



# YOUR INSPECTION REPORT

*Inspection, Education, Knowledge.*

PREPARED BY:  
ADAM HANNAN



FOR THE PROPERTY AT:  
719 Saint Clarens Avenue  
Toronto, ON M6H 3X2

PREPARED FOR:  
GILLIAN RITCHIE

INSPECTION DATE:  
Thursday, April 24, 2025

## 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](http://www.inspectionpros.ca)  
[adam@inspectionpros.ca](mailto:adam@inspectionpros.ca)



# TIP

THE  
INSPECTION  
PROFESSIONALS

April 24, 2025

Dear Gillian Ritchie,

RE: Report No. 8266  
719 Saint Clarens Avenue  
Toronto, ON  
M6H 3X2

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 Certified Master Inspector and 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.

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# SUMMARY

719 Saint Clarens Avenue, Toronto, ON April 24, 2025

Report No. 8266

[www.inspectionpros.ca](http://www.inspectionpros.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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## HIGHLIGHTS:

This 1910 solid masonry home, with brick and some metal siding and a rear addition, has undergone extensive renovations throughout. The home is now in above-average condition overall compared to homes of a similar age and style. No significant structural performance issues were observed. The interior features new finishes, fixtures, and good-quality workmanship. The windows at the main, second, and third levels have been replaced with new premium triple-glazed, energy-efficient units. The electrical service is 100 amp, with substantially upgraded copper wiring throughout. The home is equipped with a new high-efficiency furnace and a new tankless water heater. The flat roof over the main portion was reported by the seller to be approximately 10 years old. Recent exterior finishing work has also been completed. As is typical for homes of this age, there is a mix of older and newer systems and components.

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No items have been listed in the summary section, as no major concerns were identified during the inspection.

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## IMPORTANT NOTES ABOUT THIS REPORT

This summary outlines some of the potentially significant issues that may require short-term attention due to cost, safety, or performance concerns. This section is provided as a courtesy only and is not a substitute for reading the entire report. Please review the full report in detail.

It is not possible for a home inspector to predict the future. We recommend budgeting between 0.5% to 1% of the home's value annually for unforeseen repairs and maintenance. This applies to any property you may consider. Things will wear out, break down, and fail without warning. This is a normal part 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: THE TERM 'MINOR' GENERALLY REFERS TO COSTS UNDER \$1000.

NOTE: FOR DIRECTIONAL PURPOSES, "FRONT" OF HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE OUTSIDE.

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During a home inspection, we evaluate all visible systems and components. Hundreds of potential minor issues exist in every home old or new. This inspection is not a technical audit. (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.

For clarity, major issues generally fall into four categories:

- 1) OBSERVABLE STRUCTURAL DEFECTS
- 2) OBSERVABLE WATER LEAKAGE OR DAMAGE -- Roofing, Plumbing, and Basement.
- 3) OBSERVABLE ELECTRICAL DEFECTS
- 4) LIFESPAN SYSTEMS -- Roof Covering, Heating, Cooling, Windows

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Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) named on this report. No liability is assumed for third parties reviewing this report. An onsite review must be arranged if you are a buyer, including signature on our inspection agreement. By relying on this report without our onsite review, you agree to waive all rights.

For approximate cost guidance on common home components, click here:

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

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>

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## Descriptions

Sloped roofing material: • [Asphalt shingles](#)

Flat roofing material:

• [Modified bitumen membrane](#)



1. Modified bitumen membrane



2. Modified bitumen membrane



3. Modified bitumen membrane

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:** • Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof.

**Location:** Exterior Roof

**Task:** Inspect annually

**Time:** Ongoing

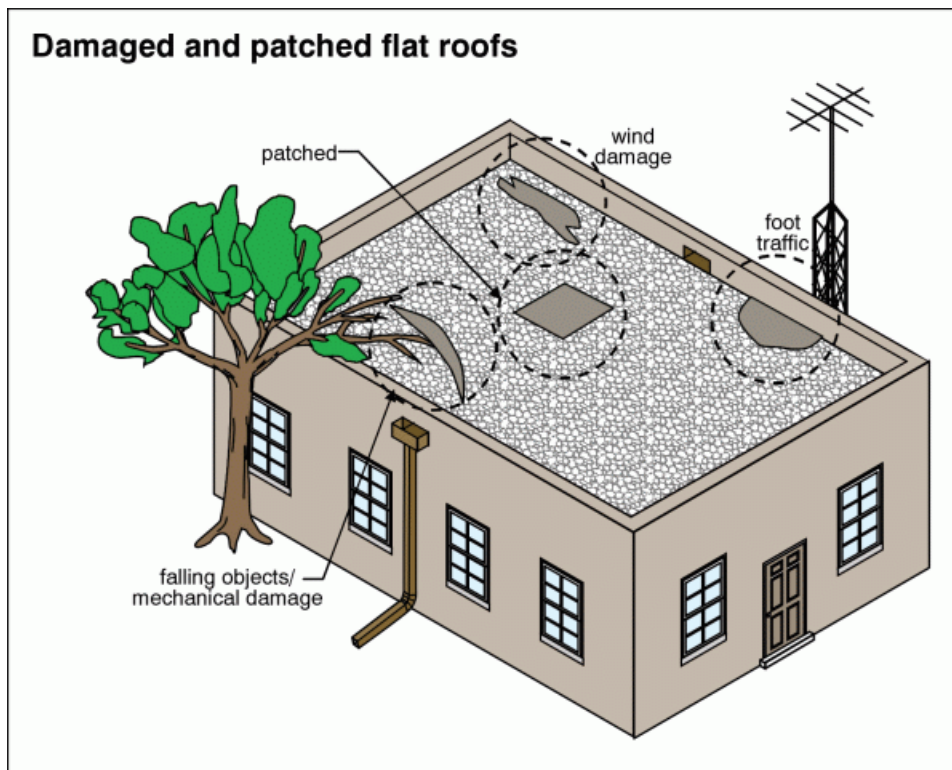
### FLAT ROOFING \ Modified bitumen

**Condition:** • [Patched](#)

Old chimney removed and roof patched

**Location:** Exterior Roof

**Task:** For Your Information - no action required



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4. Patched

**Condition:** • [Ponding](#)

Staining and discoloration observed at the front flat roof suggest a low area where water may have previously accumulated near the drain. Ponding is defined as water that remains on a roof for more than 48 hours after rainfall. No active ponding was present at the time of inspection, but the area should be monitored during rainy conditions and improved if standing water is observed.

**Location:** Front Exterior Roof

**Task:** Monitor / Improve drainage

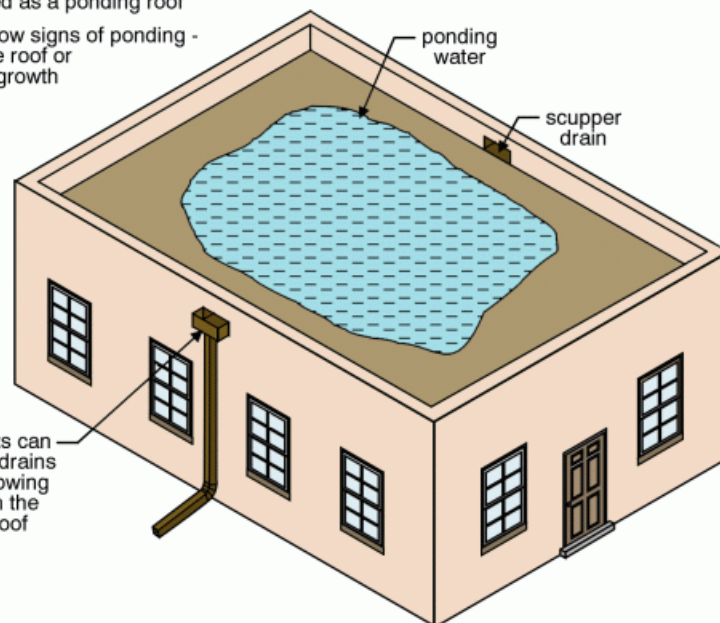
**Time:** As needed

**Cost:** Minor to moderate depending on work needed

## Ponding on flat roofs

any roof that still has water on it after 48 hours is defined as a ponding roof

a dry roof may show signs of ponding - dirty circles on the roof or algae/vegetation growth



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5. Prior ponding

## **FLAT ROOF FLASHINGS \ Skylight**

**Condition:** • Skylights are vulnerable areas

This applies to ALL homes that have one or more skylight.

**Location:** Various roof

**Task:** Monitor

**Time:** Ongoing - especially after heavy rain

## 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 a drone

**Age determined by:** • Reported by seller



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## Descriptions

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

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

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

**Wall surfaces and trim:** • [Metal siding](#)

**Wall surfaces - masonry:** • [Brick](#)

**Garage:** • Detached

## Observations and Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • All Exterior issues noted have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, personal safety, shortened life expectancy of materials, and material deterioration

### **WALLS \ Flashings and caulking**

**Condition:** • [Flashings incomplete or ineffective](#)

**Location:** Right Side Exterior

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor Regular maintenance item



6. Flashings incomplete or ineffective

### **WALLS \ Masonry (brick, stone) and concrete**

**Condition:** • Spalling

Localized areas of masonry show signs of spalling (surface flaking), with sections painted over. This is typical for homes of this age.

**Location:** Various Exterior Wall Right side addition and rear walls

**Task:** Repair as part of ongoing masonry maintenance

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**Time:** Regular maintenance

**Condition:** • FOR ALL HOMES - 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

## **BASEMENT WALKOUTS \ General notes**

**Condition:** • [Guard and handrail problems](#)

**Implication(s):** Fall hazard

**Location:** Exterior basement walkout

**Task:** Provide Handrail

**Time:** Less than 1 year

**Cost:** Minor

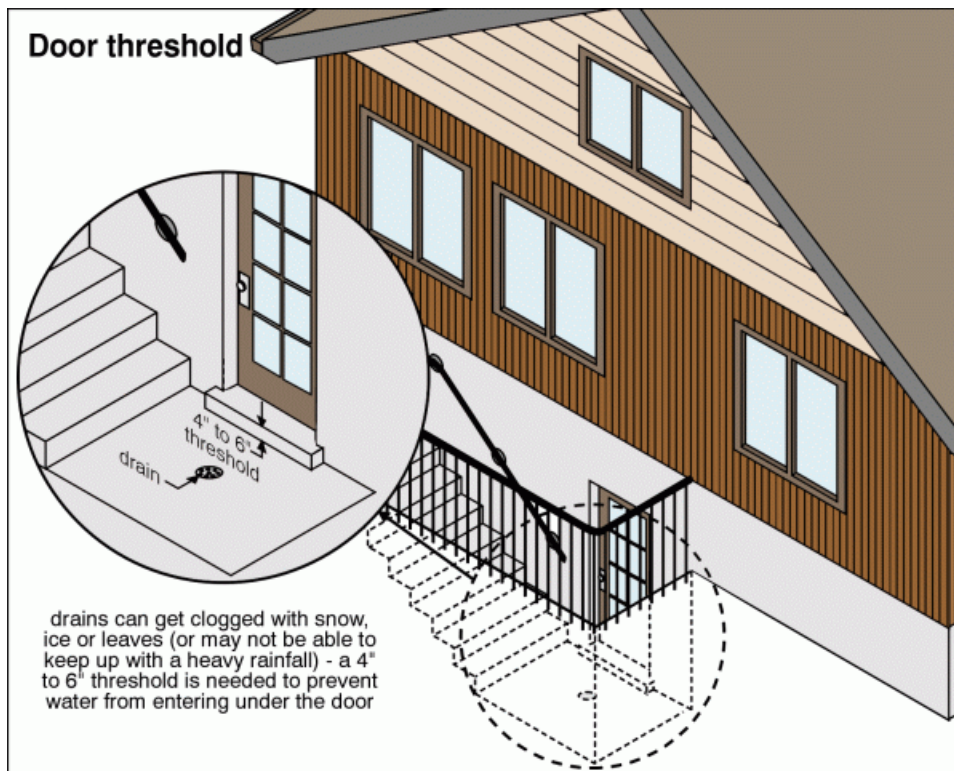
**Condition:** • [Door threshold missing, too low, not watertight](#)

**Location:** Exterior basement walkout

**Task:** Monitor / Improve

**Time:** When necessary

**Cost:** Minor



SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MORE INFO	APPENDIX	REFERENCE							



7. Door threshold missing, too low, not...

### **LANDSCAPING \ Lot grading**

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

### **REGULAR MAINTENANCE \ Comments \ Additional**

**Condition:** • The following are minor exterior deficiencies and upkeep items noted during the inspection. These are common for the age of the home and should be addressed through routine maintenance to reduce risk of deterioration or moisture intrusion:

- Flat roof currently drains onto front sloped roof - consider adding dedicated downspouts from the upper drain to the lower gutter to reduce wear on shingles.
- Minor damage at front parging - patch as part of routine maintenance when desired.
- Horizontal-style guardrails noted at rear terrace-common design but may be climbable by young children. Monitor use accordingly.

**Location:** Various

**Task:** Repair/Improve/Monitor

**Time:** Regular maintenance

## Inspection Methods and Limitations

### **Inspection limited/prevented by:**

- New finishes/paint/trim
- Painting in progress
- Car/storage in garage

**Inspection limited/prevented by:** • Right side wall from midpoint to rear corner limited due to access (locked gate)

**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)

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## Descriptions

**General:** • No significant structural performance issues were observed in visible areas.

**Configuration:** • [Basement](#)

**Foundation material:** • [Brick](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Masonry](#)

**Roof and ceiling framing:** • Not visible

## 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

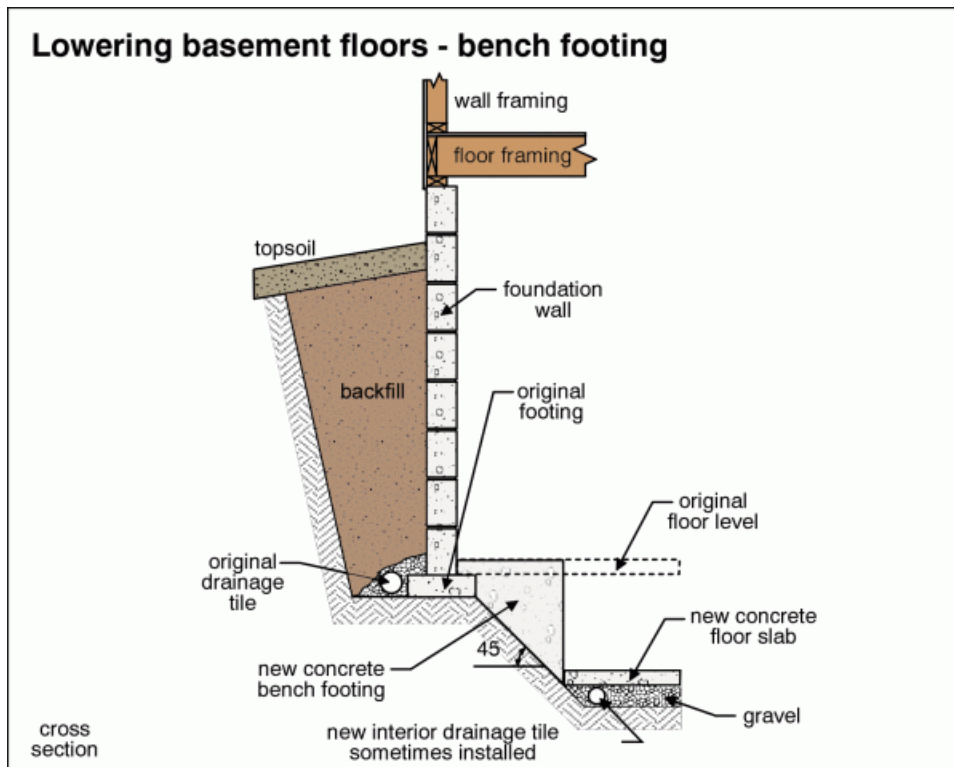
**Condition:** • [Basement lowered](#)

For your information only, basement was lowered in the past using bench footing method. If you would like more information, click the blue hyperlink.

**Implication(s):** Chance of structural movement

**Location:** Basement

**Task:** For Your Information



## Inspection Methods and Limitations

**General:** • Irregular wall alignment observed

At the right side of the home, the exterior wall is not perfectly linear from front to back. This appears to be due to the alignment of a rear addition, which slightly offsets outward. No structural concern noted; observation provided for your awareness only.

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

**Attic/roof space:**

• No access

Flat roof therefore no attic access.

**Percent of foundation not visible:** • 90 %

**Not included as part of a building inspection:** • An opinion about the adequacy of structural components

## 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:** • [Breakers - basement](#)

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

**Distribution panel type and location:**

• [Breakers - basement](#)



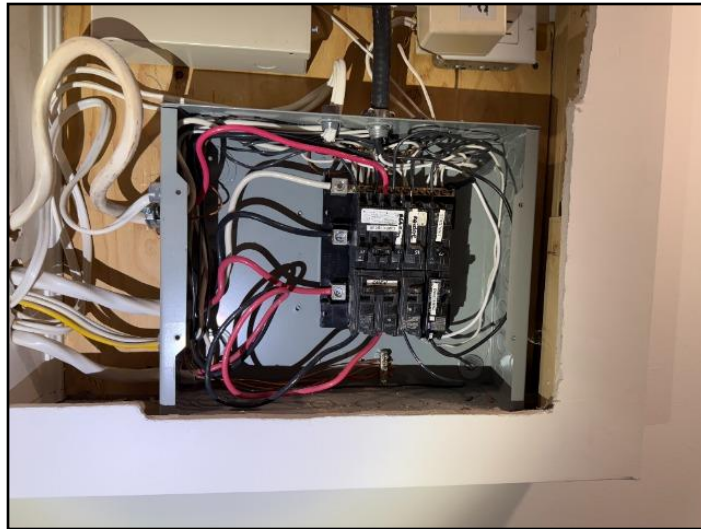
8. Breakers - basement

**Distribution panel rating:** • [125 Amps](#)

**Auxiliary panel (subpanel) type and location:**

• [Breakers - basement](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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9. Breakers - basement

- [Breakers - first floor](#)

Auxiliary panel (subpanel) rating: • [100 Amps](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

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

## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • ALL ELECTRICAL recommendations are safety-related. POTENTIAL worst-case implications include fire and shock hazards. Treat them as high-priority items and assume the time frame is Immediate / As soon as possible unless otherwise noted.

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Openings in panel](#)

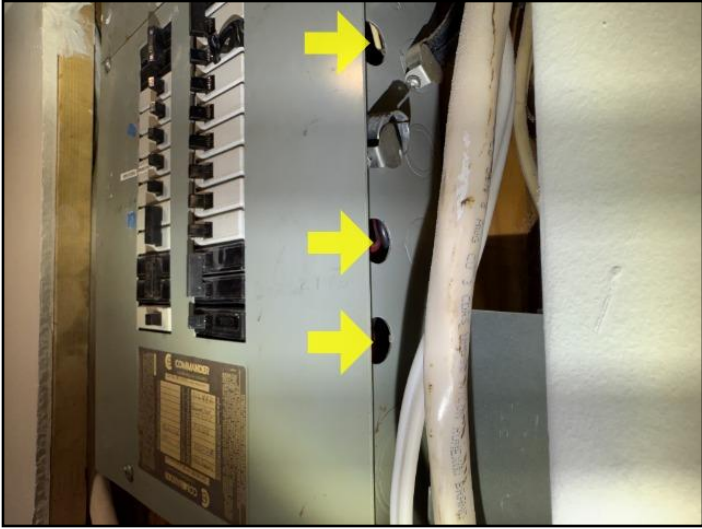
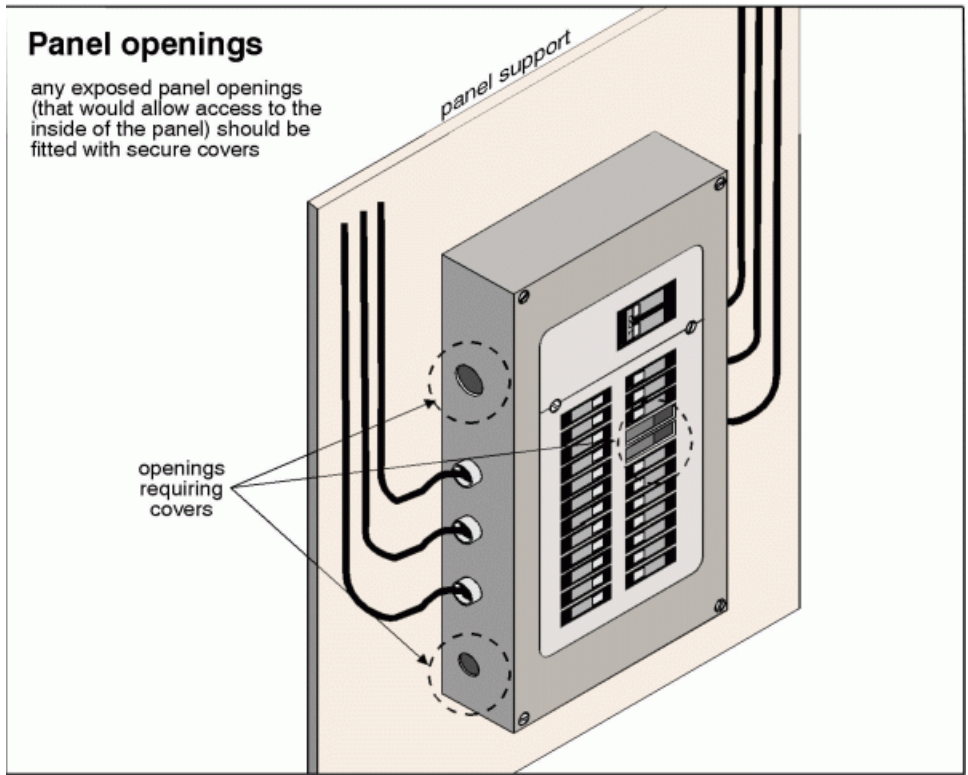
**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Panel

**Task:** Correct - Provide knockout seals (aka panel fillers)

**Time:** As Soon As Possible

**Cost:** Less than \$100



10. Openings in panel

**SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

**Condition:** • [Double taps](#)

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

**Location:** Basement Sub Panel

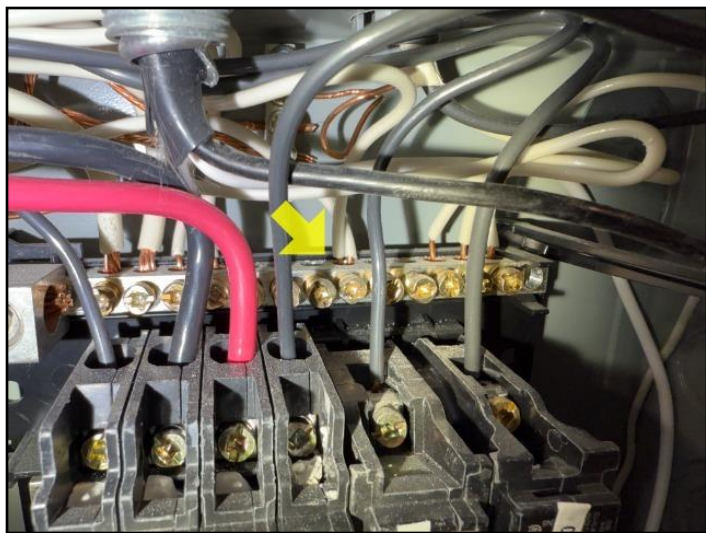
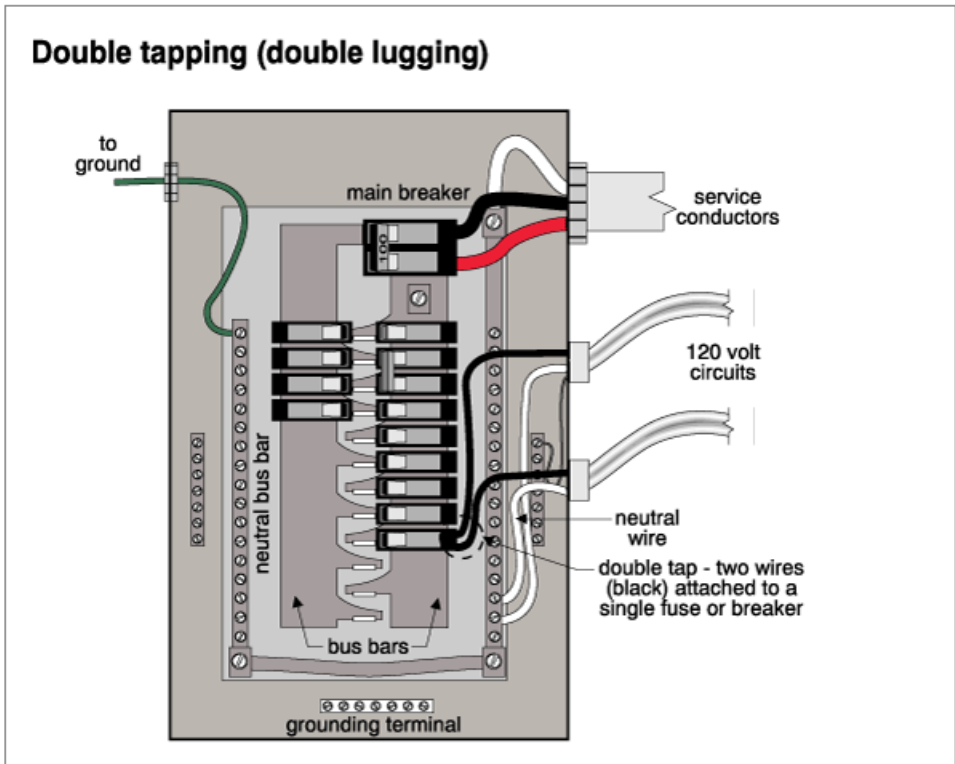
**Task:** Correct

**Time:** As Soon As Possible



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Cost: Minor



11. Double taps

**DISTRIBUTION SYSTEM \ Junction boxes**

**Condition:** • Cover missing

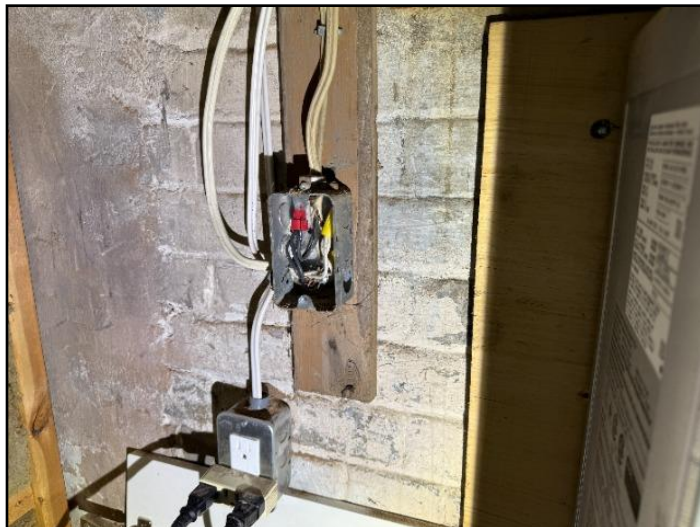
**Implication(s):** Electric shock, Fire hazard

**Location:** Basement Furnace Area

**Task:** Provide Cover

**Time:** As Soon As Possible

**Cost:** Less than \$100



12. Cover missing

### **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**Condition:** • General safety reminder for ALL homes -

This is a standard note included in every inspection report:

Smoke and carbon monoxide (CO) detectors should be installed on every floor level. Smoke detectors should be located near all sleeping areas, and CO detectors should be present near fuel-burning appliances, fireplaces, or attached garages.

These devices are not tested during the home inspection. Regardless of visible condition, detectors should be tested regularly and replaced every 10 years. If the age is unknown, replacement is recommended as a precaution. Batteries should be changed annually.

### **REGULAR MAINTENANCE \ Comments \ Additional**

**Condition:** • Electrical maintenance items noted below are generally straightforward to address but should still be treated as safety-related. These types of issues are common in many homes and may be corrected as part of routine electrical maintenance:

- Abandoned wire noted in furnace room - not in use and not live - provide proper junction box or remove.
- Loose GFCI outlet near basement kitchen sink - secure.

**Implication(s):** Fire and/or shock hazards

**Location:** Various

**Task:** Correct

**Time:** As soon as possible

**Cost:** Regular maintenance



13. Wire not in use

## Inspection Methods and Limitations

**System ground:** • Quality of ground not determined

**Panel or disconnect cover:** • Sub panel cover at near first floor kitchen not removed. The panel cover is sealed. (new sub panel)

# HEATING

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## Descriptions

**General:** • The heating system is a premium quality system and is in good condition.

**Heating system type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • 66,000 BTU/hr

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [1 year](#)

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

**Main fuel shut off at:** • Meter

**Fireplace/stove:** • Electric fireplace

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

## 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

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## Descriptions

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

**Cooling capacity:** • Not determined

**Compressor approximate age:** • Not determined

**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.

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Outdoor unit covered

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

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## Descriptions

**Attic/roof insulation material:** • Not visible  
**Attic/roof insulation amount/value:** • [Not visible](#)  
**Attic/roof air/vapor barrier:** • [Not visible](#)  
**Attic/roof ventilation:** • [None found](#)

## Observations and Recommendations

**RECOMMENDATIONS \ Overview**  
**Condition:** • No insulation recommendations are offered as a result of this inspection.

## Inspection Methods and Limitations

**Inspection limited/prevented by lack of access to:**

- Roof space  
Flat roof therefore no attic
- Walls, which were spot checked only

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Descriptions

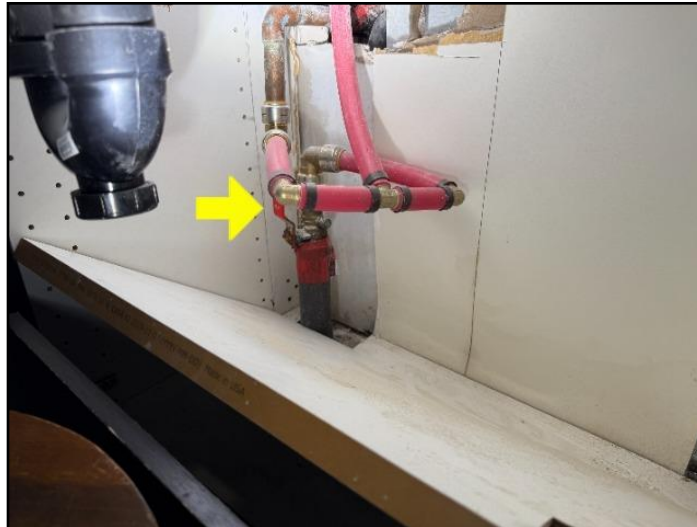
**General:** • Several components have been updated

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

**Supply piping in building:** • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:**

• Main water shut off valve - Front of the basement



14. Main water shut off valve - Front of the...

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

**Water heater type:** • Tankless/On demand

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

**Water heater tank capacity:** • Tankless / Instantaneous

**Water heater approximate age:**

• 2 years

Manufactured August 2023

**Water heater typical life expectancy:** • 10 to 15 years

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

**Floor drain location:** • Center of basement

## Observations and Recommendations

### **WASTE PLUMBING \ Traps - installation**

**Condition:** • The trap assembly below these sinks have a configuration resembling an S-trap, which are typically not recommended to risk of siphoning

However, the seller has indicated that this work was completed under permit and passed municipal inspection at the time.

**Location:** Basement Bathroom and first floor kitchen

**Task:** For your information

## Inspection Methods and Limitations

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



# INTERIOR

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## Descriptions

**General:** • The interior of the home is in good condition overall. • Many interior components have been updated

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#) • Windows newer and in good condition

**Glazing:** • [Double](#) • [Triple](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#)

## 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:** • Typical minor flaws - Finishes and main, first and second floors are new

### 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.

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

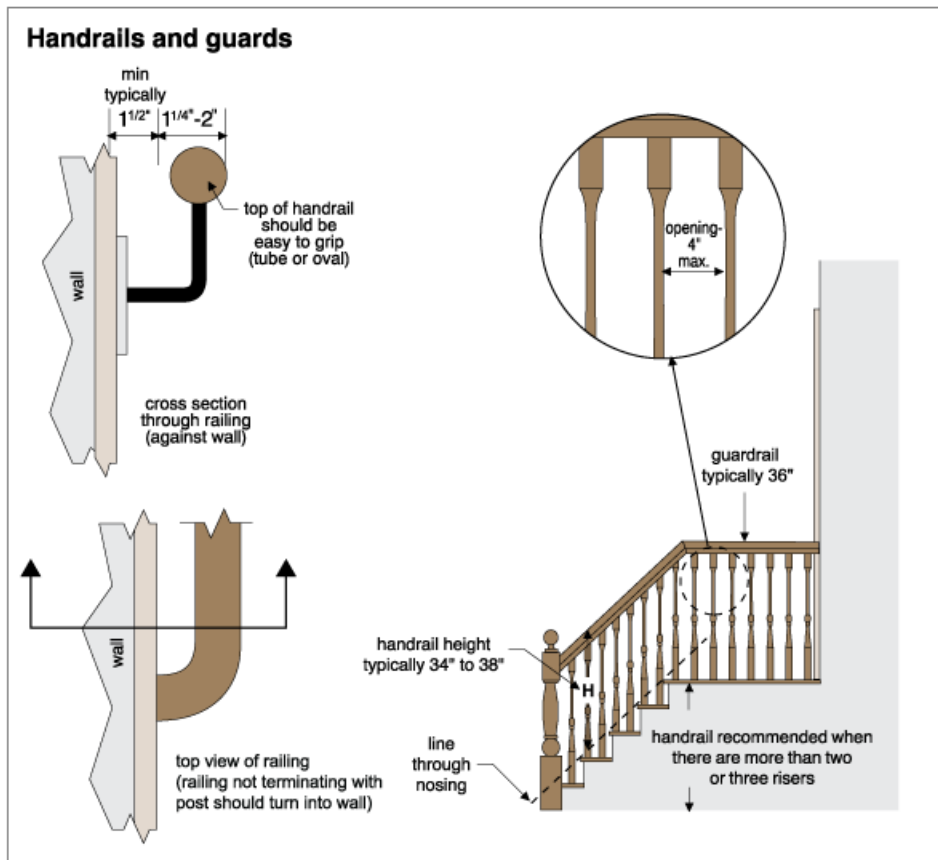
**Location:** Basement Staircase

**Task:** Provide Handrail

**Time:** Less than 1 year

**Cost:** Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## EXHAUST FANS \ Kitchen range exhaust system (range hood)

**Condition:** • Not vented to exterior

Venting to the exterior was not standard when home was originally built

As per seller, exhaust is equipped with a premium filter.

**Location:** Basement Kitchen

**Task:** Improve

**Time:** If desired

**Cost:** Depends on work needed

## 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

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and add/repair perimeter drainage tile. (High cost)

### **REGULAR MAINTENANCE \ Comments \ Additional**

**Condition:** • Stains in unfinished areas are common for homes of this age and are typically cosmetic. These will not be specified unless active moisture is observed at the time of inspection.

**Location:** Furnace room

## 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. • New and newly renovated homes often require time for systems to be tested by everyday use before performance issues arise. Our inspection is visual only and cannot assess installations and quality of workmanship that is hidden from view.

**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 • We have none to very little historical data on the property in question. We are unaware of any past or current municipal construction permits, that may or may not have been applied for, fulfilled, inspected or pending and make no representation in this regard. • Commentary about past fire damage or fire treatments unless obvious.

**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:** • 90 %

**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.

## 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.

**Supplementary Information:** • Renovations / Remodeling has often been performed on the properties we inspect. Obtaining contractor documentation and/or permits is recommended.

**END OF REPORT**

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**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.

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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

719 Saint Clarens Avenue, Toronto, ON April 24, 2025

Report No. 8266

[www.inspectionpros.ca](http://www.inspectionpros.ca)

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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

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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

