

ASADS

HOME INSPECTION SERVICES

Inspections conducted in accordance with OAH1 · InterNACHI · CAHPI/NHICC Standards of Practice

Inspector: Haroon Choudhry · Certified & Insured · Report ID: ASADS-2026-0127

WETT INSPECTION REPORT

WETT Inspection

182 Burnhamthorpe Rd

Etobicoke



<p>CLIENT</p> <p>Jessica Jamieson</p>	<p>INSPECTION DATE</p> <p>June 4, 2026</p>
<p>REPORT DATE</p> <p>June 8, 2026</p>	<p>INSPECTION TYPE</p> <p>WETT Inspection</p>
<p>INSPECTOR</p> <p>Haroon Choudhry</p>	<p>CONTACT</p> <p>(647) 801-9311</p>

This report covers the visual inspection of solid-fuel burning appliances, fireplaces, inserts, stoves, flue systems, and related components only, in accordance with WETT Standards of Practice, CSA B365, and NFPA 211. All other building systems are outside the scope of this inspection.

Inspection Report

182 Burnhamthorpe Rd, Etobicoke · June 4, 2026

INSPECTION DETAILS & CONDITIONS

CLIENT Jessica Jamieson	INSPECTOR Haroon Choudhry	INSPECTION DATE June 4, 2026
REPORT ISSUED June 8, 2026	DURATION 1 hour	WEATHER Sunny · 22°C · Not recorded
APPLIANCES INSPECTED 2 Wood-Burning Fireplaces	INSPECTION LEVEL Level 1 Visual Inspection	MAIN FLOOR FIREPLACE PASSES — Level 1 Compliant
BASEMENT FIREPLACE DOES NOT PASS — Level 2 Required	CHIMNEY Exterior Masonry, Stone Cladding, Cap Present	

Standards of Practice: This inspection was conducted in accordance with CSA B365 · NFPA 211 · WETT Standards. This report covers the visual inspection of solid-fuel burning appliances, fireplaces, inserts, stoves, flue systems, and related components only, in accordance with WETT Standards of Practice, CSA B365, and NFPA 211. All other building systems are outside the scope of this inspection.

DO NOT OPERATE — Basement Fireplace — The basement wood-burning fireplace must NOT be operated until a Level 2 WETT inspection has been completed and all identified deficiencies have been corrected by a WETT-certified technician. Fibreglass insulation improperly stuffed into the smoke chamber/flue throat presents an immediate fire and CO hazard. The appliance is unsafe for use in its current condition.

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Summary Scorecard	2 Safety · 0 Deficient · 0 Monitor · 7 OK
1. Appliance Description	1 OK
2. Flue & Liner System	2 OK
3. Clearances to Combustibles	1 OK
4. Hearth & Floor Protection	1 OK
5. Damper & Controls	1 P1 · 1 OK
6. Overall Compliance	1 P1 · 1 OK
Estimated Repair Cost Summary	2 items with estimates



SAFETY ITEMS — 2 P1 PRIORITY ITEMS REQUIRING IMMEDIATE ATTENTION

(1) Basement fireplace — smoke chamber/flue throat stuffed with fibreglass insulation; damper not operable — Do not operate the basement fireplace under any circumstances until a WETT-certified technician removes the insulation, inspects the smoke chamber and damper, and completes a Level 2 inspection including video flue scan. (2) Basement fireplace — DOES NOT PASS; Level 2 inspection required before operation — Do not operate. Engage a WETT-certified technician for a Level 2 inspection and smoke chamber remediation before any use.

2

SAFETY HAZARD

Immediate action

0

NON-COMPLIANT

Repair required

0

**MONITOR /
MAINTAIN**

Attention needed

7

SATISFACTORY

No action required

Two wood-burning fireplaces were inspected at 182 Burnhamthorpe Rd, Etobicoke on June 4, 2026. The main floor fireplace appeared to meet Level 1 WETT requirements and is considered compliant for continued operation. The basement fireplace does not pass — the smoke chamber/flue throat was found to be packed with fibreglass insulation that blocks the flue path, obstructs the damper, and presents an immediate fire and carbon monoxide hazard. The basement unit must not be operated until a Level 2 inspection is performed and all deficiencies are corrected by a WETT-certified technician.

- **P1 – Safety Hazard:** Immediate correction required
- **P2 – Non-Compliant:** Does not meet WETT/CSA/NFPA standards ● **P3 – Monitor:** Maintenance / attention needed
- **OK – Satisfactory:** No deficiencies noted ● **Advisory:** Out of scope / informational

1. APPLIANCE DESCRIPTION

**OK
SATISFACTORY**

F01 — Main floor fireplace — masonry wood-burning fireplace; appeared compliant

The main floor appliance was identified as a traditional masonry wood-burning fireplace. The firebox is constructed of refractory firebrick on the side and rear walls with a cast iron log grate in place. A brass-and-glass bi-fold door assembly with metal mesh spark curtain is installed across the firebox opening. The white painted wood millwork mantel surround with decorative pilasters appeared to be in good condition.



Main floor fireplace — full view of firebox opening, millwork surround, and hearth



Main floor masonry fireplace close-up — bi-fold glass doors, metal mesh curtain, refractory firebox

**ADVISORY
INFO**

F02 — Basement fireplace — masonry wood-burning fireplace; visual assessment restricted

The basement appliance was identified as a masonry wood-burning fireplace. A full Level 1 assessment could not be completed due to the smoke chamber/flue throat being blocked with fibreglass insulation (documented in the Damper & Controls section). The firebox interior and smoke chamber conditions could not be fully evaluated. A Level 2 inspection including a video scan of the flue and full internal assessment is required before the appliance can be assessed for compliance.



Basement fireplace smoke chamber — fibreglass insulation stuffed into throat/hatch opening



2. FLUE & LINER SYSTEM

**OK
SATISFACTORY**

F03 — Exterior masonry chimney — appeared intact from grade; cap present

The exterior masonry chimney, clad in dark stacked-stone siding consistent with the building exterior, was observed from grade level. The chimney structure appeared intact with no visible major spalling, displacement, or structural failure. A metal single-flue cap was observed at the crown, providing rain and debris protection. Flashing at the roof-to-chimney junction, mortar joint condition, and spark arrestor status could not be fully assessed from grade level.



Exterior masonry chimney — stone cladding, metal cap at crown, appears intact from grade

**OK
SATISFACTORY**

F04 — Main floor flue — low creosote level; flue open and unobstructed

The main floor fireplace flue was inspected from the firebox opening and via a flue view. The flue interior walls showed a low level of creosote accumulation consistent with normal use and within acceptable limits. The firebox refractory firebrick walls showed light sooting. The flue appeared open and unobstructed with no evidence of significant buildup, blockage, or liner deterioration. The flue is considered compliant for continued operation.



Main floor firebox interior — light sooting on refractory firebrick, normal use condition



Main floor flue interior — low creosote level, flue open and unobstructed

**ADVISORY
INFO**

F05 — Basement flue — not assessable; Level 2 video scan required

The basement fireplace flue could not be assessed at Level 1 due to the smoke chamber/throat being blocked with fiberglass insulation (documented in the Damper & Controls section). The condition of the flue liner, creosote level, and any obstructions cannot be confirmed without a Level 2 inspection including a video flue scan.



3. CLEARANCES TO COMBUSTIBLES

**OK
SATISFACTORY**

F06 — Main floor fireplace — no visible clearance violations observed

The main floor masonry fireplace surround, mantel, and adjacent wall finishes were visually assessed. No obvious violations of clearance-to-combustible requirements were observed. The millwork mantel surround appeared to maintain acceptable separation from the firebox opening consistent with standard masonry fireplace construction requirements under CSA B365.

**ADVISORY
INFO**

F07 — Basement fireplace — clearances to combustibles not assessable

Clearances to combustibles for the basement fireplace could not be assessed due to the access restrictions at the smoke chamber and the requirement for a Level 2 inspection. Clearance compliance should be confirmed as part of the Level 2 assessment.

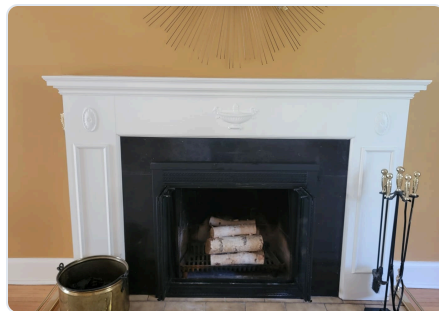


4. HEARTH & FLOOR PROTECTION

**OK
SATISFACTORY**

F08 — Main floor fireplace — ceramic tile hearth extension present and appeared adequate

A ceramic tile hearth extension was observed in front of the main floor fireplace opening. The tile surface appeared to be in good condition with no visible cracking or displacement. The hearth extension appeared to provide adequate floor protection for the appliance type.



Main floor fireplace — ceramic tile hearth extension visible at base of firebox

**ADVISORY
INFO**

F09 — Basement fireplace — hearth protection not assessable

Hearth and floor protection for the basement fireplace could not be fully assessed due to access restrictions. Hearth compliance should be confirmed as part of the Level 2 inspection.



5. DAMPER & CONTROLS

**OK
SATISFACTORY**

F10 — Main floor fireplace — bi-fold glass door assembly with mesh curtain; appeared functional

The main floor fireplace was equipped with a brass-framed bi-fold glass door assembly with a metal mesh spark curtain. The doors appeared to be intact, operable, and in good condition. The door assembly provides the primary means of controlling combustion air supply and preventing spark and ember emission when the fireplace is in use.



Main floor fireplace — bi-fold glass doors and metal mesh curtain in place

**P1
SAFETY
HAZARD**

F11 — Basement fireplace — smoke chamber/flue throat stuffed with fibreglass insulation; damper not operable

The smoke chamber and flue throat area of the basement fireplace were found to be packed with fibreglass batt insulation. The insulation had been manually installed — it is not a manufactured or rated component of the appliance. The insulation effectively blocks the flue path and obstructs the damper mechanism, which was visible behind the insulation but could not be operated or assessed.

Fibreglass insulation is not rated for the temperatures generated in a fireplace flue or smoke chamber. If the fireplace were operated with insulation in place: - Smoke and carbon monoxide would back-draft into the living space - The insulation could ignite, causing a structural fire - The damper cannot open to provide proper draft

This installation does not meet the requirements of CSA B365 or NFPA 211 and constitutes an immediate safety hazard. Dark staining observed on portions of the insulation may indicate the fireplace has been used while the insulation was present.



Basement smoke chamber/throat — fibreglass insulation packed into opening, damper obscured

→ Do not operate the basement fireplace under any circumstances until a WETT-certified technician removes the insulation, inspects the smoke chamber and damper, and completes a Level 2 inspection including video flue scan.

Estimated cost: **Included in Level 2 inspection scope**

6. OVERALL COMPLIANCE

<p>OK SATISFACTORY</p>	<p>F12 — Main floor fireplace — PASSES Level 1 WETT Inspection</p> <p>The main floor masonry wood-burning fireplace was assessed at Level 1 and appeared to meet the visual inspection requirements under CSA B365 and NFPA 211 at the time of inspection. No safety hazards, clearance violations, or liner deficiencies were observed. The flue showed a low and acceptable level of creosote accumulation. The appliance is considered compliant for continued operation.</p>
<p>P1 SAFETY HAZARD</p>	<p>F13 — Basement fireplace — DOES NOT PASS; Level 2 inspection required before operation</p> <p>The basement wood-burning fireplace does not pass the Level 1 WETT inspection. The following deficiency was identified:</p> <ul style="list-style-type: none"> Fibreglass insulation improperly stuffed into the smoke chamber/flue throat — immediate fire and CO hazard, does not meet CSA B365/NFPA 211 <p>The appliance must not be operated until all of the following have been completed: 1. Complete removal of the fibreglass insulation from the smoke chamber and throat 2. Level 2 WETT inspection including video flue scan to assess liner integrity and condition 3. Written clearance for safe operation from the WETT-certified technician performing the Level 2 inspection</p> <p>→ Do not operate. Engage a WETT-certified technician for a Level 2 inspection and smoke chamber remediation before any use.</p> <div style="border: 1px solid #ccc; border-radius: 10px; padding: 5px; margin-top: 10px;"> <p>Estimated cost: \$400–\$800 (Level 2 inspection + smoke chamber remediation)</p> </div>

ESTIMATED REPAIR COST SUMMARY

PRIORITY	ITEM	ESTIMATED COST
P1	Basement fireplace — smoke chamber/flue throat stuffed with fibreglass insulation; damper not operable — Damper & Controls	Included in Level 2 inspection scope
P1	Basement fireplace — DOES NOT PASS; Level 2 inspection required before operation — Overall Compliance	\$400–\$800 (Level 2 inspection + smoke chamber remediation)

Estimated costs are approximate ranges for budgeting purposes only and are not contractor quotes. Actual costs will vary based on site conditions, materials, and contractor pricing.

INSPECTOR DECLARATION

I, Haroon Choudhry, declare that this report accurately reflects the observations made during the visual inspection of the property located at 182 Burnhamthorpe Rd, Etobicoke, conducted on June 4, 2026. This inspection was performed in accordance with CSA B365 · NFPA 211 · WETT Standards, and the requirements of the Ontario Home Inspection Act, 2017. This report represents my professional opinion based on visual observations of accessible components at the time of inspection and does not constitute a warranty or guarantee of any system or component.

Haroon Choudhry — Inspector Signature & Date

Client Acknowledgement & Date

ASADS Home Inspection · (647) 801-9311 · www.asads.ca · 45 Duckworth Rd, Cambridge, ON N3H 0C1

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