):** • Public
- Service piping into building:** • Plastic
- Supply piping in building:** • Copper • PEX (cross-linked Polyethylene)
- Main water shut off valve at the:** • Utility room • Meter
- Water flow and pressure:** • Functional
- Water heater type:** • Induced draft • Tank • Rental
- Water heater location:** • Utility room
- Water heater fuel/energy source:** • Gas
- Water heater exhaust venting method:** • Induced draft
- Water heater manufacturer:** • Polaris
- Water heater tank capacity:** • Not determined
- Water heater approximate age:**
 - 11 years



19. 11 years

- Water heater typical life expectancy:** • 10 to 15 years
- Water heater failure probability:**
 - High
- Leaking
- Hot water temperature (Generally accepted safe temp. is 120° F):**
 - 130° F
 - Chart

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

20. Chart

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic

Floor drain location: • Near heating system • Near water heater

Gas meter location: • Basement outside garage

Gas piping material: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main gas shut off valve location: • Exterior • Gas meter

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Frost proof

Inspection Methods and Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Not included as part of a building inspection: • Fire extinguishers and sprinkler systems

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Recommendations

WINDOWS \ General notes

12. Condition: • Difficult to operate
Implication(s): System inoperative or difficult to operate
Location: Third Floor Ensuite Bathroom
Task: Repair
Time: As soon as practical



21. Difficult to operate

APPLIANCES \ Dryer

13. Condition: • Dryer vent obstructed
Implication(s): Equipment ineffective | Fire hazard
Location: Laundry
Task: Clean
Time: Immediately and Ongoing

Description

Major floor finishes: • Hardwood • Tile
Major wall finishes: • Plaster/drywall
Major ceiling finishes: • Plaster/drywall
Windows: • Fixed • Sliders • Casement
Glazing: • Double
Exterior doors - type/material: • Hinged • Wood • Sliding glass • Garage door - metal
Doors: • Inspected
Cooktop fuel: • Gas
Laundry facilities: • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

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Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation:

- Exhaust fan
- All bathrooms

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Wall Oven:

- Wolf



22. Wolf

Inventory Dishwasher: • Asko



23.

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Inventory Refrigerator:

- Sub-Zero



24. Sub-Zero

Inventory Microwave or Microwave/Rangehood: • Wolf



25.

Inventory Washing Machine:

- LG

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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26. LG

Inventory Dryer:

- LG



27. LG

Inventory Central Vacuum: • Cyclovac

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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28.

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Security systems and intercoms • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are tested for basic operation only. For example, the accuracy of an oven thermometer is not tested, nor is the self-cleaning feature. Defrosting features on refrigerators and freezers are not tested. Dishwashers are not put through a full cycle, and the effectiveness of the drying cycle is not tested.

Percent of foundation not visible: • Interior • 100 %

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Description

Weather: • Sunny • Overcast • Ground was dry • There has been no rain in last 3 days. • Light winds

Approximate temperature: • Celcius • 10°

Attendees: • Seller's Agent

Access to home provided by: • Seller's agent

Occupancy: • There was no one home during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 9:30 a.m.

Approximate inspection End time: • The inspection ended at Noon.

Approximate date of construction: • 2013

Building type: • Semi-detached home

Number of dwelling units: • Single-family

Number of stories: • Three

Number of bedrooms:

- One
- Lower Level
- Four

Number of bathrooms: • Four

Number of kitchens: • One

Below grade area: • Basement

Garage, carport and outbuildings: • Underground Parking Available

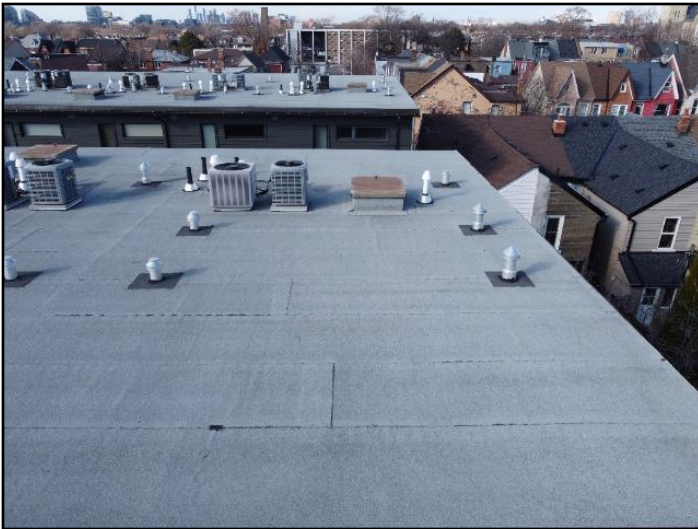
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Description

General: • Any and all photos including in this published report are representative and for reference purposes only, and do not necessarily define the entire extent of any maintenance deficiency or safety item. photos are to be used as a guide only, and entire system or component should be taken into consideration when being evaluated.

These photos were taken during the inspection:

- Roofing



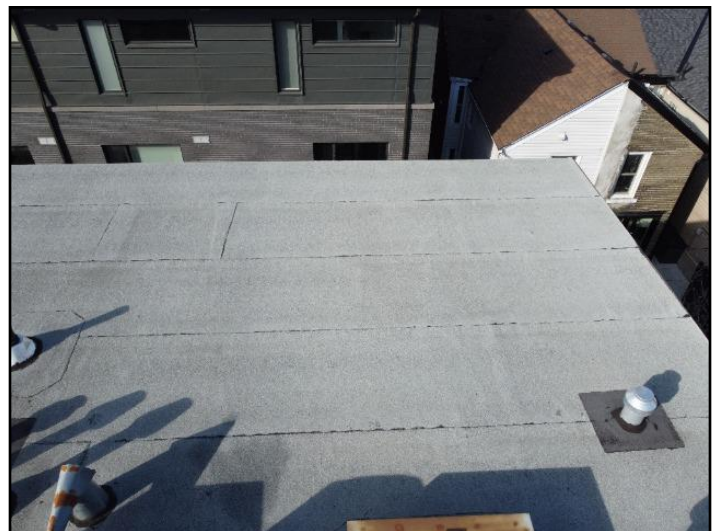
29. Roofing



30. Roofing



31. Roofing



32. Roofing

PHOTOS

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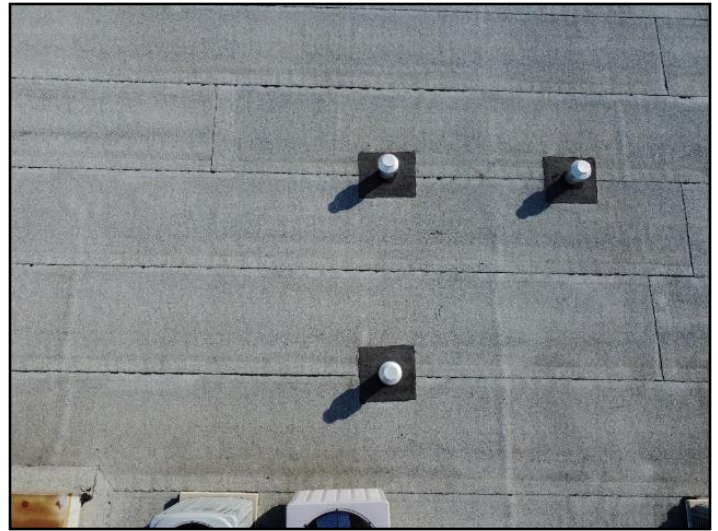
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33. Roofing



34. Roofing



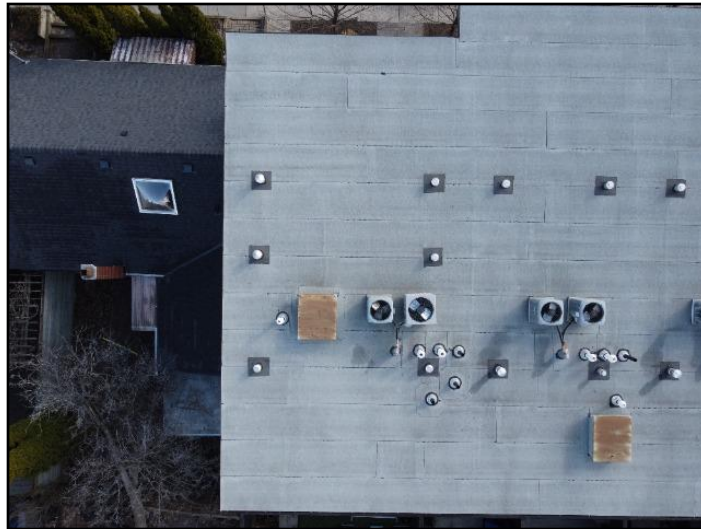
35. Roofing



36. Roofing

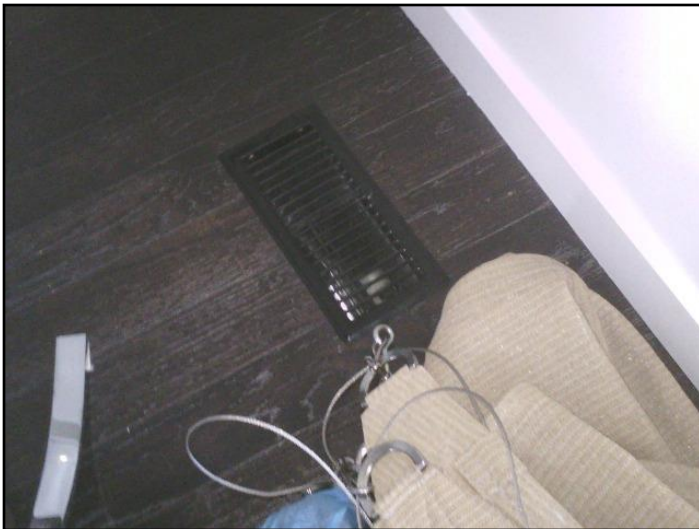
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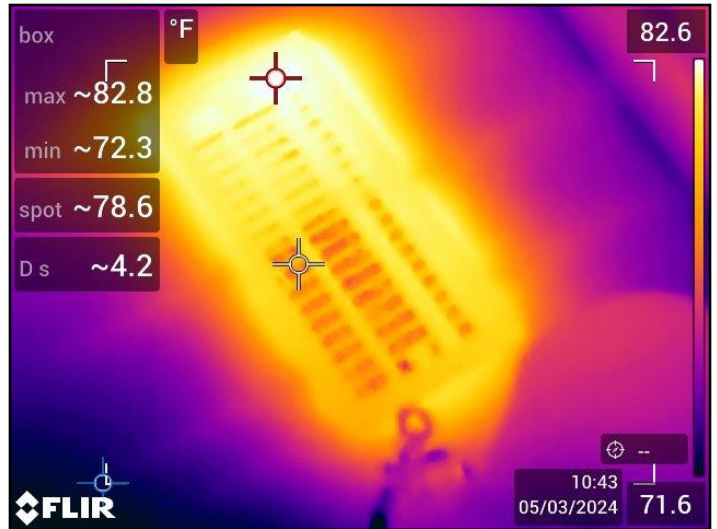


37. Roofing

• Heating



38. Heating



39. Heating

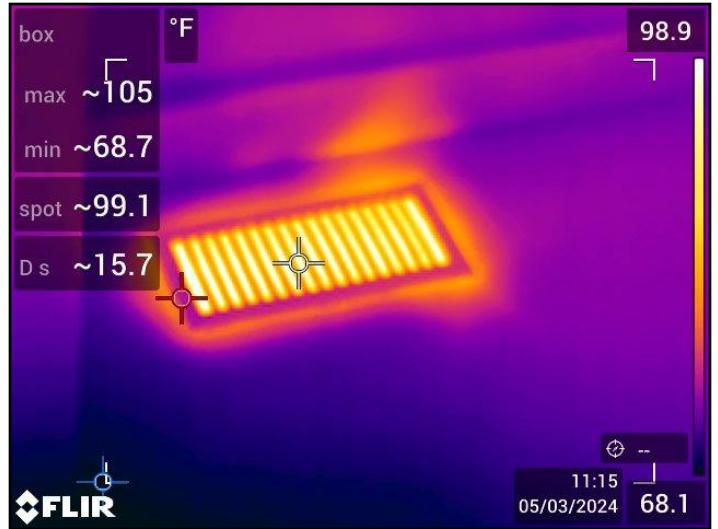
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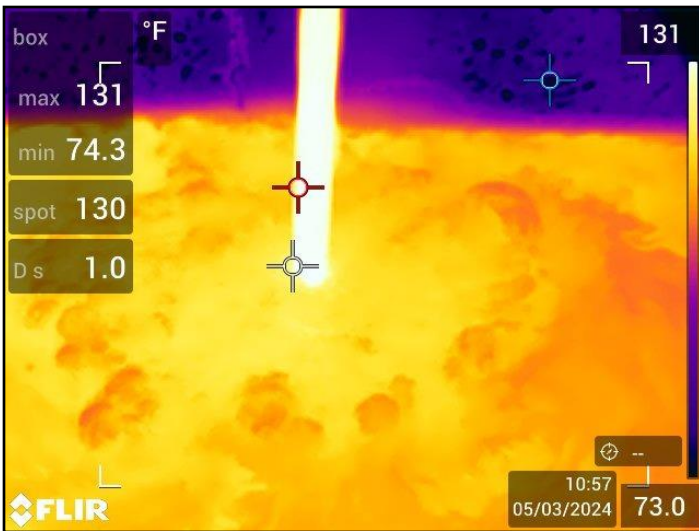
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40. Heating

41. Heating

• Plumbing



42. Plumbing

43. Plumbing

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