

## Summary



### Magnified Home Inspections Ltd

14 - 30 Eglinton Ave, West, Suite # 161,  
Mississauga, Ontario, L5R 0C1  
647-709-3883

Inspection Report for:  
**56 B Clarendon Ave**  
**Toronto ON M4V 1J1**

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 **pose a potential safety concern** 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 also contains some additional information about the specifications of some of the systems in the property, which may be useful when discussing coverage for the property with an insurance company. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is strongly recommended that the customer read the complete report.

## 6. Electrical

### General Summary

#### Electrical System Information

##### Comment and Task(s) (see definition on page 3)

1. (1) The electrical service of this electrical system is rated at 200 amps.
2. (2) Overcurrent protection of branch circuits was provided by circuit breakers.
3. (3) The electrical branch wiring system consisted of, copper (grounded) electrical wiring.

## 7. Plumbing

### General Summary

#### Plumbing System Information

##### Comment and Task(s) (see definition on page 3)

4. (1) The source of the main water supply to this property was from a public source.
5. (2) Limitation: At the time of the inspection, the main water supply pipe was not visible, the pipe material could therefore not be identified.
6. (3) The visible part(s) of the home water distribution pipes appear to be made of a Plastic/Pex type material.
7. (4) The sewage system for this property was connected to a public sewage system.

8. (5) Limitation: The drain/waste pipes were not accessible or visible. The drain/waste pipe material(s) could therefore not be visually confirmed.

#### **Water Heater System Information**

##### **Comment and Task(s) (see definition on page 3)**

9. (1) The energy for the water heating system was supplied by natural gas.  
10. (2) The water heater type: Tank, integrated with a tankless heating system (boiler).

## **8. Cooling**

### **General Summary**

#### **Air Conditioning System(s) Information**

##### **Comment and Task(s) (see definition on page 3)**

11. (1) Air conditioning at the property was provided by a central air conditioning system, with ducts that were shared with a forced air system.  
12. (2) The age of the air conditioning system could not be determined.

## **9. Heating**

### **General Summary**

#### **Heating System(s) Information**

##### **Comment and Task(s) (see definition on page 3)**

13. (1) The primary source of energy for this heating system was natural gas.  
14. (2) Type of heating system: Combination boiler with a hot water tank (provides heating & hot water for the property).  
15. (3) This heating system was estimated to have a high efficiency rating.  
16. (4) The age of the heating system could not be determined.  
17. (5) Heat distribution for this system was provided by forced air (ducts/registers).

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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.