



Home Inspection Report

Prepared exclusively for
Anne Locke & Manson Locke



PROPERTY INSPECTED:
5 Gordon Park Drive
Toronto, ON M9B 1J5

Date of Inspection: 04/03/2024

Inspection No. 141465-887

INSPECTED BY:

Go2 Team Inc.

15 Stavely Crescent

Toronto, ON M9W 2C2

gonneauteam@pillartopost.com

(647) 749-3880

INSPECTOR:

Geoffrey Gonneau

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(647) 749-3880

Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.1 This is our Plus Level Home Inspection. This inspection is completed to CSA standards, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors. We would be pleased to return to the home to perform any additional inspection services, including Air Quality Inspection, Radon Inspection and our other specialty services.

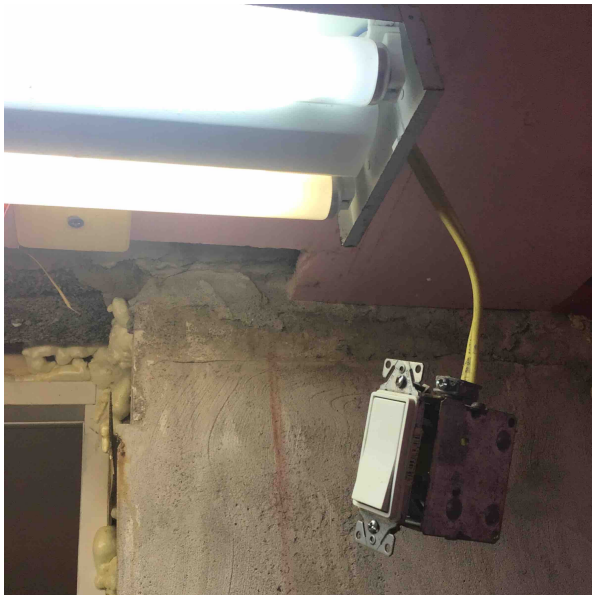
We would be pleased to discuss this inspection report with the prospective home buyer. This inspection was conducted for the client named on this report. This inspection report and report summary are for the exclusive use of the client and is not transferrable to any third-party. While we recognize that the client may share the information with others, our responsibility is to our client only.

Our home inspection packages now includes PTP Home, a concierge service that assists in moving utilities. Ask how we can assist you with this service

8.0 ELECTRICAL SYSTEM

8.10 Lighting / Ceiling Fan(s)

8.10.2 Loose switch(es) should be replaced for improved electric safety. **(Cold cellar)**



10.0 PLUMBING SYSTEM

10.1 Plumbing General Comments

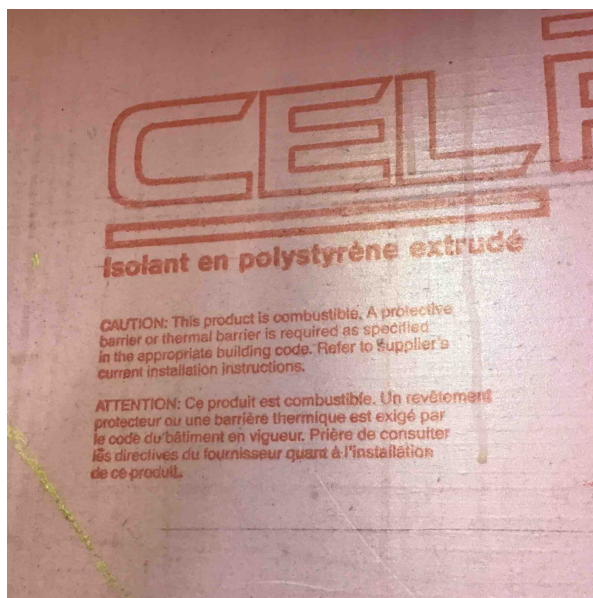
10.1.1 The dwelling has a sump pump system. A sump pump is a device that moves water from your basement to the outside of your home. A sump is a naturally constructed pit, usually a hole carved below the main surface of your basement floor. This pit, known as a basin, holds the sump pump. The pump is equipped with valves that sense escalating water levels or pressure. When the water gets too high, sump pumps automatically pump excess water out of the basement and away from your property using a discharge line. This line, called an effluent, connects the sump pump to a designated drainage area.

The plumbing system has been updated with both copper and pex water supply lines

11.0 INTERIOR

11.6 Insulation

11.6.1 Exposed ISO / Rigid insulation requires a fire rated covering installed upon it for life safety (**Cold cellar**)



INSPECTION REPORT

1.0 INTRODUCTION

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1.2 Inspector

1.2.1 The inspection was performed by Geoffrey Gonneau. Should you wish to discuss this inspection, please reach out and contact him at 647-749-3881.

1.3 Inspection / Site Conditions

1.3.1 The temperature was approximately 5 degrees at the start of our inspection. Winds were from the South West and it was raining. It had poured heavily over the last ten hours.

2.0 PROPERTY AND SITE

2.1 Site Overview

2.1.1 The landscaping is well maintained

2.1.2 The dwelling is a solid brick on masonry structure bungalow, with upgraded / premium windows, upgraded side and front door units. There is a sliding door leading from the primary bedroom to the rear deck. There is an older wood frame garage at the end of a private driveway.

- Exterior Front
- Exterior Left
- Exterior Rear
- Exterior Right

2.2 Landscape / Grading

2.2.1 The landscaping was inspected and no significant deficiencies were observed.

2.2.2 The front and rear yard were sloped away from the dwelling and water was not found to have accumulated near the foundation.

- Exterior Front
- Exterior Rear

2.3 Walkway(s)

- ⊙ Fieldstone has a tendency to become uneven. Recommend resetting to prevent a trip hazard.

2.3.1 The walkway(s) were inspected and no significant deficiencies were observed.

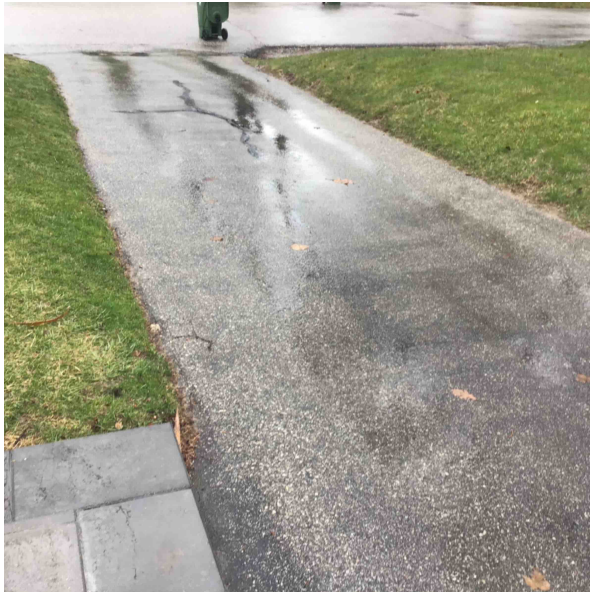
2.4 Driveway(s)

- ⊙ Asphalt

2.4.1 Minor settlement in traffic areas

2.4.2 The driveway shows typical and minor surface wear and cracking. Periodic maintenance may prolong the life of the surface.

- Exterior Front
- Exterior Left



2.5 Enclosure(s)

- ⊙ There is a wood fence system

2.5.1 The enclosure(s) were inspected and no significant deficiencies were observed.

3.0 EXTERIOR

3.1 Exterior General Comments

- ⊙ Exterior wall elevations were inspected from ground level and by drone

3.1.1 The dwelling has been updated with stone finishes added to the front porch and the roofing system extended

3.2 Foundation Surface

3.2.1 The visible portions of the exterior foundation were inspected

3.2.2 Areas of the foundation have updated water proofing and a drainage mat installed.

- Exterior Front
- Exterior Left
- Exterior Rear
- Exterior Right

3.3 Wall Surface

- ⊙ Brick

3.3.1 The wall surfaces were inspected and no significant deficiencies were observed.

3.4 Eaves / Fascia / Soffit

- ⊙ Aluminium

3.4.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed.

3.5 Trim

- ⊙ Aluminium

3.5.1 The trim was inspected and no significant deficiencies were observed.

3.6 Windows

- ⊙ Vinyl
- ⊙ Double Glazed

3.6.1 The windows were inspected and no significant deficiencies were observed.

3.6.2 The dwelling's windows have been updated with new vinyl casement window assemblies.

- Exterior Front
- Exterior Left
- Exterior Rear
- Exterior Right

3.7 Exterior Doors

- ⊙ Premium front entry door system with door light and locking mechanism
- ⊙ Premium side entry door system with door light
- ⊙ Premium sliding door situated in primary bedroom

3.7.1 The doors were inspected and no significant deficiencies were observed.

3.8 Porch(es)

- ⊙ Cut stone veneer on a masonry sub structure with newer railing and roof system.

3.8.1 The porch(es) were inspected and no significant deficiencies were observed.

3.8.2 The front porch has been updated with a cut stone veneer and the roof system extended. **(Front Porch)**

3.9 Deck(s)

- ⊙ Pressure Treated Wood Deck System

3.9.1 Attention is required to extend the deck system lifespan

3.9.2 Install guardrails / handrails for stairs to deck for safety. **(Rear Deck)**

3.10 Window Wells

- ⊙ Masonry

3.10.1 The window wells were inspected and no significant deficiencies were observed.

3.10.2 A basement bedroom window has been enlarged (**Exterior Right**)



4.0 ROOFING SYSTEM

4.1 Limitations

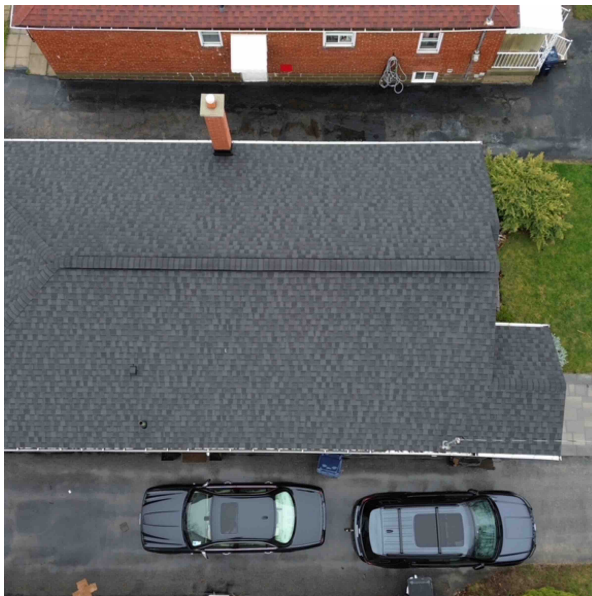
△ We were unable to access the roof due to safety concerns

4.2 Roofing General Comments

☑ The dwelling has a hip roof system

4.2.1 The roof system has the appearances of being newly installed and a warranty may be available.

4.2.2 The hip roof system has premium - fibreglass laminate style shingles applied with attic ridge venting.



4.3 Roofing Inspection Method

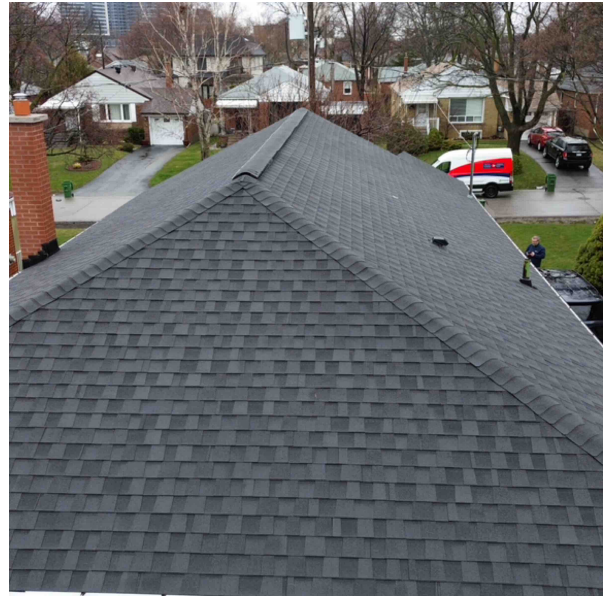
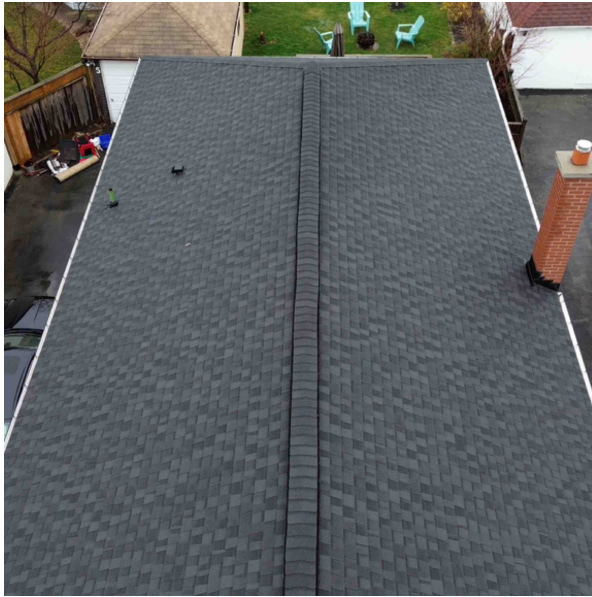
☑ We used a drone based camera system to review the roof system

4.4 Sloped Surface(s)

4.4.1 The roof system appears to have been recently installed and we suggest that warranty information be obtained if available.

4.4.2 The dwelling is covered with laminated shingles, also known as architectural roof shingles or three-dimensional shingles, are thick, double-layered fiberglass roofing shingles that offer a bold and visually striking aesthetic to the roof system.

Essentially, a laminated shingle is a stronger, denser version of a 3-tab asphalt shingle. It has multiple layers, uses a thicker and heavier fiberglass base mat, and the surface contains ceramic-coated minerals encased in water-resistant, high-quality asphalt.



4.5 Flashings

- ⊙ Chimney
- ⊙ Plumbing stack

4.5.1 The flashings were inspected and no significant deficiencies were observed.

4.6 Roof Drainage

4.6.1 Downspouts discharge near base of foundation

4.6.2 Seasonal cleaning of gutters is suggested due to proximity of trees

4.6.3 The downspouts are not extended. Extend downspouts to limit water entry into the basement (**Exterior Left**)

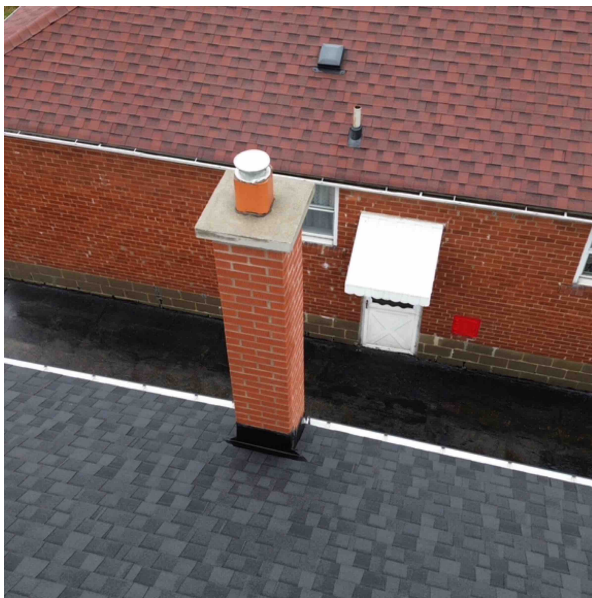


4.7 **Chimney(s)**

☑ Masonry

4.7.1 The chimney(s) were inspected and no significant deficiencies were observed.

4.7.2 The masonry chimney is well maintained



5.0 ATTIC

5.1 **Limitations**

△ Insulation obstructed / limited inspection of the vapour barrier

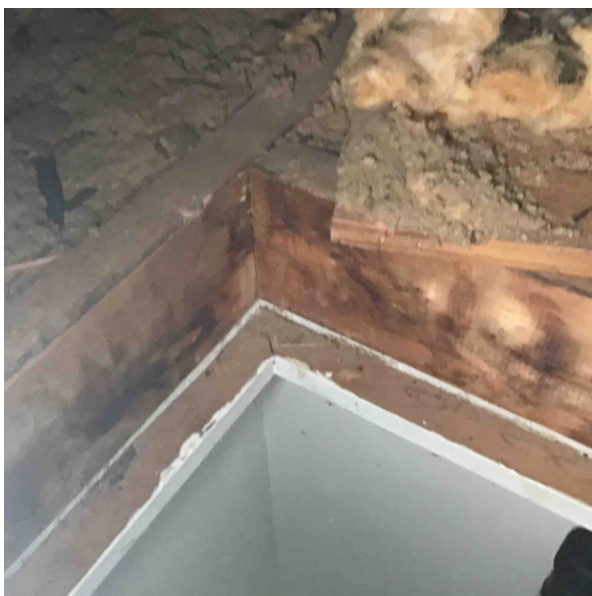
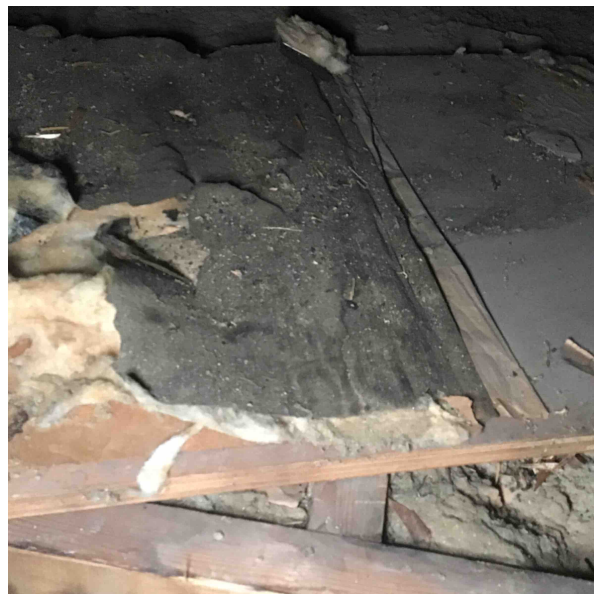
5.2 **Attic Access**

☑ The attic is accessible via a bedroom closet

5.2.1 Entered via access panel

5.2.2 We suggest that the attic hatch have additional insulation applied for increased energy efficiency

The access hatch requires weather stripping to stop heat loss and transference of humidity into the attic (**Bedroom - Front Right**)



5.3 Insulation

- Blown In
- Batt

5.3.1 The insulation was inspected and no significant deficiencies were observed.

5.3.2 Provide additional insulation to improve energy efficiency.



5.4 Ventilation

- ☑ Soffit and premium ridge venting

5.4.1 The ventilation was inspected and no significant deficiencies were observed.

5.5 Vapor Barrier

- ☑ Multiple paint layers may be considered as a suitable equivalent to a modern vinyl vapour barrier

5.6 Exhaust Duct

- ☑ Insulated

5.6.1 The exhaust duct(s) were inspected and no significant deficiencies were observed.

5.7 Sheathing

- ☑ Plank

5.7.1 The sheathing was inspected and no significant deficiencies were observed.

6.0 GARAGE / CARPORT

6.1 Limitations

- ▲ Full inspection of garage limited by contents
- ▲ Contents

6.2 Structure

- ☑ Wood frame

6.2.1 The structure was inspected and no significant deficiencies were observed.

6.3 Windows

- ☑ Fixed

6.3.1 Fixed

6.4 Vehicle Door(s)

- ☑ Insulated single car overhead door system
- ☑ Awning Style

6.4.1 The vehicle door(s) were inspected and no significant deficiencies were observed.

6.5 Floor

- ⊙ Asphalt

6.5.1 The floor was inspected and no significant deficiencies were observed.

6.5.2 Typical minor floor cracks are present in the garage floor. No improvement is necessary at this time. **(Garage)**



6.6 Wall

- ⊙ Unfinished Walls

6.6.1 The walls were inspected and no significant deficiencies were observed.

6.7 Ceiling

- ⊙ No interior finishes

6.7.1 The ceiling was inspected and no significant deficiencies were observed.

7.0 STRUCTURE

7.1 Limitations

- △ Inspection of the floor slab was limited by the installation of interior finishes
- △ Wall structure is concealed. Unable to comment on it.

7.2 Foundation

- ⊙ Concrete block

7.2.1 The visible portions of the foundation were inspected.

7.3 Support - Post / Beam / Column

- ⊙ Bearing wall central support

7.3.1 Inspected

7.4 Floor Structure

- ⊙ Wood - dimensional lumber.

7.4.1 The floor structure was inspected and no significant deficiencies were observed.

7.5 Wall Structure

- ⊙ Solid masonry

7.6 Roof Structure

- ⊙ Rafters
- ⊙ Plank / board roof sheathing.

7.6.1 The roof structure was inspected and no significant deficiencies were observed.

7.7 Ceiling Structure

- ☑ Wood ceiling joists

7.7.1 The ceiling structure was inspected and no significant deficiencies were observed.

7.8 Basement

7.8.1 The basement was inspected and no significant deficiencies were observed.

7.9 Slab

- ☑ Poured in place slab

8.0 ELECTRICAL SYSTEM

8.1 Limitations

- ▲ A representative number of installed lighting fixtures and switches were inspected
- ▲ As per our Standards of Practice, a representative number of receptacles were tested and not all of them.

8.2 Electrical General Comments

8.2.1 The dwelling electrical panel has been updated to having an 100 amp service and supplemental wiring and additional receptacles have been added.

8.3 Service Entrance

- ☑ Electrical service to home is by overhead cables.
- ☑ Service entry conductors are copper.

8.3.1 The service entrance was inspected and no significant deficiencies were observed.

8.4 Service Size

- ☑ 100 Amps

8.4.1 The service size was inspected and no significant deficiencies were observed.

8.5 Main Disconnect(s)

- ☑ Breaker

8.5.1 The main disconnect(s) were inspected and no significant deficiencies were observed.

8.6 Distribution Panel(s)

- ☑ Circuit Breakers

8.6.1 The distribution panel(s) were inspected and no significant deficiencies were observed.

8.7 Grounding

- ☑ Grounded at water main.
- ☑ Grounded at water pipe near panel.

8.7.1 The grounding was inspected and no significant deficiencies were observed.

8.8 Branch Circuit Wiring

- ☑ Copper wire branch circuits.

8.8.1 The branch circuit wiring was inspected and no significant deficiencies were observed.

8.9 Receptacles

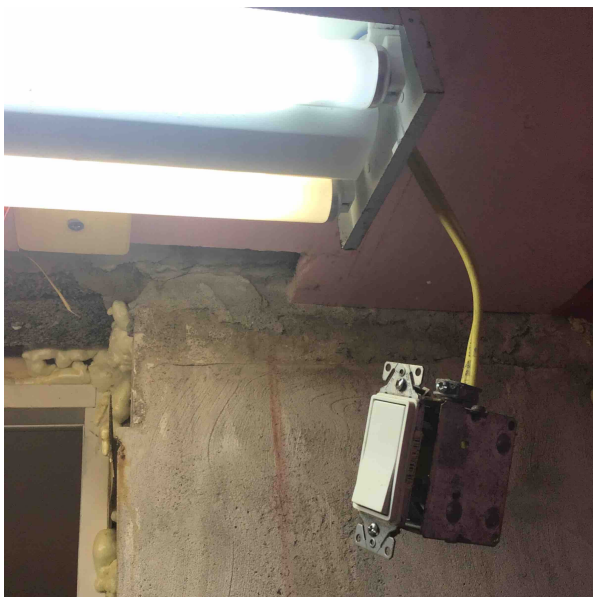
- ☑ Grounded
- ☑ Three pronged receptacles

8.9.1 The receptacles were inspected and no significant deficiencies were observed.

8.10 Lighting / Ceiling Fan(s)

8.10.1 The lighting / ceiling fan(s) were inspected and no significant deficiencies were observed.

8.10.2 **Loose switch(es) should be replaced for improved electric safety. (Cold cellar)**



8.11 Exhaust Fan(s)

🕒 Premium bathroom exhaust system in ground floor bathroom

8.11.1 The exhaust fan(s) were inspected and no significant deficiencies were observed.

8.12 GFCI Devices

8.12.1 The GFCI devices were inspected and no significant deficiencies were observed.

8.12.2 Install GFCI outlets for improved electric safety.

- Bathroom
- Kitchen



8.13 **AFCI Devices**

8.13.1 New electrical standards require AFCI circuits for all bedrooms. Add AFCI breaker(s) for safety. As per manufacturers' recommendations you should test AFCI breakers monthly and replace them if they fail to trip when tested.

An arc-fault circuit interrupter (AFCI) or arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in home wiring. Loose connections, which can develop over time, can sometimes become hot enough to ignite house fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor). **(Laundry - basement)**

8.14 **Smoke Alarms**

- ☉ Smoke Alarm

8.14.1 The smoke alarms were inspected and no significant deficiencies were observed.

8.15 **Carbon Monoxide Alarms**

- ☉ Smoke and Co combination unit

8.15.1 The carbon monoxide alarms were inspected and no significant deficiencies were observed.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 **Limitations**

- ▲ Noting that we were unable to test the cooling system as exterior temperatures were below 15c
- ▲ Units have been winterized / covered

9.2 **HVAC General Comments**

9.2.1 The home is heated and cooled through a packaged Rheem HVAC system. The unit is in the middle of its lifespan

9.3 **Thermostat(s)**

- ☉ Smart / Wifi Compatible

9.3.1 The thermostat(s) were operated for primary function and worked as intended.

9.4 **Energy Source(s)**

- ☉ Shut-off is located at or near the meter
- ☉ Natural Gas is the primary energy source for heating

9.5 **Meter**

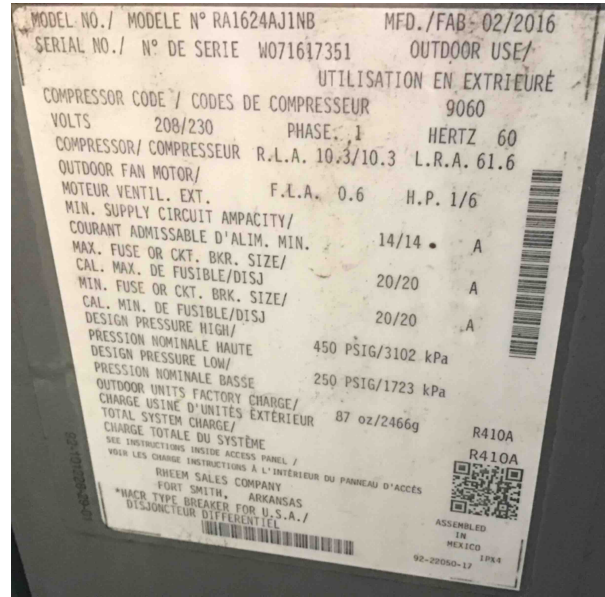
9.5.1 The meter(s) were inspected and no significant deficiencies were observed.

9.6 **Air Conditioning System(s)**

- ☉ Rheem Air Conditioning System

9.6.1 Air Conditioner is in the middle of its lifespan

9.6.2 Rheem Sales Company Central air Conditioning System
Model RA1624AJ1N8
Serial Number W0171617351
Assembled February 2016



9.7 Forced Air Furnace(s)

⦿ Rheem Sales Company - Natural Gas High Efficiency Furnace

9.7.1 The forced air furnace(s) were operated for primary function and worked as intended.

9.7.2 The furnace is in the middle of its lifespan

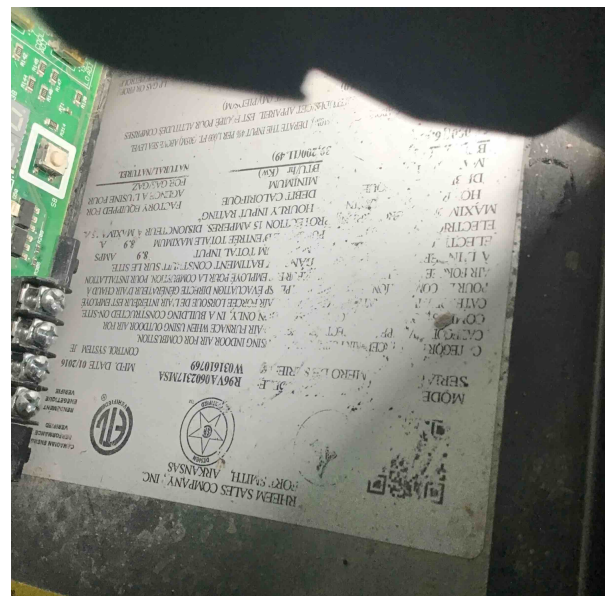
9.7.3 Rheem Sales - Natural Gas Forced Air Furnance

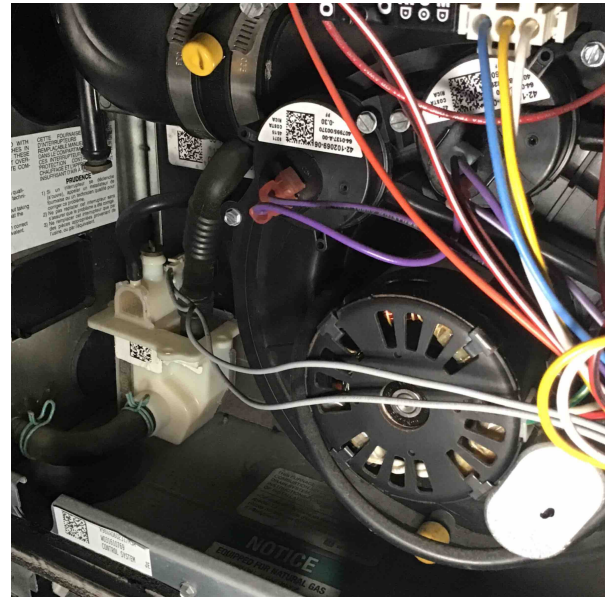
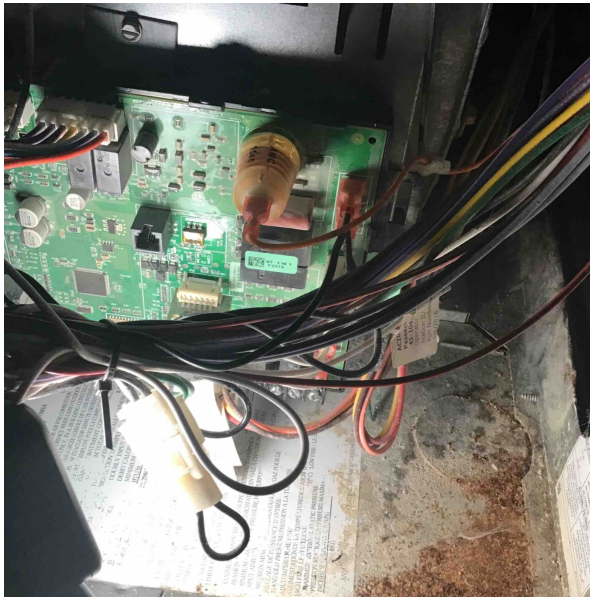
Assembled January 2016

Model R96VA0602317MSA

Serial Number W031610769

The unit is in the middle of its lifespan and we suggest it be serviced





9.8 Combustion/Venting

- Sealed combustion

9.8.1 The combustion air was inspected and no significant deficiencies were observed.

9.8.2 The venting was inspected and no significant deficiencies were observed.

9.9 Distribution System(s)

- Ducts and registers

9.9.1 The distribution system(s) were inspected and no significant deficiencies were observed.

9.10 Natural Gas Piping

- Black pipe
- Copper

9.10.1 The natural gas piping was inspected and no significant deficiencies were observed.

9.11 Filter

- 16" by 25" by 1" Disposable Filter
- 16" by 25" by 5" Disposable Filter

9.11.1 Basic furnace filters are designed to trap dust, dirt, and airborne particulates before they can get into the system and potentially damage the fan or the heating coil. More expensive filters perform the same role, plus they can enhance the air quality in your home by trapping bacteria, pollen, and mildew and mold spores. Since most of the air in your house circulates through your HVAC system, furnace filters are your first line of defense against dust and airborne allergens. Typically you should change a basic fiberglass furnace filter every one to two months and paper furnace filters every four months to a year.

9.11.2 Most heating equipment manufacturers suggest that 1" thick filters be changed monthly, and thicker (3" to 5") be changed quarterly.

9.11.3 The dwelling has been outfitted with a high efficiency filter unit. We would suggest that the furnace filter be changed or cleaned upon occupancy and quarterly inspections be performed. Dirty filters affect HVAC lifespan.



9.12 Humidifier

- ☑ General Aire Trickle Humidifier

9.12.1 A humidifier is present, however the functionality was not determined. Have the unit assessed by an HVAC technician during annual servicing.

9.12.2 We would suggest cleaning and descaling the humidifier yearly at the start of the heating season. Replace evaporator pad / trickle assembly required. **(Mechanical Room / Utility Room)**



10.0 PLUMBING SYSTEM

10.1 Plumbing General Comments

- ⊙ Plumbing system was found to be functioning well. All toilets were flushed multiple times and the tub/showers were run consistently for five minutes or more. All faucets and visible drains were inspected for leakage. At the time of our inspection, no plumbing issues were found.

10.1.1 The dwelling has a sump pump system. A sump pump is a device that moves water from your basement to the outside of your home. A sump is a naturally constructed pit, usually a hole carved below the main surface of your basement floor. This pit, known as a basin, holds the sump pump. The pump is equipped with valves that sense escalating water levels or pressure. When the water gets too high, sump pumps automatically pump excess water out of the basement and away from your property using a discharge line. This line, called an effluent, connects the sump pump to a designated drainage area.

The plumbing system has been updated with both copper and pex water supply lines

10.2 Water Main

10.2.1 Inspected the visible portion of the house water main

10.3 Distribution Piping

- ⊙ Mixture of Copper and Plastic Water Lines

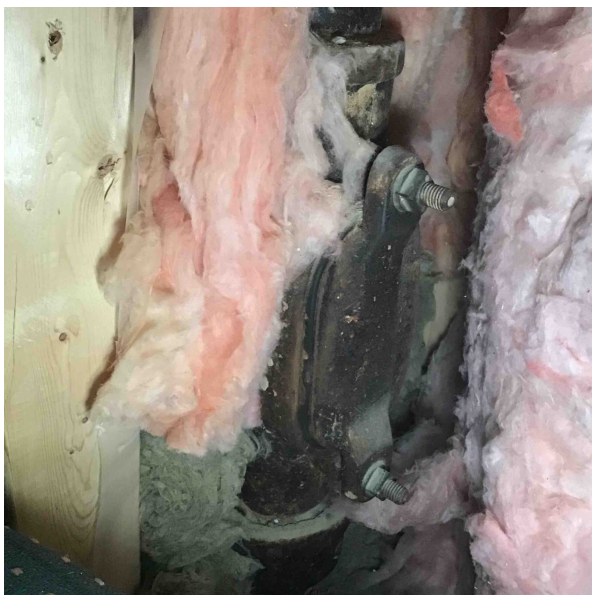
10.3.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

10.4 Drain, Waste, and Vent Piping

- ⊙ Plastic
- ⊙ Cast iron

10.4.1 The visible portions of the interior drain, waste and vent system were inspected.

10.4.2 The drain, waste and vent piping is cast iron. A qualified plumber should further assess and upgrade / replace as required to prevent water damage due to cracking / corroding / pipe failure. Replacement may also be required by your insurance company for coverage. **(Storage room)**



10.5 Water Heating Equipment

- ⊙ Rheem Natural Gas Fired 40 US Gallon Storage Type. - Rental

10.5.1 The domestic hot water system was inspected and operated

10.6 Water Heater Venting

- ⊙ Atmospheric vent

10.6.1 The water heater venting was inspected and no significant deficiencies were observed.

10.7 Hose Bib(s)

10.7.1 The exterior hose bibs were inspected but not operated.

10.8 Fixtures / Faucets

10.8.1 Faucets were run for up to five minutes.

10.9 Sink(s)

10.9.1 The sinks were filled to test drainage. No defects found.

10.10 Toilet(s)

- ⊙ Low Flush

10.10.1 The toilet(s) were operated and functioned as intended.

10.11 Tub(s) / Shower(s)

- ⊙ Premium tub - shower located in ground floor washroom
- ⊙ Premium walk in ceramic shower in basement

10.11.1 Monitor caulking regularly

10.11.2 The washroom tub and shower have been updated with premium finishes

- Bathroom
- Washroom / Bathroom - Basement

10.12 Floor drain

10.12.1 The floor drain(s) were inspected and no significant deficiencies were observed.

10.13 Sump Pump

- ⊙ Discharges to exterior

10.13.1 The sump pump(s) were operated and functioned as intended.

10.13.2 A battery backup / high water alarm for the sump pump is not present. Install a battery backup / high water alarm to ensure proper function in the event of a mechanical failure or power outage.

The sump pump check valve is missing. A qualified plumber should install a check valve for intended drainage function. **(Mechanical Room / Utility Room)**



11.0 INTERIOR

11.1 Interior General Comments

- ⦿ Imperfections and blemishes noted. Considered to be cosmetic in nature as normal moisture readings were found.

11.1.1 We have tested a random selection of the wall and ceiling areas with moisture monitoring equipment. At the time of our inspection, we did not find moisture. It is noted that site conditions may change after our inspection.

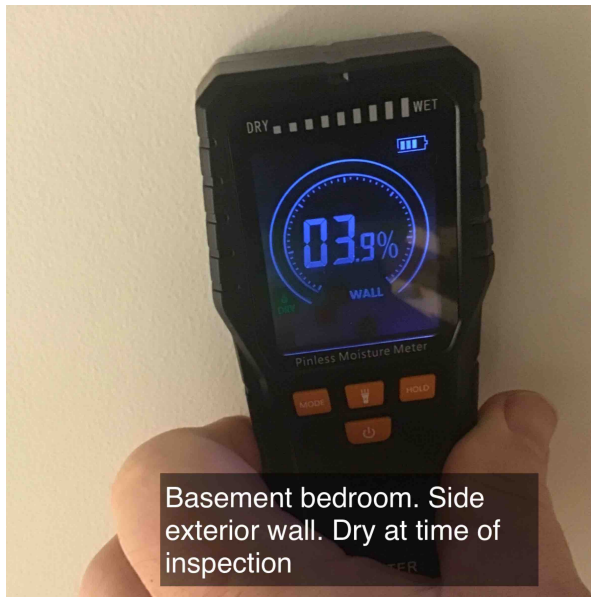
11.1.2 Water penetration: Active water seepage was not detected in the accessible areas of the exterior walls. We did test the accessible areas of the basement walls with non destructive moisture meters and elevated moisture levels were not found.



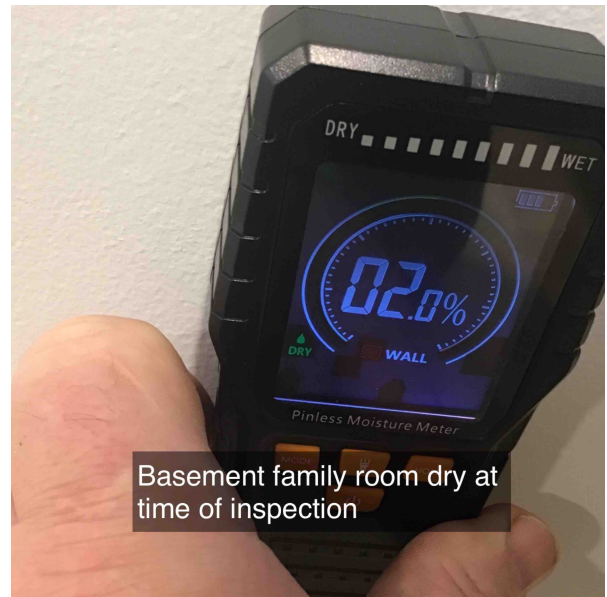
Recreation room - left of fireplace. Dry at time of inspection



Base of stairwell. Dry at time of inspection



Basement bedroom. Side exterior wall. Dry at time of inspection



Basement family room dry at time of inspection



Laundry room. Dry at time of inspection

11.2 Floors

- ⊙ Carpet
- ⊙ Hardwood
- ⊙ Vinyl

11.2.1 Typical cosmetic wear and tear was present during our inspection.

11.2.2 The ground floor has a premium hardwood floor

The basement floor has been covered with luxury vinyl plank

The bathrooms and kitchen have been covered in porcelain/ ceramic floor tiles

11.3 Walls / Ceilings

- ⊙ Drywall
- ⊙ Lath and Plaster

11.3.1 The ceilings were inspected and no significant deficiencies were observed.

11.3.2 The walls were inspected and no significant deficiencies were observed.

11.4 Stairs / Railings / Guardrails

11.4.1 The stairs, handrail(s) and guardrail(s) were inspected and no significant deficiencies were observed.

11.5 Countertops / Cabinets

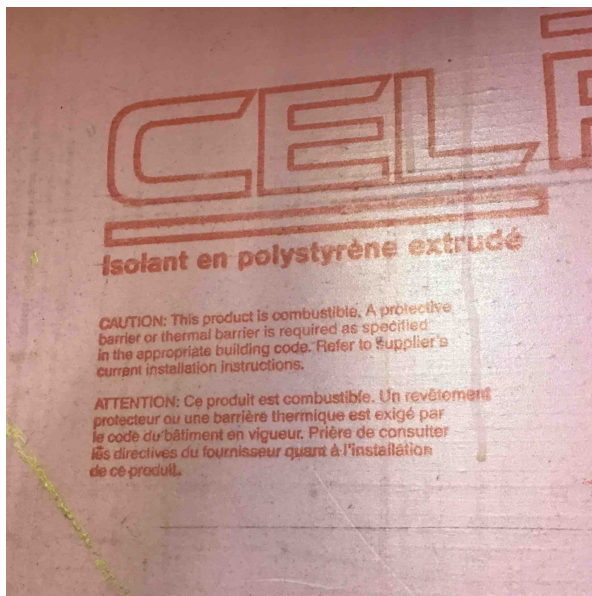
- ☑ Granite
- ☑ Laminate

11.5.1 The countertop(s) / cabinets were inspected and no significant deficiencies were observed.

11.6 Insulation

- ☑ Rigid insulation board

11.6.1 **Exposed ISO / Rigid insulation requires a fire rated covering installed upon it for life safety (Cold cellar)**



12.0 FIREPLACE(S)

12.1 Fireplace General Comments

- ☑ Valor Glass face natural gas fuelled fireplace

12.1.1 The dwelling has a glass faced gas fireplace. **(Recreation Room)**





13.0 APPLIANCES

13.1 Appliance General Comments

13.1.1 The kitchen appliances were operated for primary function and worked as intended.

13.1.2 Laundry equipment operated

13.1.3 All appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality. We typically attempt to run the unit through one operating cycle

13.2 Refrigerator

- ☉ General Electric Stainless Steel Refrigerator

13.2.1 The refrigerator(s) were operated for primary function and worked as intended.

13.3 Ranges / Ovens / Cooktops

- ☉ LG Glass Top Electric Range

13.3.1 The range(s), oven(s) and cooktop(s) were operated for primary function and worked as intended.

13.4 Range Hood

- ☉ Broan Stainless Steel Vented to Exterior Range Hood

13.4.1 We suggest that filters be cleaned upon occupancy

13.5 Dishwasher

- ☉ Bosch Dishwasher - Built In

13.6 Clothes Washer

- ☉ LG Stackable Washing Machine with premium pedestal base

13.6.1 The clothes washer(s) were operated for primary function and worked as intended.

13.7 Clothes Dryer

- ☉ LG Front Loading Electric Dryer - Stackable

13.7.1 The clothes dryer(s) were operated for primary function and worked as intended.

13.8 Door Bell and Chimes

13.8.1 The doorbell(s) and chimes were operated for primary function and worked as intended.