



# Your Inspection Report

41 Grandview Avenue  
Toronto, ON M4K 1J1

**PREPARED FOR:**

TREVOR BOND  
LISTING AGENT

**INSPECTION DATE:**

Tuesday, March 4, 2025

**PREPARED BY:**

Scott Aitken

Aitken Home Inspections  
49 Riverdale Ave  
TORONTO, ON M4K 1C2

4164074663  
scottaitken@live.ca

March 4, 2025

Dear Trevor Bond and Listing Agent,

RE: Report No. 4189  
41 Grandview Avenue  
Toronto, ON  
M4K 1J1

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Scott Aitken  
on behalf of  
Aitken Home Inspections

Aitken Home Inspections  
49 Riverdale Ave  
TORONTO, ON M4K 1C2  
4164074663

[scottaitken@live.ca](mailto:scottaitken@live.ca)

# AGREEMENT

41 Grandview Avenue, Toronto, ON March 4, 2025

## PARTIES TO THE AGREEMENT

### Company

Aitken Home Inspections  
49 Riverdale Ave  
TORONTO, ON M4K 1C2

### Client

Trevor Bond

### Client

Listing Agent

This is an agreement between Trevor Bond, Listing Agent and Aitken Home Inspections.

**THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.  
PLEASE READ CAREFULLY BEFORE SIGNING.**

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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 INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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.

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

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

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

Some intermittent problems 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.

# AGREEMENT

41 Grandview Avenue, Toronto, ON March 4, 2025

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

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. 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, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

### 4) WE 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 that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your 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 at additional cost.

### 5) WE DON'T LOOK FOR BURIED TANKS.

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 the building had its heating system converted from oil, there will always be the possibility that a tank may remain 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) TIME TO INVESTIGATE

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) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

# AGREEMENT

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## 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

## 10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

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.

**I, Trevor Bond (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

**I, Listing Agent (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY

41 Grandview Avenue, Toronto, ON March 4, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Home in good overall condition.

This Summary outlines 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](#)

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

[Home Improvement - ballpark costs](#)

# ROOFING

41 Grandview Avenue, Toronto, ON March 4, 2025

- SUMMARY
  - ROOFING**
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- REFERENCE

## Description

**The home is considered to face:** • North

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

**Flat roofing material:** • Not visible

**Approximate age:**

• 11 years

At garage

• 20 years

At house

## Limitations

**Inspection limited/prevented by:** • Snow/ice/frost

**Age determined by:** • Real estate listing

## Recommendations

### RECOMMENDATIONS \ General

1. **Condition:** • Roof snow covered and not inspected. Recommend inspection when free of snow.

# EXTERIOR

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## Description

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

**Lot slope:** • [Flat](#)

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

**Wall surfaces and trim:** • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#) • [Brick](#) • [Insulbrick](#)

**Walkway:** • Pavers

**Deck:** • Pressure-treated wood

**Porch:** • Wood • Brick

**Garage:** • Wood Frame

## Limitations

**Inspection limited/prevented by:** • Storage in garage • Poor access under steps, deck, porch • Snow / ice / frost

## Recommendations

**WALLS \ Asphalt shingles**

**2. Condition:** • [Aging](#)

Insulbrick is old and will require eventual replacement.

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

**Location:** East Exterior Wall

**Task:** Replace

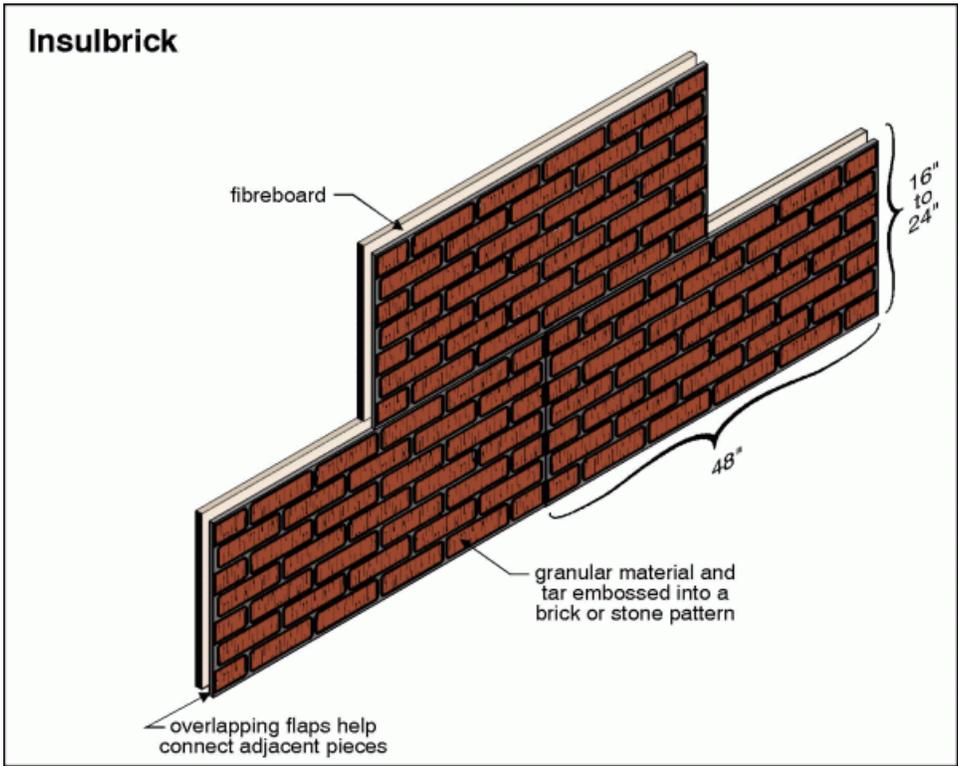
**Time:** Unpredictable

**Cost:** Consult contractor for cost

# EXTERIOR

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  - ROOFING
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1.

## EXTERIOR GLASS/WINDOWS \ Exterior trim

3. Condition: • [Rot](#)

# EXTERIOR

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Some wood frame windows require restoration or replacement.

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

**Location:** Various Exterior

**Task:** Repair or replace

**Time:** Unpredictable

**Cost:** Depends on approach



2.

## Description

**Configuration:** • [Basement](#)

**Foundation material:**

- [Brick](#)
  - Not visible
- At addition

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#) • [Wood frame / Brick veneer](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • Not visible

**Party wall:**

- [Masonry](#)
  - [Wood frame](#)
- At addition.

## Limitations

**Attic/roof space:**

- No access
- Typical for flat roof.

**Percent of foundation not visible:** • 99 %

## Recommendations

### RECOMMENDATIONS \ Overview

- 4. Condition:** • No structure recommendations are offered as a result of this inspection.
- 5. Condition:** • All visible structural members in good condition.

- SUMMARY
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## Description

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

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

**Main disconnect/service box rating:** • [100 Amps](#)

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

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

**Distribution panel type and location:** • [Breakers - basement](#)

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

**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):** • No AFCI • Gfci's in some areas only.

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

## Limitations

**Not included as part of a building inspection:** • Concealed Wiring

## Recommendations

**SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors**

**6. Condition:** • [Mast loose](#)

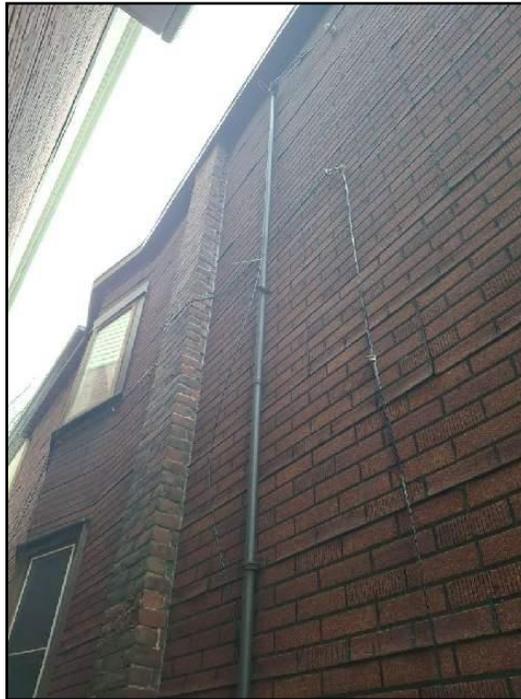
**Implication(s):** Electric shock | Interruption of electrical service

**Location:** Northeast Exterior Wall

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



3.

### **DISTRIBUTION SYSTEM \ Junction boxes**

**7. Condition:** • [Cover loose or missing](#)

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

**Location:** Basement Utility Room

**Task:** Install

**Time:** Immediate

**Cost:** Minor

## Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside

Approximate age: • [1 year](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable

Auxiliary heat: • Combi boiler provides domestic hot water and heat to rads at addition and second floor washroom.

Chimney/vent: • High temperature plastic • Sidewall venting

Humidifier: • [Trickle/cascade type](#)

Condensate system: • Discharges through floor slab

## Limitations

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

## Recommendations

### GAS FURNACE \ Thermostat

**8. Condition:** • Digital control does not allow temperature adjustment for rad heat. This system has a built in thermostat controlled by an exterior sensor.

**Location:** Basement

**Task:** Service

**Time:** Before next heating season

**Cost:** Under warranty

### GAS HOT WATER BOILER \ Radiators, convectors and baseboards

**9. Condition:** • [Leak](#)

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

**Location:** Basement Bathroom

**Task:** Replace Rad

**Time:** Before next heating season

**Cost:** \$1000 and up

# HEATING

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4.

# COOLING & HEAT PUMP

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  - INTERIOR
- REFERENCE

## Description

**Air conditioning type:** • [Air cooled](#) • Central  
**Cooling capacity:** • [30,000 BTU/hr](#)  
**Compressor approximate age:** • 3 years  
**Failure probability:** • [Low](#)

## Limitations

**Inspection limited/prevented by:**  
• Low outdoor temperature  
System not tested, test before cooling season.

# INSULATION AND VENTILATION

41 Grandview Avenue, Toronto, ON March 4, 2025

- SUMMARY
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## Description

- Attic/roof insulation material:** • Not determined
- Attic/roof insulation amount/value:** • Not determined
- Wall insulation material:** • [Glass fiber](#)
- Wall insulation amount/value:** • [R-12](#) • Spot checked only
- Foundation wall insulation material:** • [Glass fiber](#)
- Foundation wall insulation amount/value:** • [R-12](#)

## Limitations

- Inspection limited/prevented by lack of access to:**
  - Roof spaceTypical with flat roof.

## Recommendations

### RECOMMENDATIONS \ Overview

- 10. Condition:** • No insulation recommendations are offered as a result of this inspection.

## Description

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

**Service piping into building:**

• [Copper](#)

3/4 inch

**Supply piping in building:** • [Copper](#) • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:** • North • Basement

**Water flow and pressure:** • Good

**Water heater type:** • Combi boiler

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

**Water heater approximate age:** • 1 year

**Water heater failure probability:** • [Low](#)

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

**Pumps:** • No sump present

**Floor drain location:** • Not visible

**Backwater valve:** • Not present

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing

## Recommendations

### FIXTURES AND FAUCETS \ Faucet

**11. Condition:** • [Drip, leak](#)

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

**Location:** Basement Laundry Area

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### FIXTURES AND FAUCETS \ Basin, sink and laundry tub

**12. Condition:** • If sink is found to require support (intended to be epoxy glued to underside of counter), replace temporary supports with permanent type.

**Location:** First Floor Kitchen

**Task:** Improve

**Time:** Unpredictable

**Cost:** Minor



5.

## Description

**Major floor finishes:** • [Hardwood](#) • Ceramic/porcelain • Engineered wood

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

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

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

**Glazing:** • [Double](#)

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

**Party wall:**

- [Masonry](#)
- [Wood frame](#)

At addition

**Evidence of basement leakage:** • None

## Limitations

**Not included as part of a building inspection:** • Appliances

**Percent of foundation not visible:** • 99 %

## Recommendations

### RECOMMENDATIONS \ Overview

**13. Condition:** • Typical minor cosmetic flaws present.

**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