



Your Inspection Report

268 Montrose Avenue
Toronto, ON M6G 3G8

PREPARED FOR:

LISA MURPHY
RICH WHATE

INSPECTION DATE:

Friday, June 16, 2023

PREPARED BY:

Michael Turney, Certification #33304



TRUSTED Home Inspection Pros Inc.

Toronto, ON

(289) 872-8772

www.trustedhomeinspectionpros.com

Michael@TrustedHomeInspectionPros.com



INSPECTING HOMES, BUILDING TRUST !



June 21, 2023

Dear Lisa Murphy and Rich Whate,

RE: Report No. 1019, v.4
268 Montrose Avenue
Toronto, ON
M6G 3G8

Thank you again for putting your trust in TRUSTED for your home inspection.

I am pleased to inform you that your home inspection report is now complete and ready for your review. As a professional home inspector, I take pride in delivering thorough and comprehensive reports that help my clients make informed decisions about their property.

I want to remind you that this report is a visual inspection only and is intended solely for your use. It is not a guarantee or warranty, nor does it provide an assessment of the property's market value. The report has been prepared in accordance with the National Standard of Practice for home inspectors in Canada, and I trust that you will find it to be a valuable resource.

Please take the time to carefully review the report and feel free to reach out to me if you have any questions or concerns. I am always available to provide additional information or clarification on any of the findings outlined in the report.

It was a pleasure working with you, and I truly appreciate your business.

Sincerely,

Michael Turney
on behalf of
TRUSTED Home Inspection Pros Inc.

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SUMMARY

268 Montrose Avenue, Toronto, ON June 16, 2023

Report No. 1019, v.4

www.trustedhomeinspectionpros.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary highlights potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

Asphalt shingles and roof valleys showing signs of aging, including curling of the shingles, loss of granules, and general breakdown.

Location: Front Roof

Task: Replace - and consider replacing roll roofing at the same time.

Time: Less than 1 year

Cost: Major

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.

Any 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.

[Home Improvement - ballpark costs](#)

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Description

General: • The inspection includes: 1. readily accessible roof coverings. 2. readily accessible roof drainage systems. 3. readily accessible flashings. 4. readily accessible skylights, chimneys, and roof penetrations.

The home is considered to face: • South

Roofing material:

- [Asphalt shingles](#)



Asphalt shingles

Flashing material: • Aluminum

Flat roofing material:

- [Roll roofing](#)



Front porch roof



Rear of house

Probability of leakage: • Low

Approximate age: • 17 years

Typical life expectancy: • 15-20 years

Roof Shape:

- Gable

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The roof is gable-shaped at the front of the house, extending to a flat (low-sloped) roof at the back. The front of the house also has a dormer.

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Aging

Asphalt shingles and roof valleys showing signs of aging, including curling of the shingles, loss of granules, and general breakdown.

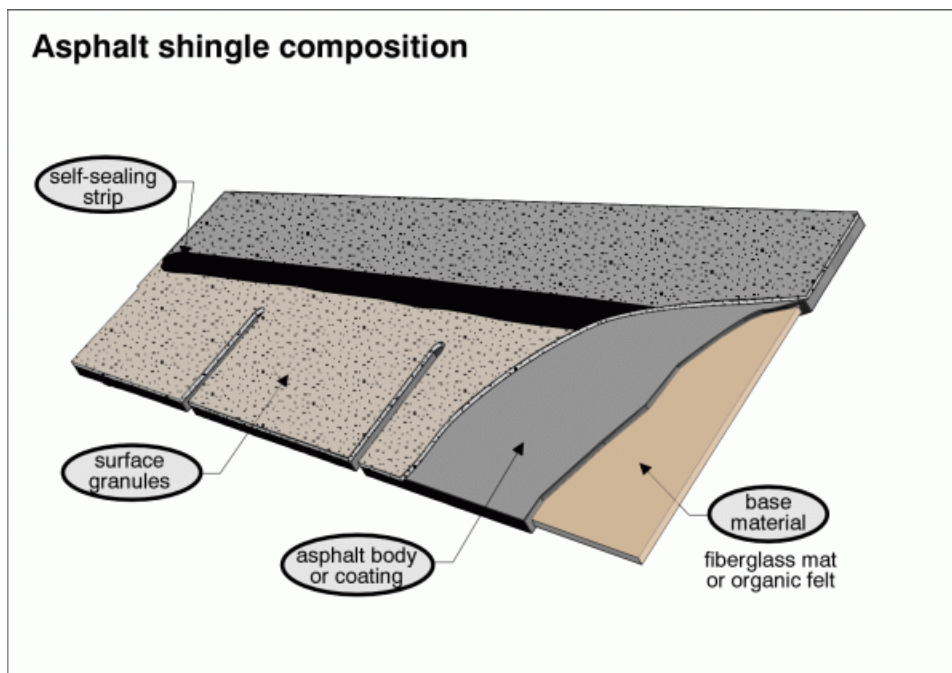
Location: Front Roof

Task: Replace - and consider replacing roll roofing at the same time.

Time: Less than 1 year

Cost: Major

Asphalt shingle composition



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Curling, deteriorating shingles

2. Condition: • [Multiple layers](#)

Shed attached to house has multiple layers of shingles. Consider replacing when updating the roof of the house.

Implication(s): Shortened life expectancy of material

Location: Rear

Task: Replace

Time: As soon as practical



Asphalt shingles

Inspection Methods and Limitations

Inspection performed:

- From roof edge
- By ladder, for front porch roof inspection.
- With binoculars from the ground
- With a camera on a telescopic pole

Not included as part of a building inspection: • The inspector is NOT required to inspect: 1. antennae and satellite dishes. 2. interiors of flues or chimneys. 3. other installed items attached to but not related to the roof system(s).

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General: • The inspection includes: 1. exterior wall coverings, flashing and trim. 2. all exterior doors (see Interior section of report). 3. decks, balconies, stairs, porches, and their associated guards and handrails. 4. eaves, soffits, and fascia where visible from the ground level. 5. grading, and surface drainage. 6. walkways, patios, and driveways. 7. retaining walls and fences. 8. attached garages or carports including garage doors and garage door operators.

Gutter & downspout material:

• [Aluminum](#)



Gutter and downspout



Gutter over front porch

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • Brick on main level with aluminum siding on upper level. View of northwest corner of the house.

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Exterior wall

Retaining wall:

- [Concrete](#)

Retaining wall and walkway at front of house.



Retaining wall



Front walkway

Driveway:

- Asphalt
- Private driveway.

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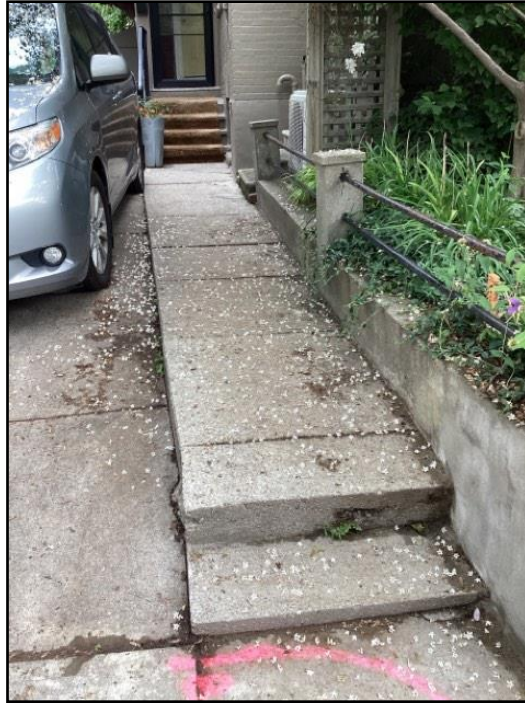
PLUMBING

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Walkway:

- Concrete



Front walkway

Deck:

- Wood



Back deck / walkout

Porch:

- Wood

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Front porch is a functional space with it's own entry-point into the house.



Front porch

Exterior steps:

- Concrete



Front porch steps

Observations and Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

3. Condition: • [Insect damage](#)

Unable to determine whether the nest is active at the time of the inspection.

Implication(s): Material deterioration

Location: West

Task: Remove

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Time: As soon as practical

Cost: Minor



Insect nest

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

4. Condition: • The exterior of the front porch, although difficult to fully inspect due to shrubs and plants, appears to be in need of some sanding and a fresh coat of paint in order to extend the life of the materials (primarily wood) that make-up the porch.

Location: Exterior Porch

Task: Improve

Time: Less than 2 years

Cost: \$1,500 or more

LANDSCAPING \ General notes

5. Condition: • [Trees or shrubs too close to building](#)

Consider trimming and or removing some of the foliage in front of the house to improve access to gas meter, water main valve, as well as garden drainage and overall aesthetic.

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Front Exterior

Task: Correct

Time: As soon as practical

Cost: Minor

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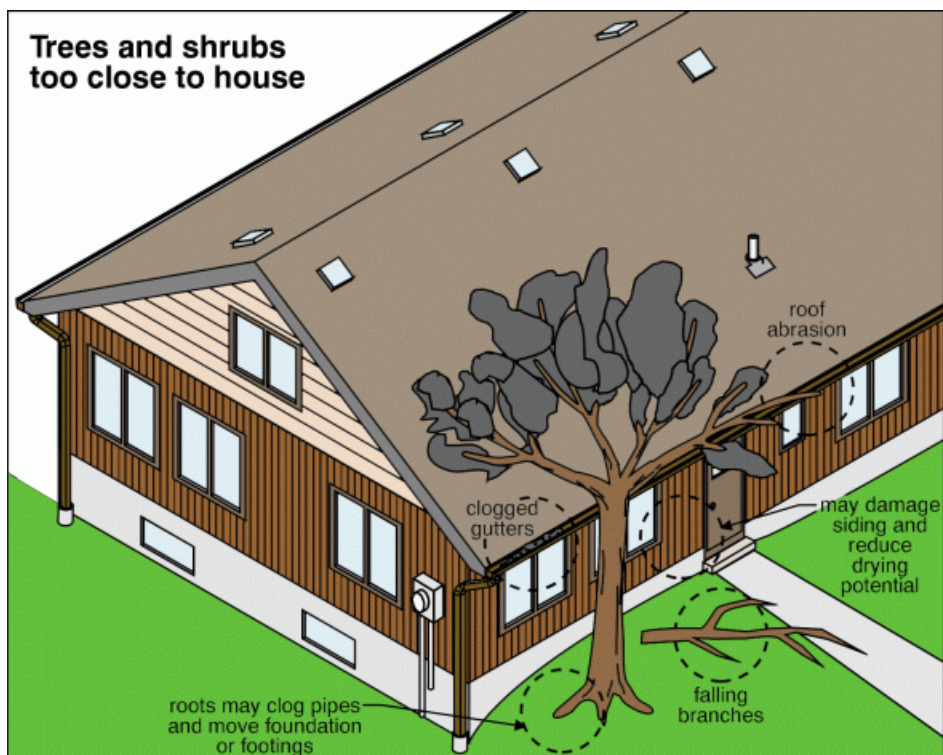
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LANDSCAPING \ Fence

6. Condition: • Gate - adjustment needed

Gate does not open and close smoothly -- needs to be adjusted for resistance free motion.

Implication(s): Reduced operability

Location: West Exterior

Task: Repair

Time: As soon as practical

Cost: Minor

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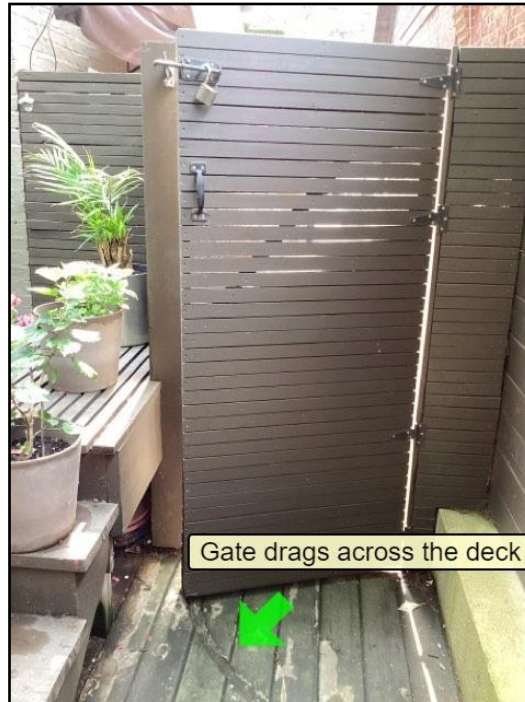
COOLING

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Side gate

OTHER \ Observations

7. Condition: • Both access doors under the porch are deteriorating and need to be replaced or repaired to improve their open and close function.

Location: Southwest Exterior

Task: Repair or replace

Time: As soon as practical

Cost: Minor



Access hatch/doors

Inspection Methods and Limitations

Inspection limited/prevented by:

- Vines/shrubs/trees against wall

Thick bush in the front garden made the visual inspection of the front of the house difficult. Access was also somewhat hindered due to City of Toronto water works activity at the time of the inspection.



Vines/shrubs/trees

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Fences and boundary walls

Not included as part of a building inspection: • The inspector is NOT required to inspect: 1. screening, shutters, awnings, and similar accessories. 2. geological, geotechnical, or hydrological conditions. 3. recreational facilities. 4. detached garages and outbuildings except as required by local authority with jurisdiction. 5. mechanical lifts. 6. seawalls, breakwaters, dikes, and docks. 7. erosion control and earth stabilization measures.

Description

General: • The inspection includes: 1. structural components including visible foundation and framing. When deemed necessary based on the visual inspection, this is typically done by probing a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#) • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

8. Condition: • No structural issues were found at the time of the visual inspection.

Inspection Methods and Limitations

Attic/roof space: • No access

Not included as part of a building inspection: • The inspector is NOT required to: A. provide any engineering service or architectural service. B. offer an opinion as to the adequacy of any structural system or component.

Description

General: • The inspection includes: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and sub panels. 6. distribution conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters (GFCI) (if appropriate). 10. arc fault circuit interrupters (AFCI) (if appropriate). 11. smoke alarms. 12. carbon monoxide alarms.

Service entrance cable and location:

- [Overhead](#)

Model number: Elster Type R2S



Hydro service

Service size: • [200 Amps \(240 Volts\)](#)

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

Distribution panel type and location:

- [Breakers - basement](#)

Model number: Federal Pioneer



Breakers

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Observations and Recommendations

RECOMMENDATIONS \ General

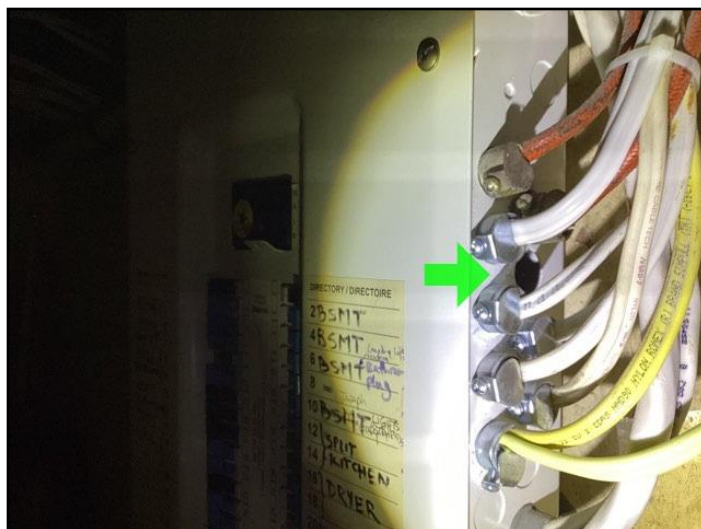
9. Condition: • Missing knock-out from right side of panel.

Location: Basement

Task: Correct

Time: As soon as possible

Cost: Minor



Electrical panel

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

10. Condition: • Work-in-progress -- a new clevis has been affixed to the house but the hydro support wire still needs to be attached. Recommend an electrician complete this task.

Location: West exterior

Task: Complete the task as per above

Time: As soon as practical

Cost: Minor



Inspection Methods and Limitations

Not included as part of a building inspection: • The inspector is NOT required to A. inspect: 1. remote control devices unless the device is the only control device. 2. alarm systems and components. 3. low voltage wiring, systems and components. 4. ancillary wiring, systems and components not a part of the primary electrical power distribution system. 5. telecommunication equipment. B. measure: 1. amperage, voltage, or impedance. C. operate or test: 1. smoke alarms. 2. carbon monoxide alarms.

Description

General: • The inspection includes: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. fuel storage and distribution systems.

Heating system type:

- [Furnace](#)

Two-stage gas furnace.

Model number: Daikin DM96VE Serial number: 1607703764



Furnace

Fuel/energy source:

- [Gas](#)

Located at front of house.

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Gas meter

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

Heat distribution: • Radiant floor heating found in both bathrooms, upstairs and basement.

Model number: Flextherm



Upstairs floor heat controls



Basement floor heat controls

Approximate capacity: • Heating High-Fire Input = 60000 Btu/h / Heating High-Fire Output = 57600 Btu/h / Heating Low-Fire Input = 42000 Btu/h / Heating Low-Fire Output = 40320 Btu/h

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Exhaust venting method: • [Direct vent](#)

Approximate age: • [7 years](#)

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

Main fuel shut off at:

- Utility room



Furnace shut-off

Main fuel shut off at: • Gas shut-off for furnace, water heater and range.



Gas shut-off

Exhaust pipe (vent connector):

- Type B

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Water Heater direct vent and water shut-off

Fireplace/stove: • None

Fireplace/stove: • The inspection includes: 1. fireplace and solid fuel burning system components. 2. vent systems and chimneys.

Location of the thermostat for the heating system: • First Floor

Observations and Recommendations

RECOMMENDATIONS \ General

11. Condition: • The furnace was deemed fully operational at the time of the inspection. Filter was clean -- continue to service the system as per the operator's manual for extended life and efficiency.

Location: Throughout

Time: Regular maintenance

Cost: Minor

Inspection Methods and Limitations

Inspection prevented/limited by: • Top of chimney too high to see well

Heat loss calculations:

- Not done as part of a building inspection
- System adequacy or distribution balance.

Fireplace/wood stove: • The inspector is NOT required to: A. inspect: 1. interior of flues or chimneys. 2. screens, doors and dampers. 3. seals and gaskets. 4. automatic fuel feed devices. 5. heat distribution systems whether fan-assisted or convection. B. ignite or extinguish fires or pilot lights. C. determine draft characteristics. D. move fireplace inserts, stoves, or firebox contents.

Not included as part of a building inspection: • The inspector is NOT required to A. inspect: 1. interiors of flues or chimneys. 2. heat exchangers. 3. auxiliary equipment. 4. solar heating systems. B. determine: 1. system adequacy or

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distribution balance.

COOLING & HEAT PUMP

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Description

General: • The inspection includes 1. permanently installed central air conditioning equipment.

Air conditioning type:

- Central

Mitsubishi MITS Air located at front left of house.

Model number: MOCA30-18CN1-MM0W *Serial number:* 2401261290164020150008



Split Type A/C

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age:

- 7 years

Based on the serial number the A/C unit was manufactured in 2015. The system was installed in 2016.

Typical life expectancy: • 15-20 years.

Location of the thermostat for the cooling system: • First Floor

Observations and Recommendations

RECOMMENDATIONS \ General

12. Condition: • The A/C system was deemed fully operational at the time of the inspection.

Inspection Methods and Limitations

General: • Inspector is NOT required to: A. inspect 1. portable air conditioners. B. determine: 1. indoor air quality. 2. system adequacy or distribution balance.

Not included as part of a building inspection: • The inspector is NOT required to A. inspect 1. electronic air filters. 2. portable air conditioner(s). B. determine: 1. system adequacy or distribution balance.

INSULATION AND VENTILATION

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Description

General: • The inspection includes: 1. insulation and vapour retarders (where visible). 2. ventilation of attics and foundation areas.

Attic/roof insulation material:

• [Cellulose](#)

There is no access to the attic, however, the current home owners commissioned work in December 2011 insulate the attic, hollow cavity walls, and the flat roof. As follows:

Attic: Upgrade the attic insulation to R50 using "Climatizer Plus" blown cellulose.

Walls: Insulate the walls using blown cellulose through holes in the wall, adding a level of approximately R14 (for a standard 2 x 4).

Flat Roof: Insulate the flat roof using dense packed blown cellulose through holes in the ceiling, adding approximately R28 (for a standard 2 x 8).

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation:

• [Roof vent](#)

As seen from rear of house.



Roof vent

• [Soffit vent](#)

INSULATION AND VENTILATION

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Soffit with vents

Wall insulation material: • Not visible

Wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

13. Condition: • No recommendations based on the visual inspection.

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to:

- Attic

There is no available access (opening) to the attic.

Not included as part of a building inspection: • The inspector is NOT required to: A. disturb 1. insulation. 2. vapour retarders.

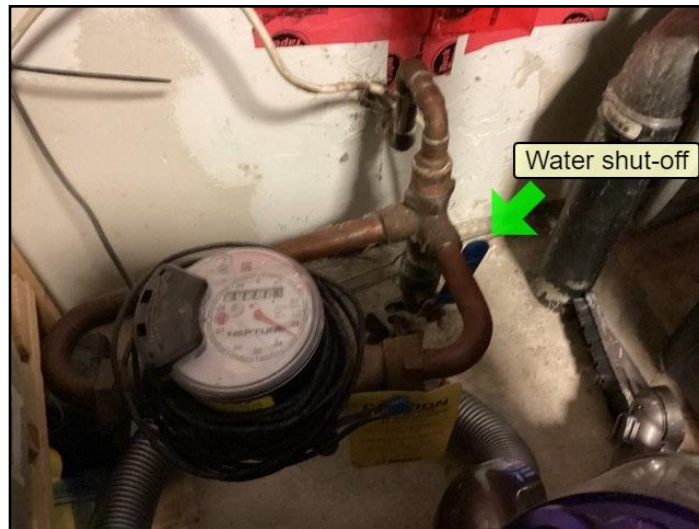
Description

General: • The inspection includes: 1. interior water supply and distribution systems including all fixtures and faucets. 2. drain, waste and vent systems including all fixtures. 3. water heating equipment and associated venting systems. 4. water heating equipment fuel storage and fuel distribution systems. 5. fuel storage and fuel distribution systems. 6. drainage sumps, sump pumps, and related piping.

Water supply source (based on observed evidence): • Public

Supply piping in building:

- [Copper](#)



Water supply

Main water shut off valve at the: • Basement

Water heater type:

- [Conventional](#)

Model number: UG50-40LF-N2U-EC Serial number: 121768899

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

Water heater tank capacity: • 50 gallons

Water heater approximate age:

- 6 years

Based on the serial number of the hot water heater, the unit was manufactured December, 2017.

Water heater typical life expectancy:

- 8 to 12 years

With regular inspection, draining, and flushing, you can expect a gas water heater to last anywhere from 8-12 years.

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

Floor drain location: • Near water heater

Exterior hose bibb (outdoor faucet): • Frost free

Observations and Recommendations

RECOMMENDATIONS \ General

14. Condition: • Newer plumbing was found in the kitchen and both bathrooms. A full flow test of the bathroom fixtures was performed and no loss of water pressure or drainage issues were found at the time of the inspection.

Location: Kitchen and Bathrooms

Inspection Methods and Limitations

Not included as part of a building inspection: • The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. wells, well pumps, or water storage related equipment. 3. water conditioning systems. 4. solar water heating systems. 5. fire and lawn sprinkler systems. 6. private waste disposal systems. B. determine: 1. whether water supply and waste disposal systems are public or private. 2. the quantity or quality of the water supply. C. operate: 1. safety valves or shut-off valves.

Description

General: • The inspection includes: 1. walls, ceilings, and floors. 2. stairs, guards and handrails. 3. a representative number of countertops and installed cabinets. 4. a representative number of doors and windows. 5. gas proofing of walls, doors and ceilings separating the habitable spaces and the garage. 6. fire separations. 7. the ventilation systems in areas where moisture is generated such as kitchens, bathrooms, laundry rooms.

Major floor finishes:

• [Carpet](#)



Stairs to second floor



Stairs and basement

• [Hardwood](#)



Upstairs floors



Kitchen floor

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• Tile



Upstairs bathroom



Basement bathroom

Windows:

• [Sliders](#)



Basement bathroom



Basement laundry

• [Casement](#)

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Upstairs bathroom



First floor living room

Exterior doors - type/material:

- [French](#)

Metal clad, wood exterior door.



French

- [Storm](#)

Storm door at main entry to house.

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Storm

- [Solid wood](#)



Front porch entry/exit

- [Wood](#)

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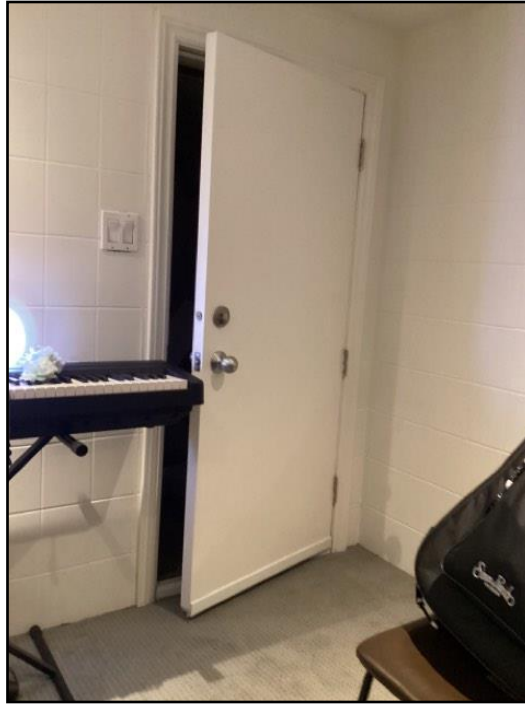
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Basement rear exit to yard

- Metal-clad



Front door

Appliances:

- Refrigerator

LG Model LDNS22220S / 03. Production date September, 2021.



Refrigerator

- Dishwasher
Bosch SilencePlus 44dBA



Bosch Dishwasher

- Microwave/Exhaust Fan Combo
Whirlpool W11492057

INTERIOR

268 Montrose Avenue, Toronto, ON June 16, 2023

Report No. 1019, v.4

www.trustedhomeinspectionpros.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Microwave/Exhaust Fan Combo

- Range
Frigidaire Professional



Gas range

Laundry facilities:

- Washer
- Dryer
- Vented to outside



Dryer venting

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Stairs and railings: • Inspected

Observations and Recommendations

RECOMMENDATIONS \ General

15. Condition: • A representative sample of doors, windows, kitchen cabinets were inspected and deemed to be safe and operational at the time of the inspection.

Location: Throughout

CEILINGS \ Plaster or drywall

16. Condition: • [Nail pops](#)

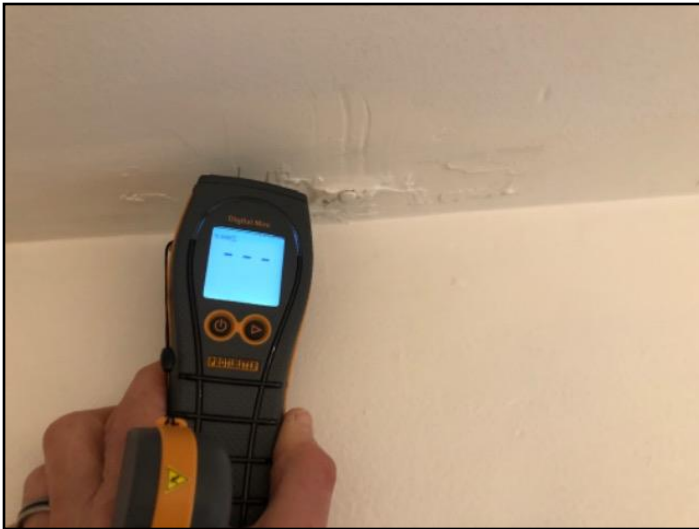
Ceiling nail pops in second floor bedroom #2. In older homes the framing can move slightly from its original position or shrink away from walls and ceilings. This drying and shrinkage leaves the nails to loosen in their locations. Make sure to correct using proper screw length. For ¼-inch drywall, use 1-inch to 1 ¼-inch sheetrock screws. For ½-inch drywall, use 1 ¼-inch to 1 ½-inch sheetrock screws. For ¾-inch drywall, use 1 ½-inch to 2-inch sheetrock screws. The area was tested and no moisture was detected at the time of the inspection.

Location: Second Floor Bedroom #2

Task: Correct

Time: As soon as practical

Cost: Minor



Nail pops



Nail pops

17. Condition: • [Patched](#)

Patched area of ceiling in second floor bedroom #1. Appears to be patchwork following the removal of pre-existing cabinets. The area was tested and no moisture was detected at the time of the inspection.

Location: Second Floor Bedroom #1

Task: Correct

Time: When remodeling



Patched area



Patched area

DOORS \ Doors and frames

18. Condition: • [Stiff](#)

Basement rear exit door to yard does not close fully/smoothly.

Implication(s): Reduced operability

Location: Basement Family Room

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Task: Repair

Time: As soon as practical

Cost: Minor

Inspection Methods and Limitations

Not included as part of a building inspection: • The inspector is NOT required to inspect: 1. decorative finishes. 2. window treatments. 3. central vacuum systems. 4. household appliances. 5. recreational facilities.

END OF REPORT

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