



Your Inspection Report

245 Kenilworth Avenue
Toronto, ON M4L 3S7

PREPARED FOR:
NICKI SKINNER

INSPECTION DATE:
Monday, May 5, 2025

PREPARED BY:
Brian Hardie



Scan to download
report

Brian Hardie
31 Four Oaks Gate
Toronto, ON M4J 2X1

416-830-3767
bhardie@bell.net

A thorough home inspection, clearly communicated.

ROOFING

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles

Flat roofing material:

- [Modified bitumen membrane](#)



Modified bitumen membrane

Recommendations/Observations

RECOMMENDATIONS \ Overview

Condition: • The front facing shingles appear to be in good condition. The east slope has had recent repairs to prevent ice damming. The remaining shingles on the east slope are older and should be replaced in 3-5 years. The modified bitumen flat roof is older; re-inspect it in 2-3 years.



Recent repairs

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Missing](#)

Location: West

Task: Provide

Time: Next roof replacement

Cost: Depends on work needed

ROOFING

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

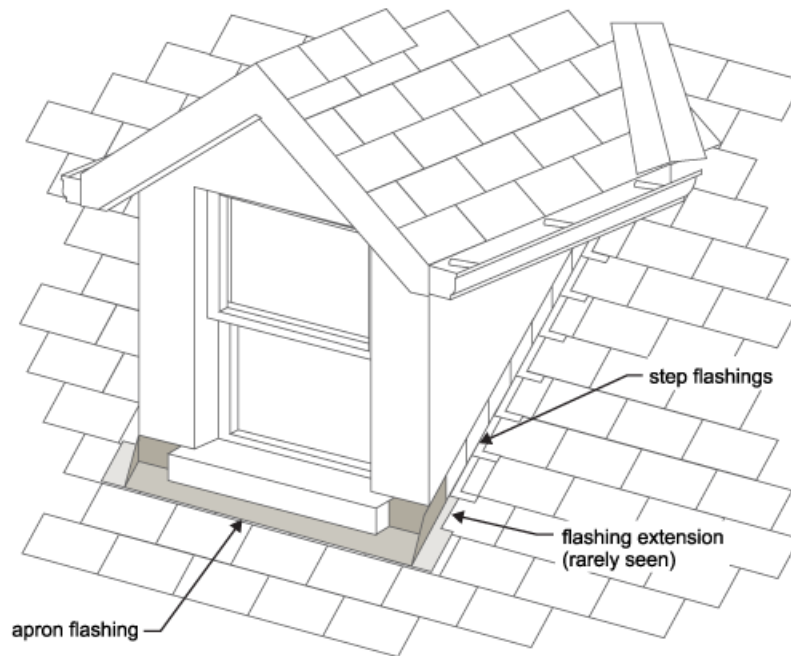
INSULATION

PLUMBING

INTERIOR

REFERENCE

Dormer flashing (high quality)



Missing roof-wall flashing

FLAT ROOFING \ Modified bitumen

Condition: • [Multiple layers](#)

Implication(s): Shortened life expectancy of material

Task: Strip at next roof replacement

ROOFING

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Multiple layers

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

Lot slope: • [Hillside](#)

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

Wall surfaces - masonry: • [Brick](#)

Limitations

No or limited access to: • Area below steps, deck, porches

Exterior inspected from: • Ground level

Recommendations/Observations

WALLS \ Flashings and caulking

Condition: • [Caulking missing or ineffective](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Northwest

Task: Provide

Time: Less than 1 year

Cost: Minor



Caulking missing or ineffective

WALLS \ Metal siding

Condition: • [Loose or missing pieces](#)

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Implication(s): Chance of water damage to structure, finishes and contents

Location: Northeast

Task: Repair

Time: Less than 2 years

Cost: Minor



Loose or missing pieces

Condition: • Abandoned raceway

Location: Northwest

Task: Repair

Time: Less than 2 years

Cost: Minor



Abandoned raceway



Patch/seal conduit

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WALLS \ Vinyl siding

Condition: • [Buckled or wavy](#)

Damage was caused by a barbecue used too close to the wall. This is primarily a cosmetic issue.

Implication(s): Chance of water damage to structure, finishes and contents

Location: East

Task: Repair

Time: Discretionary

Cost: Minor



Buckled or wavy

Condition: • [Loose or missing pieces](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Southeast

Task: Repair

Time: Less than 1 year

Cost: Minor

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Loose or missing pieces

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Spalling](#)

Implication(s): Weakened structure | Chance of structural movement

Location: North

Task: Further evaluation/Repair

Time: Less than 2 years

Cost: Depends on work needed

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Spalling

WINDOWS \ General notes

Condition: • Windows at grade

Location: North

Task: Keep window area cleared of snow in winter



Windows at grade



Windows at grade

Condition: • Abandoned - the eastern basement window has been abandoned from the interior. If it is to remain abandoned, remove the window and frame and patch the opening.

Location: Northeast

Task: Improve

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Less than 1 year

Cost: Depends on work needed



Abandoned window

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • [Caulking missing, loose or deteriorated](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: North

Task: Provide

Time: Less than 1 year

Cost: Minor



Caulking missing, loose or deteriorated



Caulking missing, loose or deteriorated

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DOORS \ General notes

Condition: • [Caulking - deteriorated, loose or missing](#)

Implication(s): Chance of damage to finishes and structure

Time: Less than 1 year

Cost: Minor



Caulking - deteriorated, loose or missing

DOORS \ Exterior trim

Condition: • [Rot](#)

Implication(s): Chance of damage to finishes and structure

Location: East

Task: Repair

Time: Less than 2 years

Cost: Minor

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Rot

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

Condition: • Debris under deck

Implication(s): risk of insects, pests

Location: East

Task: Clean

Time: Less than 1 year

Cost: Minor



Debris

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • [Rot](#)

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Implication(s): Weakened structure | Chance of movement

Location: Southeast

Task: Repair

Time: Less than 1 year

Cost: Depends on work needed



Rot

LANDSCAPING \ Retaining wall

Condition: • [Leaning](#)

The retaining wall is part of the property to the north and is their responsibility.

Implication(s): Weakened structure | Chance of movement

Task: Monitor

EXTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Leaning

STRUCTURE

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • [Rafters/roof joists](#)

Party wall: • [Wood frame](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Crawlspace:

• Inspected from access hatch



Crawlspace access hatch

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

Description

Service entrance cable and location: • [Overhead](#)

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

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)



Breakers - basement

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

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#) • No AFCI

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

Limitations

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

Recommendations/Observations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: East Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor



Loose

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Old

Second floor should have a combination smoke and carbon monoxide alarm.

Implication(s): Life safety hazard

Location: Basement, Second Floor

Task: Replace

Time: Immediate

Cost: Minor

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Goodman



Furnace data plate

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

Approximate capacity: • 45,000 BTU/hr

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Interior of building

Approximate age: • [12 years](#)

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

Main fuel shut off at: • Meter

Air filter: • Disposable • 16" x 25" • 1" thick

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat: • Radiant floor heating (electric)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Recommendations/Observations

RECOMMENDATIONS \ Overview

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

COOLING & HEAT PUMP

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Manufacturer:

• Lennox



Air conditioner data plate

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

Compressor approximate age: • 3 years

Typical life expectancy: • 12 to 15 years

Limitations

Inspection limited/prevented by: • Heating system on

Recommendations/Observations

AIR CONDITIONING \ Air cooled condenser coil

Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Clean/service

Time: Regular maintenance

Cost: Minor

COOLING & HEAT PUMP

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Dirty

INSULATION AND VENTILATION

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Limitations

Inspection limited/prevented by lack of access to: • Attic • Roof space • Wall space

Description

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

Service piping into building: • [Galvanized steel](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene) • [Not visible](#)

Main water shut off valve at the:

- Front of the basement



Water shut-off valve

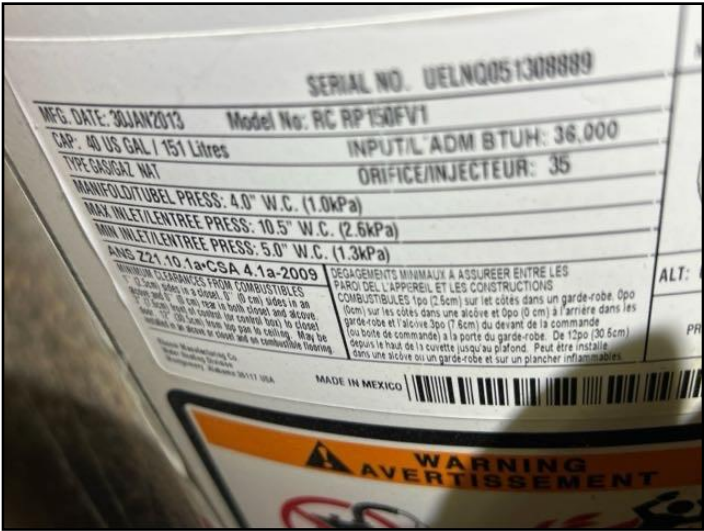
Water heater type: • [Conventional](#) • Tank • Rental

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

- Rheem



Water heater data plate

- Water heater tank capacity: • [40 gallons](#)
- Water heater approximate age: • 12 years
- Water heater typical life expectancy: • 10 to 15 years
- Waste and vent piping in building: • [ABS plastic](#) • [Not visible](#)

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

Recommendations/Observations

SUPPLY PLUMBING \ Water supply piping in building
Condition: • PEX (cross-linked polyethylene)
Pipe not suitable for potable water running from the water service entrance at the front of the basement to the water heater. Orange PEX is designed for hydronic heating. The seller is aware of this issue and has contracted to replace the suspect plumbing.

PLUMBING

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

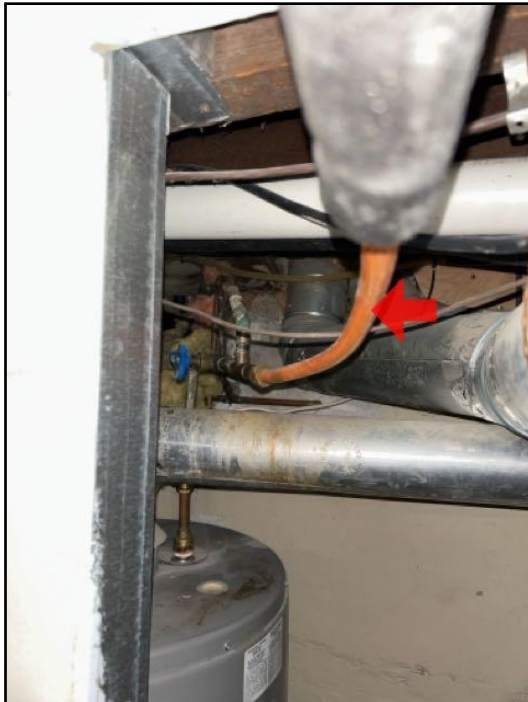
COOLING

INSULATION

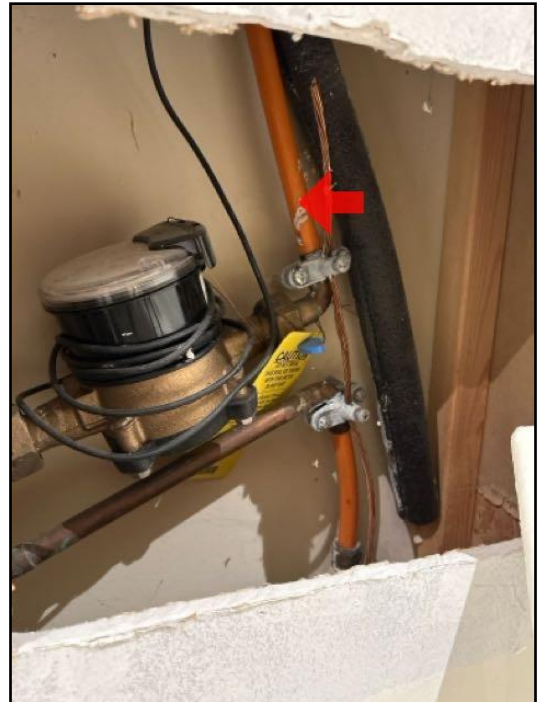
PLUMBING

INTERIOR

REFERENCE



Not for potable water



Not for potable water

INTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [French](#)

Limitations

Not included as part of a building inspection: • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Recommendations/Observations

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing

Implication(s): Cosmetic issue, reduced energy efficiency

Location: Second Floor Bathroom

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



Lost seal on double or triple glazing

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Immediate

Cost: Minor



Missing handrail/guard

STAIRS \ Spindles or balusters

Condition: • [Missing](#)

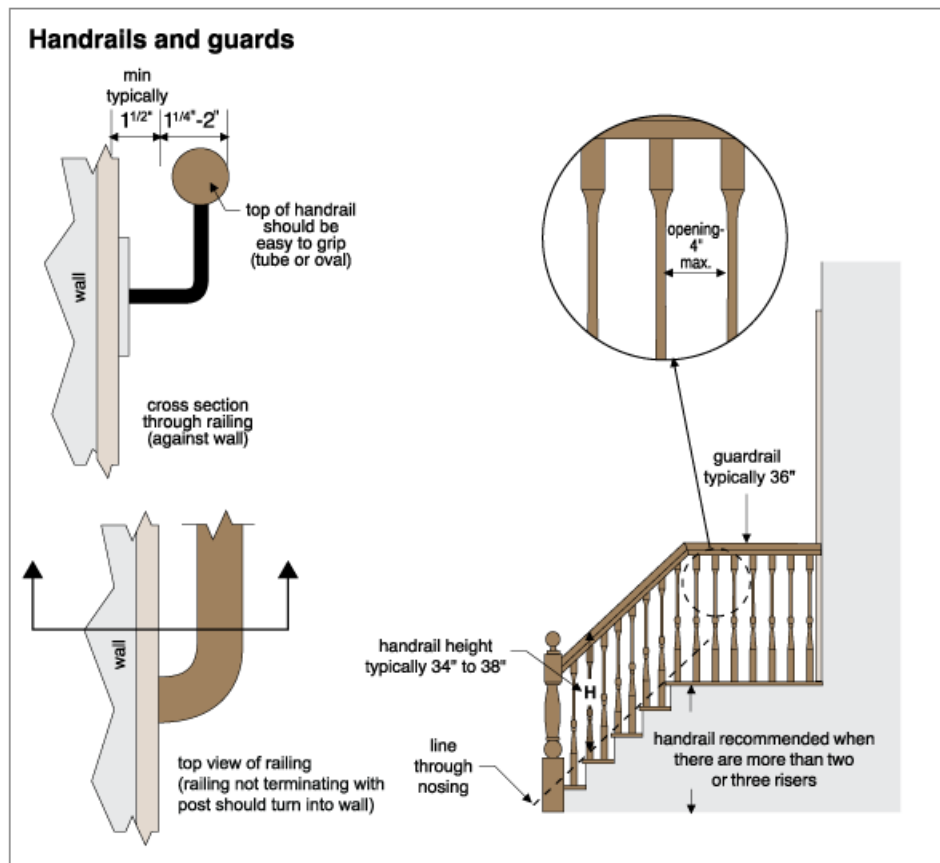
Implication(s): Fall hazard

Location: First Floor

Task: Provide

Time: Immediate

Cost: Depends on approach



Missing proper spindles

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials

Asbestos banding around heating ducts at their termination points is common on houses of this vintage. Left undisturbed it poses little risk. This banding was found at 3 registers.

Implication(s): Health hazard

INTERIOR

Report No. 4500

245 Kenilworth Avenue, Toronto, ON May 5, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Living Room, Dining Room, West Bedroom

Task: Remove

Time: Less than 1 year

Cost: Minor



Possible asbestos containing materials

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