



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

269 Martin Grove Road
Toronto, ON M9B 4L2

PREPARED FOR:

KARLA WARDLE
EMIR DICKSON

INSPECTION DATE:

Monday, November 6, 2023

TIP

THE
INSPECTION
PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca



TIP

THE
INSPECTION
PROFESSIONALS

November 6, 2023

Dear Karla Wardle and Emir Dickson,

RE: Report No. 7385
269 Martin Grove Road
Toronto, ON
M9B 4L2

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a certified multi-inspector award-winning company founded by Adam Hannan. Since 2006, Adam has performed thousands of residential and commercial inspections and has become a respected expert in his field. Adam has a passion for education and has been an inspection instructor teaching at Community Colleges and Universities since 2009.

Adam is a member of the International Association of Certified Home Inspectors (CPI # NACHI07020704)

"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."

-Adam

BUYERS -

An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

THE INSPECTION PROFESSIONALS,
INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2
416-725-5568
HST# 89249 4501 RT0001
www.inspectionpros.ca
adam@inspectionpros.ca

SUMMARY

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

HIGHLIGHTS:

This 1960s solid masonry home, resting on concrete block foundations, appears well-built and is generally in good condition compared to homes of a similar age and style.

The exterior masonry is in good condition. The electrical service size is 100-amp. Copper wiring was noted.

The high-quality roofing materials are 10 years old and in good condition.

Both the furnace and A/C are premium 7-year-old units.

The double-glazed windows at main and upper floor were in good condition overall.

As is typical for homes of this age, there is a mix of newer and older systems and components.

This Summary outlines some of the potentially short-term significant issues from a cost standpoint. This section is provided as a COURTESY ONLY and cannot be considered a substitute for reading the entire report. Please read the complete document.

It is not possible for a home inspector to predict the future. It would be advisable to annually budget between 0.5% to 1% of the value of the home for unforeseen repairs and maintenance. This would hold true for any house that you were considering.

Things will wear out, break down, and fail without warning. This is a fact of home ownership.

We adhere to the CAHPI Standards of Practice which can be viewed here:

[CAHPI_2012_Standards_of_Practice_verf-aug_22_final_ver041519.pdf](#)

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$1000

NOTE: FOR DIRECTIONAL PURPOSES USED THROUGHOUT THE REPORT, THE "FRONT" OF THE HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE EXTERIOR.

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The inspection is not a technical audit on every minor flaw or deficiency. A technical audit can be performed at an additional cost. The focus of this inspection was to identify MAJOR issues with major systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows:

1)OBSERVABLE STRUCTURAL DEFECTS

2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.

3)OBSERVABLE ELECTRICAL DEFECTS

4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) as named on the report. We take no responsibility or hold no liability until an onsite review is purchased by the buyer and an onsite review is performed by our company and our inspection agreement of limitations and liability are signed. By accepting the

SUMMARY

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

information in this report without our onsite review, you are waiving all rights.

For Ballpark costs of various home components, please click here:

<http://www.inspectionlibrary.com/costs.htm>

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • A Federal Pacific Stab-Lok panel is installed. There have been reported problems with these panels.

Location: Basement Panel

Task: Panel should be inspected by a licensed electrician or upgraded to new panel

Time: As soon as possible

Cost: If upgrading to new panel is required, approximately \$1500

Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door

Condition: • [Inaccessible](#)

The hatch located in the foyer closet is fastened shut. We attempted to remove the hatch but noticed insulation over top hatch and therefore did not view the lower attic. At some point soon the attic areas should be inspected to check structure, insulation, ventilations, mold, stains, etc.

The upper attic located in the small hall closet was difficult to access and was viewed with camera only

Location: First Floor Attic

Task: Provide access and inspect

Time: Less than 1 year

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 25 years old

Location: Furnace Room

Task: Replace

Time: Less than 1 year

Cost: Rental \$25-\$35 monthly. Purchase \$1500-\$2500

SUMMARY

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Interior

RECOMMENDATIONS \ General

Condition: • OVERALL - We noted flaws on floors, walls, and ceilings typical of an older home. Renovations are obviously a major expense which is highly dependent on personal preferences. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics/finishes

Location: Various

Task: Upgrade

Time: Discretionary

Cost: Too many variables - consult with specialist

EXHAUST FANS \ Duct

Condition: • [Not vented to exterior](#)

Location: Upper Attic

Task: Correct

Time: As Soon As Possible

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • * Floor tiles throughout basement likely contain some asbestos.

* Insulation wrap around heat registers likely contain some asbestos.

* See detailed note in Interior section of report

Location: Various

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 home inspection. These may have to be adjusted based on the findings of specialists.

<http://www.inspectionlibrary.com/wtgw.htm>

ROOFING

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

Sloped roofing material:

- [Asphalt shingles](#)

Good Condition overall



1. Asphalt shingles



2. Asphalt shingles

Approximate age: • 10 years

Typical life expectancy: • 20-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Roofing issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes.

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

General: • Most roofs are susceptible to ice damming under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather

Inspection performed: • With binoculars from the ground • From roof edge • With a drone

Age determined by: • Receipt from roofing contractor

EXTERIOR

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Towards building](#) • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Exterior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

WALLS \ Flashings and caulking

Condition: • Caulking around windows, doors and wall penetrations should be checked regularly for deficiencies and improved as needed.

WALLS \ Masonry (brick, stone) and concrete

Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted

EXTERIOR GLASS/WINDOWS \ Window wells

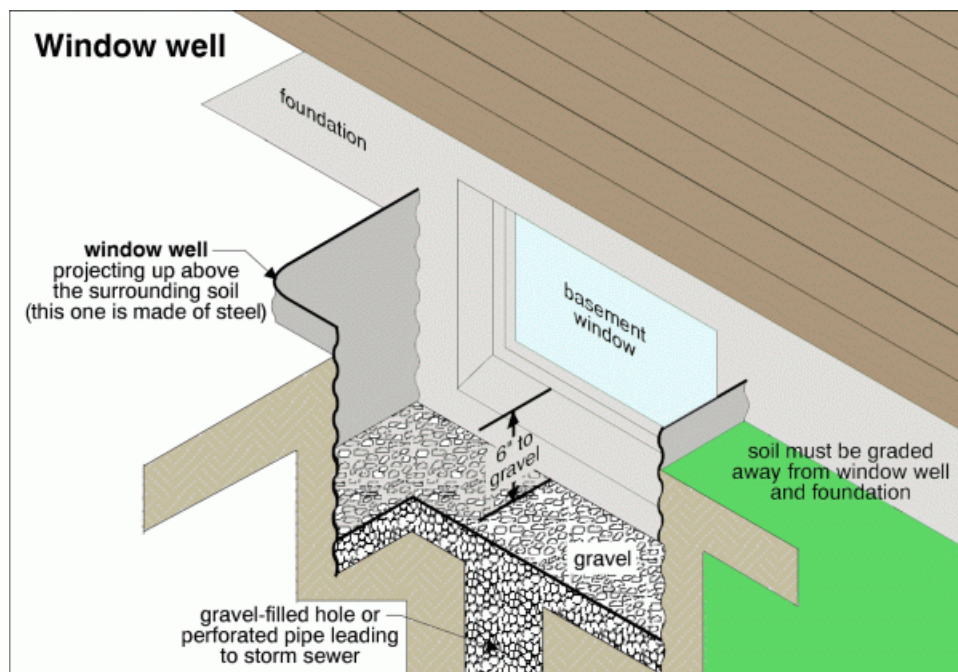
Condition: • [Less than 6 inches below window](#)

Location: Exterior

Task: Improve

Time: Less than 1 year

Cost: Regular maintenance item



EXTERIOR

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



3. Less than 6 inches below window

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

Condition: • Decorative walls not secured

Location: Rear Exterior

Task: Improve or remove

Time: As soon as practical



4.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Spindles \(balusters\) climbable](#)

Location: Exterior side

Task: Replace

Time: As required

Cost: Minor

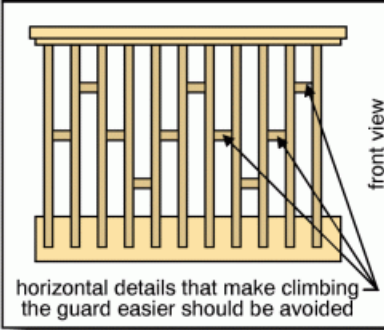
Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles (balusters)

4" diameter sphere (6" in some jurisdictions)

construction note:



5. Spindles (balusters) climbable

Condition: • Guard not secured to wall

Location: Exterior Side

Task: Correct

Time: Less than 1 year

Cost: Regular maintenance item

EXTERIOR

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



6.

LANDSCAPING \ General notes

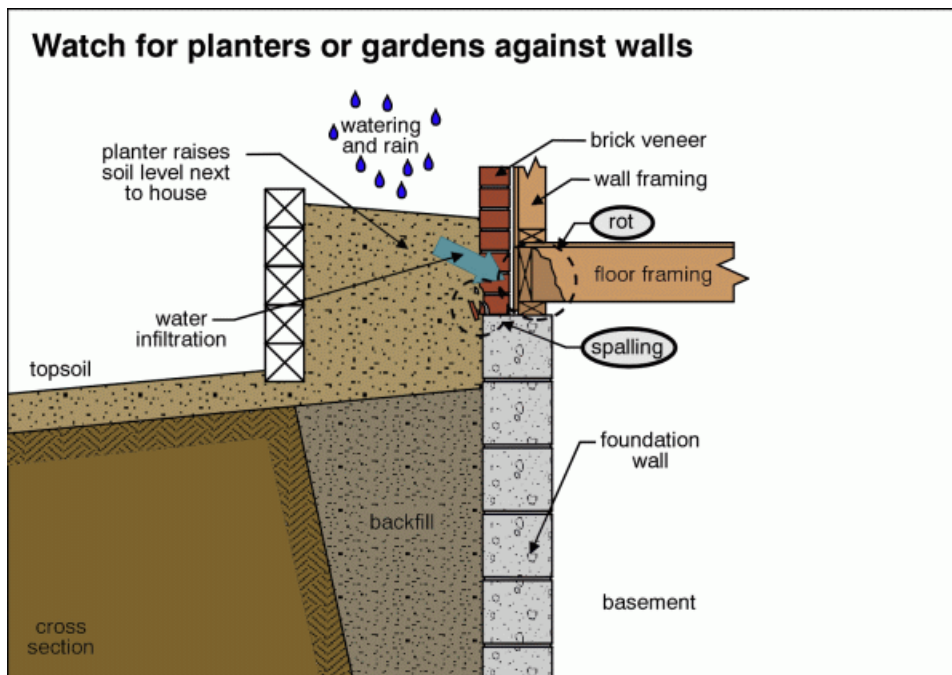
Condition: • [Planters and gardens against walls](#)

Location: Front Exterior

Task: Monitor / Improve

Time: When necessary

Cost: Regular maintenance item



EXTERIOR

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



7. Planters and gardens against walls

LANDSCAPING \ Lot grading

Condition: • During rainfall, walk the exterior to view if any water is draining towards the home. Improve these areas as needed

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Descriptions

General: • The solid masonry walls and foundations that are visible are in good condition overall.

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Structure issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

FOUNDATIONS \ General notes

Condition: • Typical Minor Cracks - Block, Brick, Stone

Almost all houses with concrete block, brick or stone foundations have minor settlement and/or cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary

FLOORS \ Joists

Condition: • [Prior repairs](#)

Various posts and beams were added in various areas as additional support likely to improve sagging or creaky areas. At some point, you may wish to replace with permanent supports in these areas.

Location: Various Crawl Spaces

Task: Improve

Time: If/when necessary

Cost: Consult with Specialist

STRUCTURE

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



8. Prior repairs



9. Prior repairs



10. Prior repairs

FLOORS \ Concrete slabs

Condition: • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

WALLS \ Solid masonry walls

Condition: • [Prior repairs](#)

It is common to find a multitude of wall repairs on homes of this age

Location: Various Exterior Wall

Task: For Your Information

STRUCTURE

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



11. example

Condition: • [Masonry too close to grade](#)

Location: Various Exterior Wall

Task: Monitor / Improve / Click link to read more information

Time: When/if landscaping or as necessary



12. example



13. example

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Inspection Methods and Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components.

Attic/roof space: • Inspected from access hatch

Crawlspace: • Entered but access was limited

Percent of foundation not visible: • 95 %

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

Service entrance cable and location: • [Overhead - cable type not determined](#)

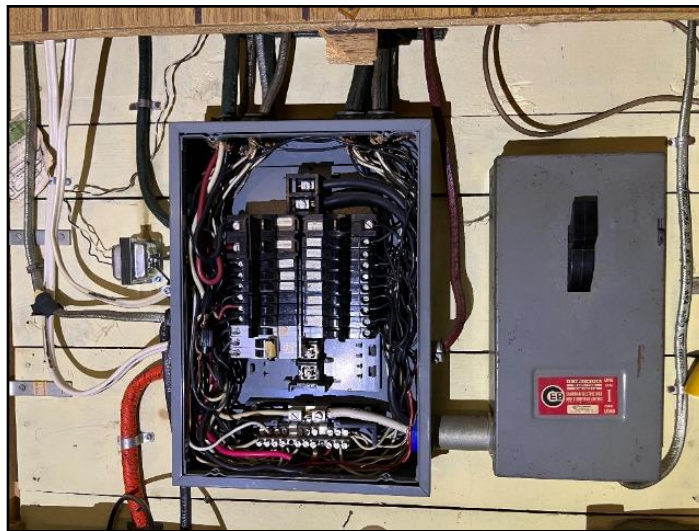
Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Fuses - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location:

• [Breakers - basement](#)



14. Breakers - basement

Distribution panel rating: • [100 Amps](#)

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

Type and number of outlets (receptacles): • [Grounded and ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

Smoke alarms (detectors): • Provide New

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All electrical recommendations are safety issues. POTENTIAL worst-case implications are fire and shock hazards. Treat them as high priority items, and consider the time frame as Immediate, unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

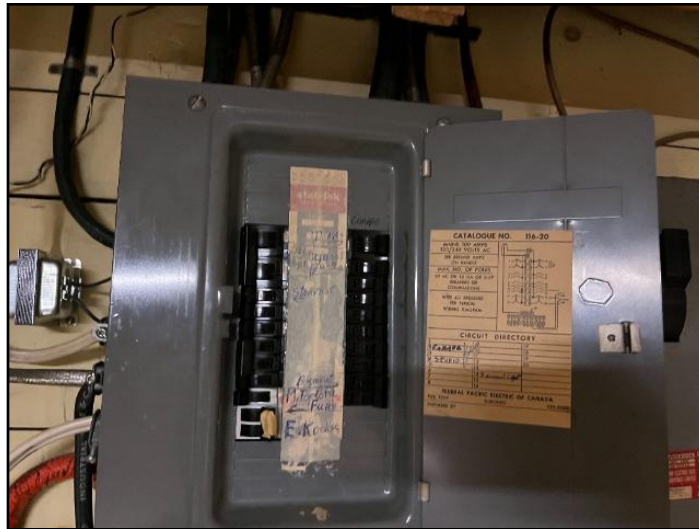
Condition: • A Federal Pacific Stab-Lok panel is installed. There have been reported problems with these panels.

Location: Basement Panel

Task: Panel should be inspected by a licensed electrician or upgraded to new panel

Time: As soon as possible

Cost: If upgrading to new panel is required, approximately \$1500



15. A Federal Pacific Stab-Lok panel is...

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

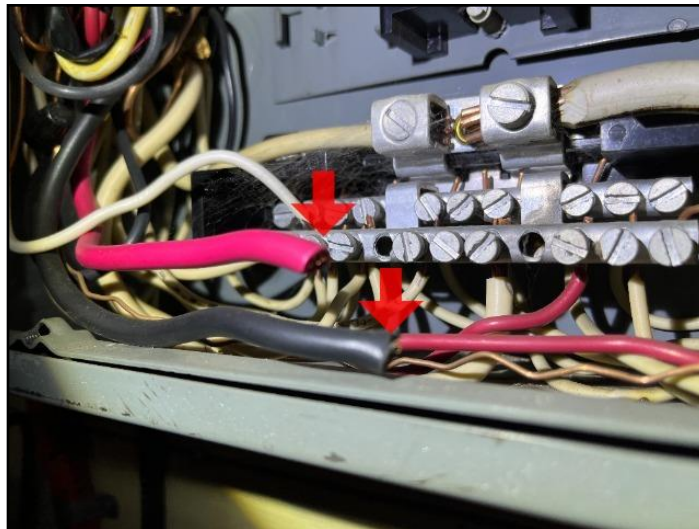
Condition: • [Abandoned wires in panel](#)

Location: Basement Panel

Task: Correct - Provide marrette

Time: As Soon As Possible

Cost: Less than \$100



16. Abandoned wires in panel

Condition: • [Double taps](#)

One neutral is double lugged. This is no longer an acceptable practice in most panels.

Location: Basement Panel

Task: Correct

ELECTRICAL

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

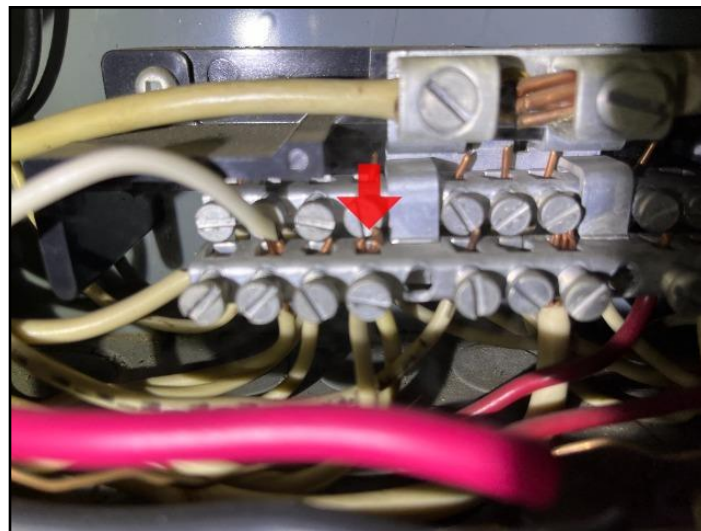
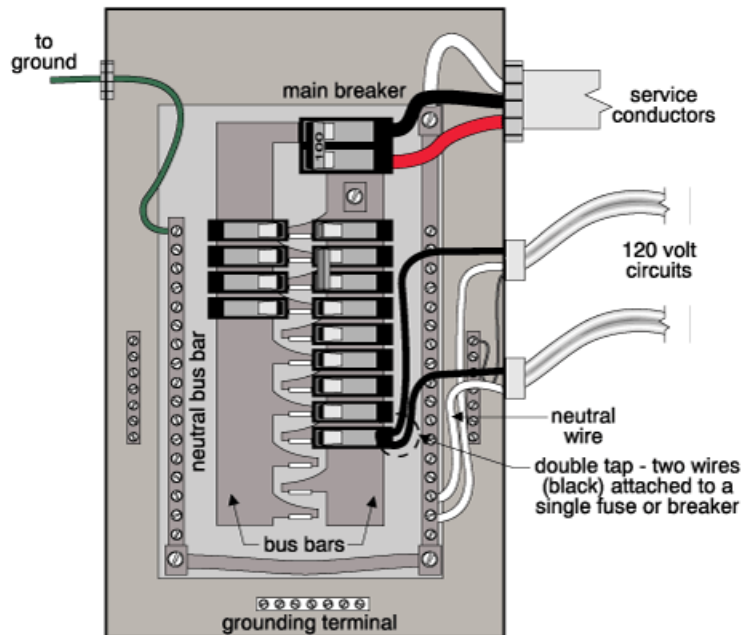
APPENDIX

REFERENCE

Time: As Soon As Possible

Cost: Minor

Double tapping (double lugging)



17. Double taps

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

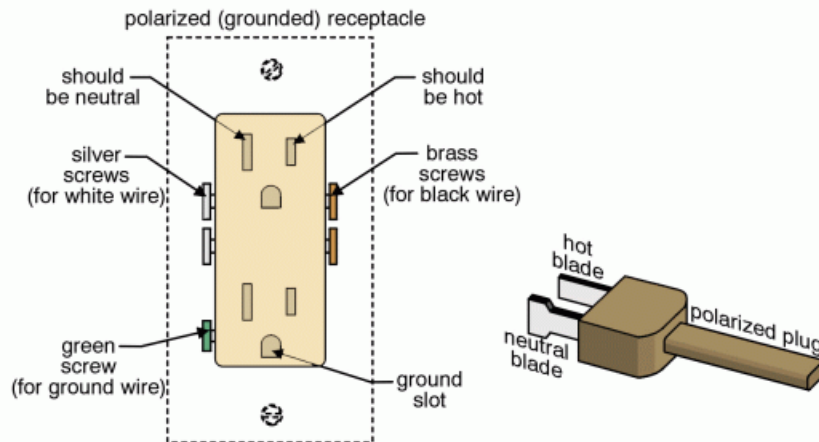
Location: Basement

Task: Correct

Time: Prior to first use

Cost: Minor

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws



18. Reversed polarity

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Required in bathrooms, kitchens (near sink) and all exterior.

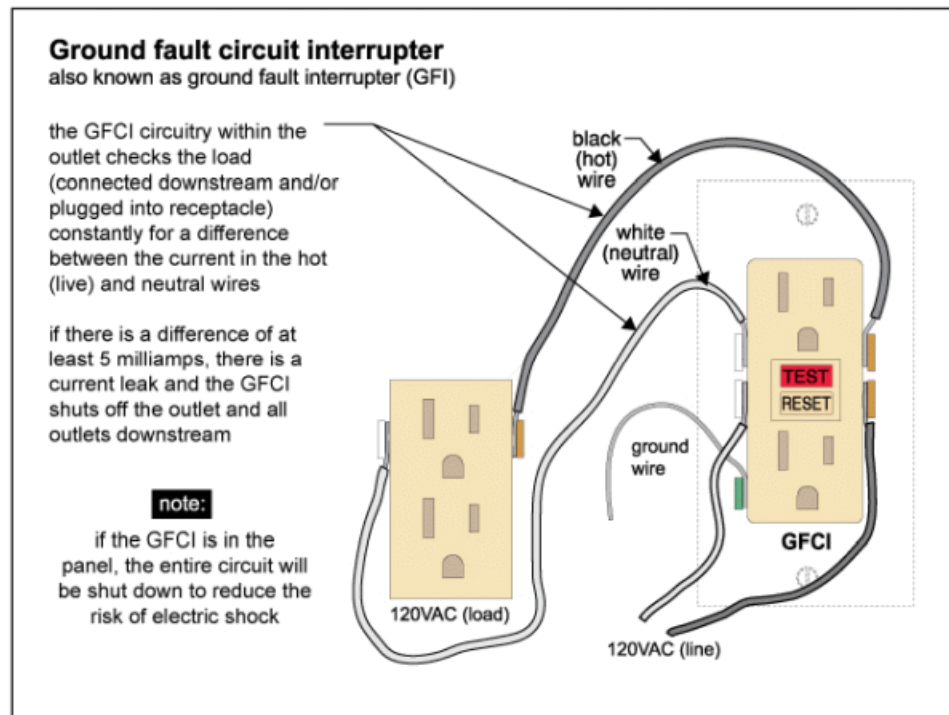
Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement. At a cost of roughly \$150 each, installed, they provide enhanced protection against electric shock and are particularly useful near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.

Location: Various Exterior wall, bathrooms, kitchens

Task: Upgrade to GFI outlets

Time: As Soon As Possible

Cost: Minor



Condition: • Ungrounded Wiring - We noted ungrounded outlets in some areas of the home. This is typical with homes of this era, as conductors did not include a ground wire. For purposes of occupant safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For usage with electronic equipment such as computers, true grounding is recommended. Also, we recommend that you consult with your insurance company for their requirements.

***The majority of outlets we sampled were grounded. The minority of outlets (include 2-prong) we sampled were ungrounded

Location: Various

Task: Correct - Provide gfi outlets or breakers in ungrounded areas

Time: As soon as possible

Cost: Consult electrician

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Old

Location: Various

Task: Replace

Time: Immediate

Cost: Minor

Condition: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning

ELECTRICAL

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Inspection Methods and Limitations

Panel covers: • Disconnect covers are not removed by the building inspector

System ground: • Quality of ground not determined

HEATING

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [7 years](#)

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

Main fuel shut off at: • Meter

Fireplace/stove: • [Wood stove](#)

Observations and Recommendations

FURNACE \ Humidifier

Condition: • Old / Obsolete Humidifier

Location: Basement

Task: Upgrade

Time: As soon as practical

Cost: \$300 - and up

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [Cracked](#)

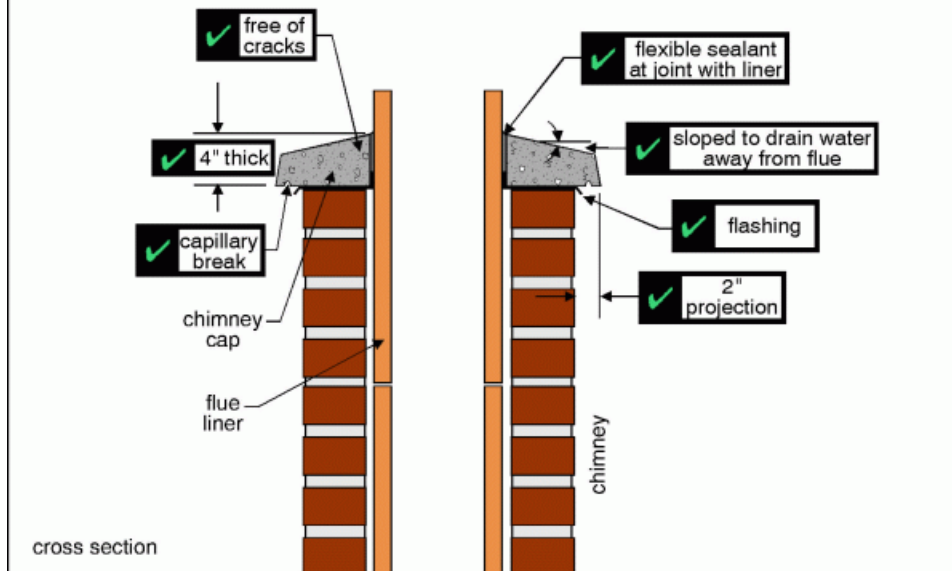
Location: Exterior

Task: Patch

Time: Less than 1 year

Cost: Regular maintenance item

What makes a good chimney cap?



19. Cracked

FIREPLACE \ Damper

Condition: • [Obstructed](#)

Task: Correct

Time: Prior to first use

WOOD STOVE \ Cabinet, door and clearances

Condition: • [Floor - combustible clearance inadequate](#)

Location: Family Room

Task: Correct

Time: Prior to first use

HEATING

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

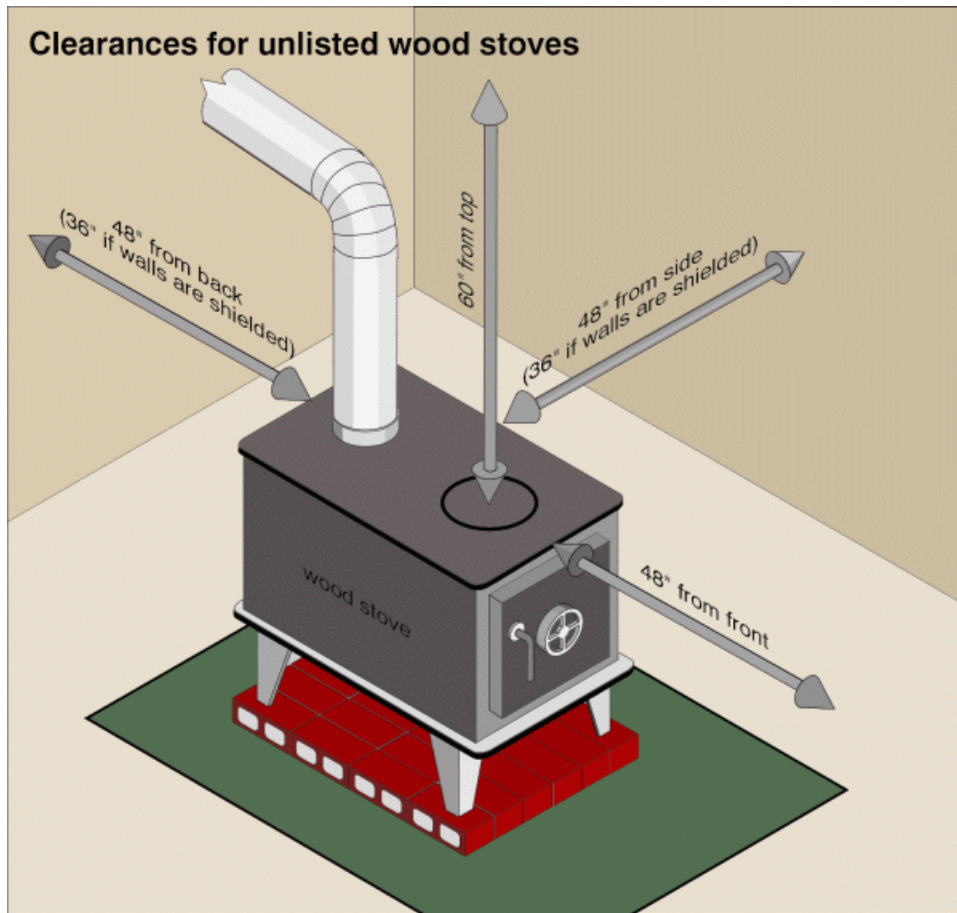
PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



20. Floor - combustible clearance inadequate

WOOD STOVE \ Combustion chamber

Condition: • Wood stove, flue and chimney should be inspected and swept as needed by a WETT certified technician

HEATING

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

and any recommended repairs completed before the unit is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See www.wettinc.ca. Many insurance companies are reluctant to offer insurance on homes with wood stoves

Task: Inspect

Time: Before using

Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

COOLING & HEAT PUMP

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 7 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • In general, air conditioning units have a lifespan of 10-15 years but often last longer with regular servicing.

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain/loss calculations: • Not done as part of a building inspection

INSULATION AND VENTILATION

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

Attic/roof insulation material:

- [Cellulose](#)

Cellulose fiber blown over top original Glass fiber

*Only viewed upper attic



21. Cellulose

Attic/roof insulation amount/value:

- [R-40](#)

Upper attic

Attic/roof air/vapor barrier: • [None found](#) • Spot Checked Only

Attic/roof ventilation: • [Roof and soffit vents](#)

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

Condition: • [Inaccessible](#)

The hatch located in the foyer closet is fastened shut. We attempted to remove the hatch but noticed insulation over top hatch and therefore did not view the lower attic. At some point soon the attic areas should be inspected to check structure, insulation, ventilations, mold, stains, etc.

The upper attic located in the small hall closet was difficult to access and was viewed with camera only

Location: First Floor Attic

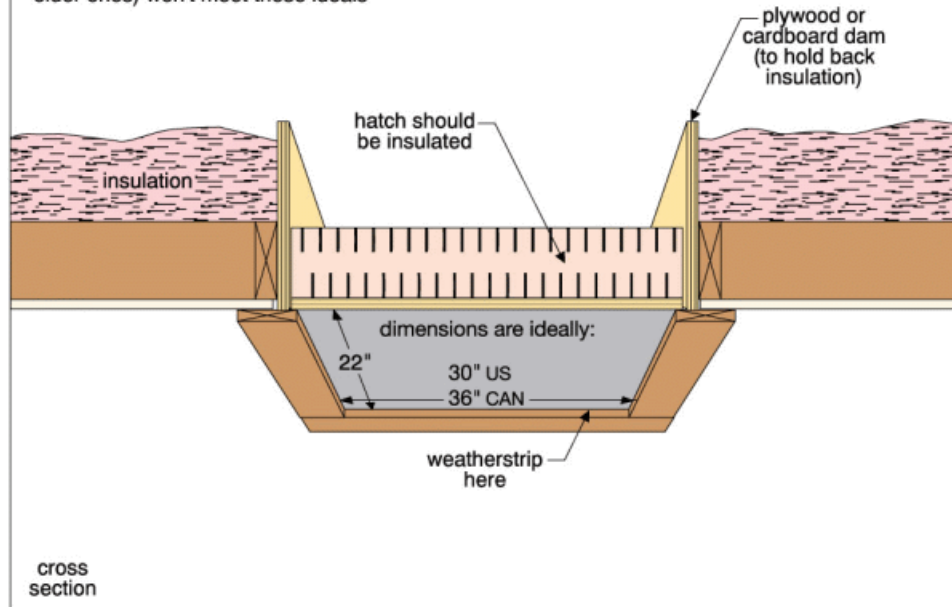
Task: Provide access and inspect

Time: Less than 1 year

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Inspection Methods and Limitations

Inspection limited/prevented by lack of access to:

- Attic
Lower attic not viewed
- Walls, which were spot checked only

Attic inspection performed:

- From access hatch
Upper attic only with camera

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

PLUMBING

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

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

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

Main water shut off valve at the:

- Furnace Room



22. Main water shut off valve

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 25 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [Plastic](#) • [Copper](#)

Floor drain location: • Near laundry area • Near heating system • Front Basement

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure and health hazards.

RECOMMENDATIONS \ Overview

Condition: • The plumbing fixtures and finishes in the kitchens and bathrooms will need updating.

Task: Remodel

Time: As required

Cost: Major

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 10-15 years. The current unit is 25 years old

Location: Furnace Room

Task: Replace

Time: Less than 1 year

Cost: Rental \$25-\$35 monthly. Purchase \$1500-\$2500

WASTE PLUMBING \ Drain piping - installation

Condition: • [Nonstandard materials and patches](#)

Location: Kitchen

Task: Repair / Replace

Time: Prior to first use

Cost: Minor



23. Nonstandard materials and patches

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes

Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

Condition: • GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1975 - A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400, however many companies will rebate the cost if work is to be completed.

WASTE PLUMBING \ Traps - installation

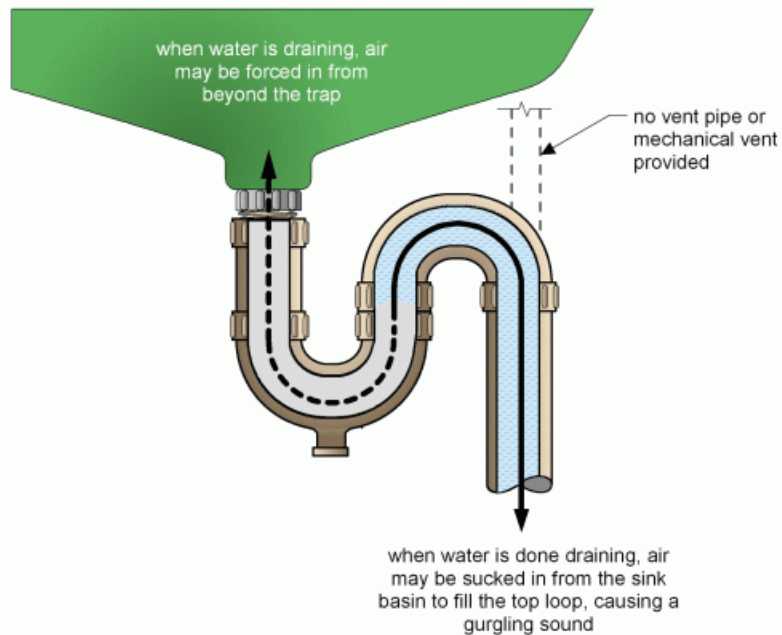
Condition: • [Nonstandard shape or material](#)

Location: Lower Level Bathroom

Task: Monitor / Improve

Time: If necessary

S-traps can lead to siphoning



24. *Nonstandard shape or material*

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Prior wall damage. Enclosure bulging in one area

Location: Bathroom

Task: Replace

Time: When remodelling



25.

FIXTURES AND FAUCETS \ Bidet

Condition: • Bidet not working properly

Location: Bathroom

Task: Repair / Replace

Time: When necessary

Inspection Methods and Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Descriptions

Major floor finishes: • [Hardwood](#) • [Resilient](#)

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Paneling](#) • [Stucco/texture/stipple](#)

Windows: • [Fixed](#) • [Casement](#) • [Awning](#)

Glazing: • [Double](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Interior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

Condition: • OVERALL - We noted flaws on floors, walls, and ceilings typical of an older home. Renovations are obviously a major expense which is highly dependent on personal preferences. The focus of the inspection was to identify defects with major systems and components and will not identify and list every flaw with cosmetics/finishes

Location: Various

Task: Upgrade

Time: Discretionary

Cost: Too many variables - consult with specialist

RECOMMENDATIONS \ Overview

Condition: • During our inspection, we look for evidence of basement moisture intrusion. We did not observe standing water or evidence of active moisture intrusion in visible areas on this particular day.

WALLS \ Plaster or drywall

Condition: • Damaged

Minor damage. Tested with moisture meter and was dry at time of inspection

Location: Kitchen

Task: Repair

Time: When remodelling

Cost: Minor

INTERIOR

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

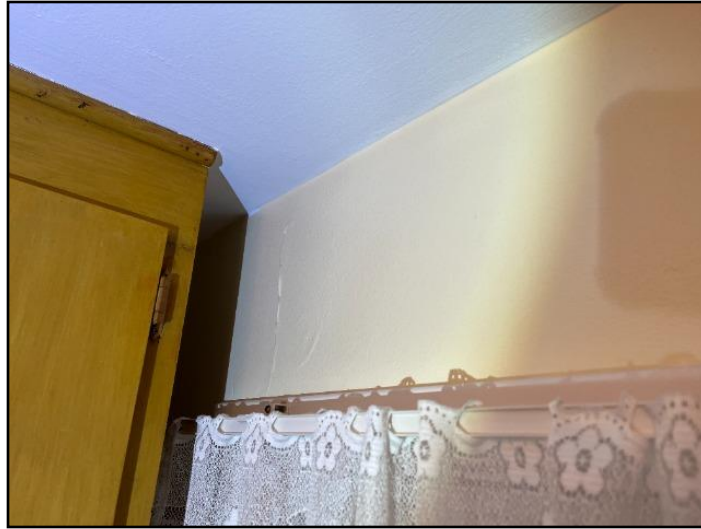
PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



26. Damaged

FLOORS \ Concrete floors

Condition: • The crawlspace floors are not level / Sloping. FYI- The crawlspace floor appears to have been lowered at some point in the past however this was not confirmed.

Location: Throughout Crawl Spaces

Task: Monitor / Improve

Time: As needed

Cost: Consult specialist when desired



27. example

WINDOWS \ General notes

Condition: • Aging

Basement windows are older style awnings.

Windows on upper levels were in good condition.

INTERIOR

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Location: Basement

Task: Upgrade basement windows

Time: As Needed / Discretionary

Cost: Consult with Specialist

DOORS \ Doors and frames

Condition: • Old Sliding doors

Location: Rear

Task: Upgrade

Time: Discretionary

Cost: \$1,500 - and up

DOORS \ Hardware

Condition: • Lock mechanism faulty

Location: Rear Exterior Sliding Door

Task: Repair / Replace

Time: Regular maintenance

Cost: Regular maintenance item

STAIRS \ Handrails and guards

Condition: • [Missing](#)

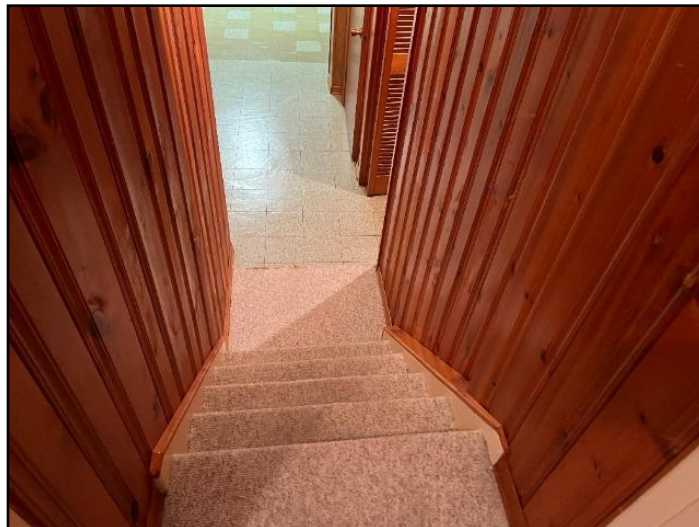
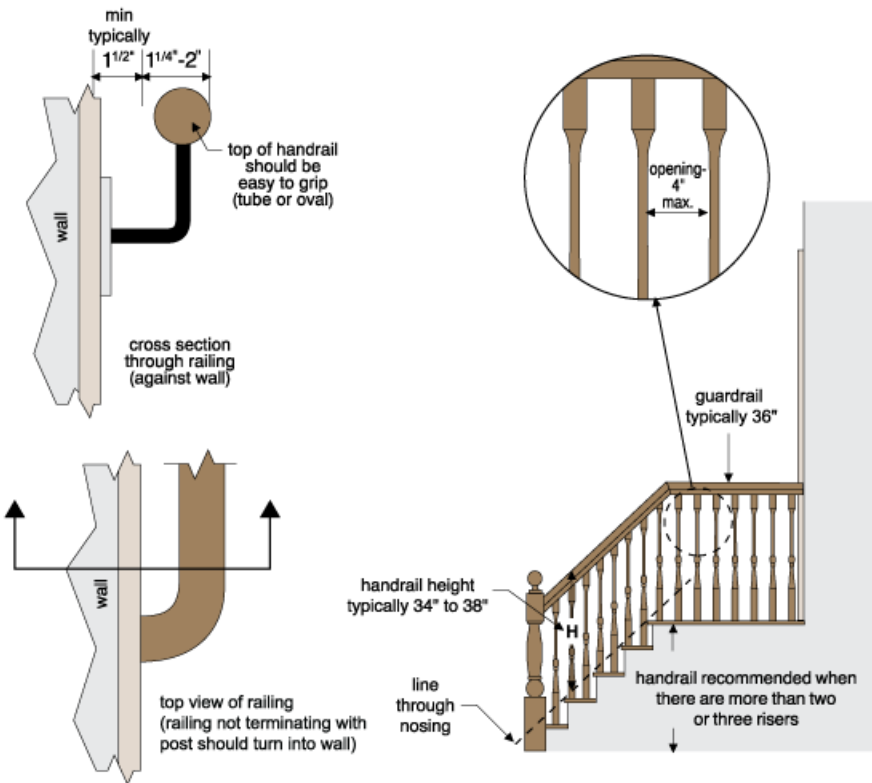
Location: Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor

Handrails and guards



28. Missing

EXHAUST FANS \ Duct

Condition: • [Not vented to exterior](#)

Location: Upper Attic

INTERIOR

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Task: Correct

Time: As Soon As Possible



29. Not vented to exterior

EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Missing

Oven hoods are important for fire prevention (pot fires) as it offers protection to the nearby cabinet. Secondary reason is to provide exhaust to help eliminate moisture. (fan on ceiling observed. Ideally should be located in range hood above)

Location: Kitchen

Task: Provide

Time: Prior to first use

Cost: \$1,000 - and up



30. Missing

BASEMENT \ Leakage

Condition: • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS

EVER OBSERVED

Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$500 to \$600 per crack or \$300 per hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials

During the era when this house was built, it was very common to wrap registers with insulation to protect the floors from overheating. This type of insulation typically contains some asbestos. Determining the material type is outside the scope of this inspection. Health Canada recommends that any asbestos material found should stay in place undisturbed. If you plan to remodel or if this is a concern, consult with a specialist for lab testing to confirm if asbestos is present.

Location: Various registers

Task: Test / Remove

Time: Before disturbing material / Discretionary

Cost: \$150-\$250 per register if asbestos present



31. Possible asbestos containing materials

Condition: • Possible asbestos containing materials

Old 9"x 9" resilient floor tiles or the mastic glue often contain some asbestos. This type of floor tile is commonly found in older homes. Further evaluation is recommended before removing/disturbing these tiles. According to Health Canada, there are no significant health risks if materials containing asbestos in your home are: tightly bound in products and are in good condition sealed behind walls or floorboards isolated and left undisturbed. More information can be found here: <https://www.canada.ca/en/health-canada/services/publications/healthy-living/asbestos-home-infographic-2018.html> AND here <https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html>

Location: Throughout basement

Task: Test

Time: Before disturbing material

Cost: Outside our scope of work but usually \$15 to \$20 per square foot for removal

Condition: • * Floor tiles throughout basement likely contain some asbestos.

* Insulation wrap around heat registers likely contain some asbestos.

* See detailed note in Interior section of report

Location: Various

Inspection Methods and Limitations

General: • Up until about 1985, Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco / stipple ceilings, glue, insulation around heating ducts and registers, plaster and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing. If you plan to remove/disturb any building material, testing for asbestos is recommended beforehand.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 95 %

Basement leakage: • Storage in basement limited inspection • Basement leakage is common. Most basements will experience leakage at some point. We cannot predict future occurrence or extent of basement leakage • Monitor the basement for leaks in the Spring.

Crawlspace leakage: • Crawlspace leakage is common. Most crawlspaces will experience leakage at some point. We cannot predict future occurrence or extent of crawlspace leakage

MORE INFO

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood. • To manage water drainage around the exterior, ensure that grading (ground) is maintained with a positive slope away from the home and extend any downspouts away from walls and all building components.

Insulation Amounts - Current Standards: • Attic current standards as of 2016 is R-60

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions.

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

**This is a copy of our home inspection contract and outlines the terms,
limitations and conditions of the home inspection**

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at <http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf>.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accepts no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 8 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

APPENDIX

269 Martin Grove Road, Toronto, ON November 6, 2023

Report No. 7385

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection

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