

# INSPECTION REPORT



For the Property at:  
**41 HERTLE AVENUE**  
TORONTO, ON M4M 2L3

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Prepared for: CHRIS OLSEN FORD THURSTON  
Inspection Date: Saturday, May 3, 2025  
Prepared by: Joe Marino

**Home Inspector Joe**   
*Clarity With Every Inspection*

Home Inspector Joe  
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Vaughan, ON L4K 0B2  
416-318-5815

[joe@homeinspectorjoe.ca](mailto:joe@homeinspectorjoe.ca)

The best home inspection experience available.

May 7, 2025

Dear Chris Olsen Ford Thurston,

RE: Report No. 4039, v.2  
41 Hertle Avenue  
Toronto, ON  
M4M 2L3

Thanks very much for choosing Home Inspector Joe 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,

Joe Marino  
on behalf of  
Home Inspector Joe

Home Inspector Joe  
3120 Rutherford Road, Suite 327  
Vaughan, ON L4K 0B2  
416-318-5815

[joe@homeinspectorjoe.ca](mailto:joe@homeinspectorjoe.ca)

# SUMMARY

41 Hertle Avenue, Toronto, ON May 3, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

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 Hertle Avenue, Toronto, ON May 3, 2025

- SUMMARY
  - ROOFING**
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
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## Recommendations

### SLOPED ROOF FLASHINGS \ Chimney flashings

1. **Condition:** • [Cricket \(Saddle\) missing, loose, damaged](#)

**Location:** Rear Exterior Roof

**Task:** Improve Protect

**Time:** Regular maintenance



1. Cricket (Saddle) missing, loose, damaged

## Description

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

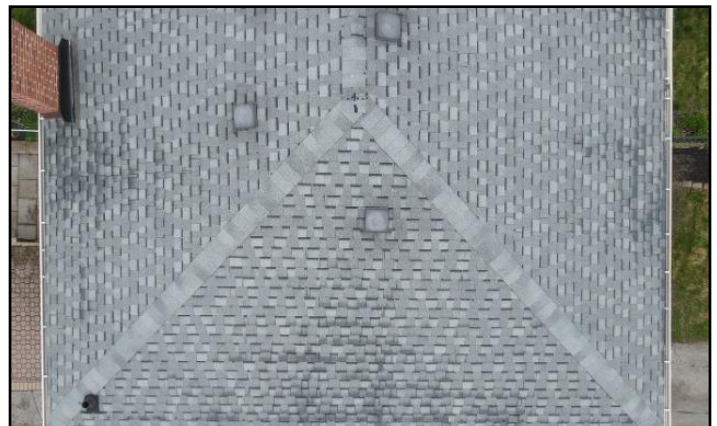
**Sloped roofing material:**

• [Asphalt shingles](#)

These images shows roofings condition on day of inspection. Balance of roofing on drone video. Monitor for any changes.



2. Asphalt shingles



3. Asphalt shingles

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## Flat roofing material:

- [Modified bitumen membrane](#)

Over front porch



4. Modified bitumen membrane

**Approximate age:** • 10-15 years

**Typical life expectancy:** • 20-25 years

**Roof Shape:** • Hip

## Limitations

**Inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • From the ground • Drone Video Sent To Clients Agent

**Not included as part of a building inspection:** • Antennas • Dish

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Recommendations

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

#### 2. Condition: • [Vents - ineffective / missing](#)

Common to add more ventilation with homes of this age. Improve by adding baffles

**Location:** Throughout Exterior Roof

**Task:** Further evaluation Provide Improve Upgrade Protect



5. Vents - ineffective / missing

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

#### 3. Condition: • [Mortar deterioration](#)

**Location:** Various Exterior Wall

**Task:** Improve Protect

**Time:** Regular maintenance



6. Mortar deterioration



7. Mortar deterioration

# EXTERIOR

41 Hertle Avenue, Toronto, ON May 3, 2025

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



8. Mortar deterioration

## EXTERIOR GLASS/WINDOWS \ General notes

4. Condition: • Original window removed

Location: Rear Basement

Task: Request disclosure



9. Original window removed

## DOORS \ Doors and frames

5. Condition: • Door not original to home. Was added

Location: Rear First Floor

Task: Request disclosure

# EXTERIOR

41 Hertle Avenue, Toronto, ON May 3, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



10.



11.



12.

## DOORS \ Exterior trim

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

Location: Various Front Rear First Floor Exterior

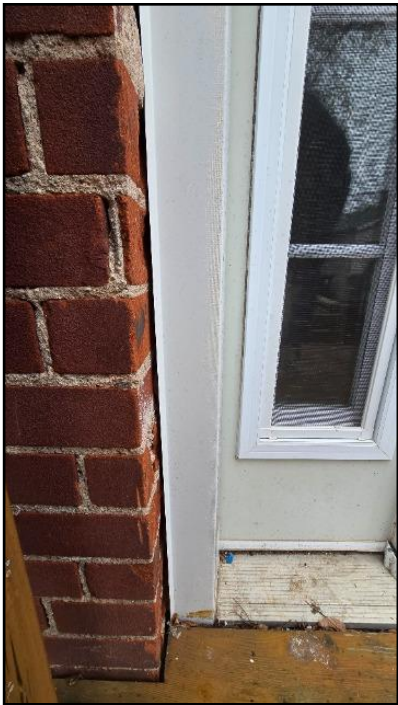


# EXTERIOR

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**Task:** Provide Improve Protect



13. Caulking missing, deteriorated or loose



14. Caulking missing, deteriorated or loose

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

**7. Condition:** • [Missing](#)

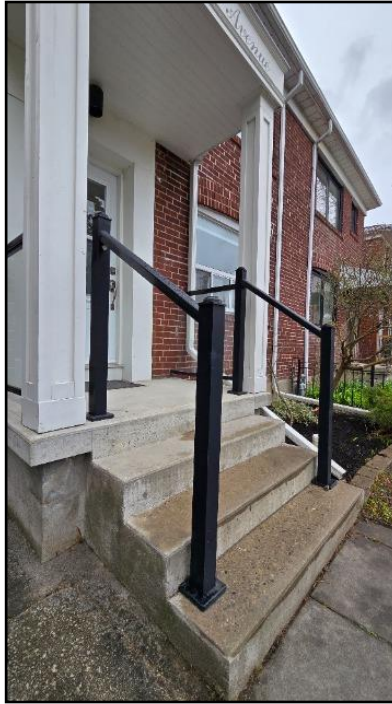
**Location:** Front Exterior Porch

**Task:** Provide Improve

# EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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15. Missing

## LANDSCAPING \ Walkway

8. Condition: • [Uneven \(trip hazard\)](#)

Location: Various Rear Exterior

Task: Repair Improve

Time: Regular maintenance

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Report No. 4039, v.2

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16. Uneven (trip hazard)

## Description

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

Gutter & downspout type:

- [Eave mounted](#)
- [Scuppers](#)

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17. Scuppers

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

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves):

• [Aluminum](#)



18. Aluminum

Wall surfaces and trim: • [Brick](#)

Driveway:

• Asphalt

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19. Asphalt

- Interlocking brick



20. Interlocking brick

- Shared Driveway

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**Walkway:**

- Pavers



21. Pavers

**Deck:**

- Raised
- Wood



22. Wood

**Porch:**

- Concrete



23. Concrete

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**Exterior steps:** • Concrete • Wood

**Patio:**

- Pavers



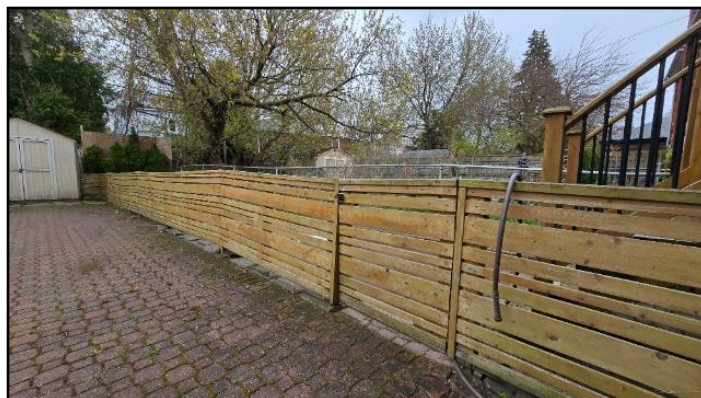
24. Pavers



25. Pavers

**Fence:**

- Wood



26. Wood

- Chain link



27. Chain link

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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**Garage:** • None Noted

## Limitations

**Inspection limited/prevented by:**

- Parging noted at foundation walls



28. Parging noted at foundation walls



29. Parging noted at foundation walls

**No or limited access to:** • Various wall surfaces and foundation

**Exterior inspected from:** • Ground level

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

- Underground components (e.g., oil tanks, septic fields, underground drainage systems)
- Fences and boundary walls
- Geological and soil conditions
- Recreational facilities
- Outbuildings other than garages and carports





**30. Outbuildings other than garages and carports**

- Erosion control, earth stabilization measures

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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**Recommendations**

**RECOMMENDATIONS \ General**

**9. Condition:** • Water proofing was added to the homes foundation. Follow up with listing agent

**Location:** Various Basement

**Task:** Further evaluation Request disclosure



31. Water proofing was added to the homes...



32. Water proofing was added to the homes...



33. Water proofing was added to the homes...

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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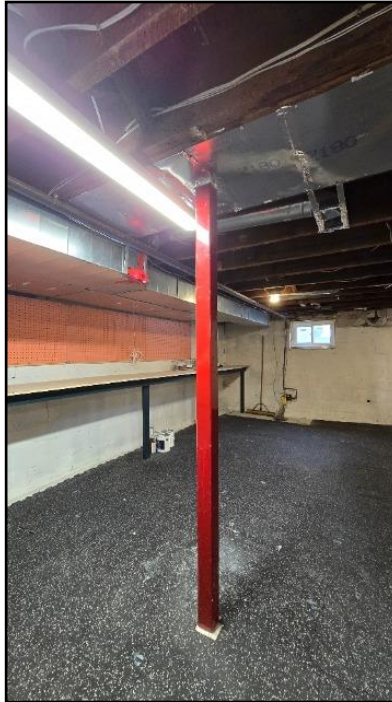
## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:**

- [Joists](#)
- Steel columns



34. Steel columns

- Subfloor - plank



35. Subfloor - plank

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

**Roof and ceiling framing:**

- Rafters/ceiling joists

# STRUCTURE

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These images shows its condition on day of inspection within home. Monitor for any changes



36. Rrafters/ceiling joists



37. Rrafters/ceiling joists



38. Rrafters/ceiling joists

- [Plank sheathing](#)

Party wall:

- [Masonry](#)



39. Masonry



40. Masonry

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Limitations

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

**Attic/roof space:** • Inspected from access hatch • Limited views

**Percent of foundation not visible:** • 70 %

**Not included as part of a building inspection:** • An opinion about the adequacy of structural components • Attic load bearing components concealed by insulation cannot be traversed

## Recommendations

### DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

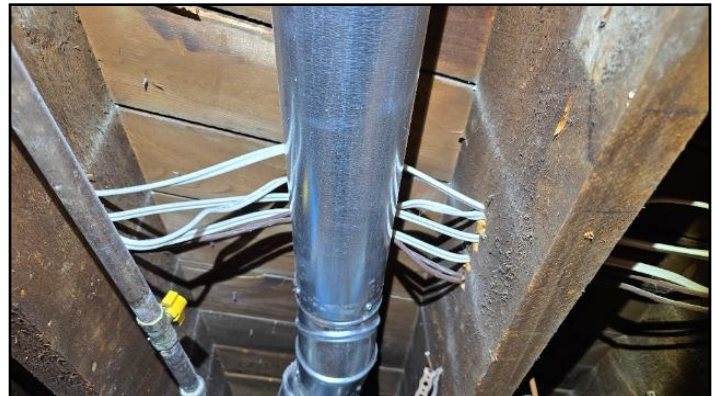
**10. Condition:** • [Too close to/touching ducts, pipe, chimneys, etc.](#)

**Location:** Various Basement

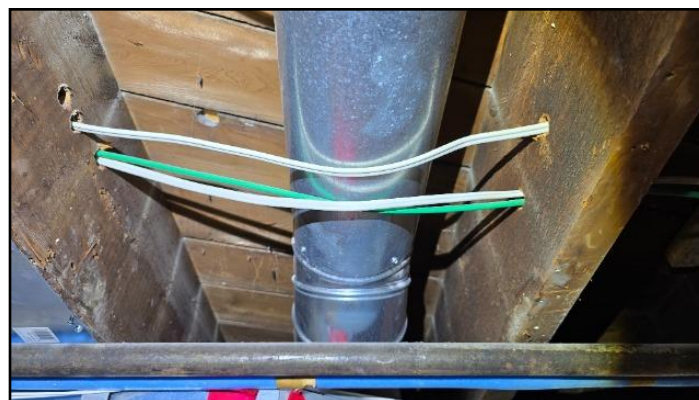
**Task:** Improve Remove



41. Too close to/touching ducts, pipe, chimneys...



42. Too close to/touching ducts, pipe, chimneys...



43. Too close to/touching ducts, pipe, chimneys...

### DISTRIBUTION SYSTEM \ Cover plates

**11. Condition:** • Damaged, loose or missing

**Location:** Various

**Task:** Provide Improve Protect



44. Damaged, loose or missing



45. Damaged, loose or missing



46. Damaged, loose or missing



47. Damaged, loose or missing



48. Damaged, loose or missing

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

**12. Condition:** • Recommend securing smoke detector

**Location:** Basement

**Task:** Repair Improve

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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49. Recommend securing smoke detector

## Description

**Service entrance cable and location:**

- [Overhead](#)



50. Overhead

**Service size:**

- [200 Amps \(240 Volts\)](#)

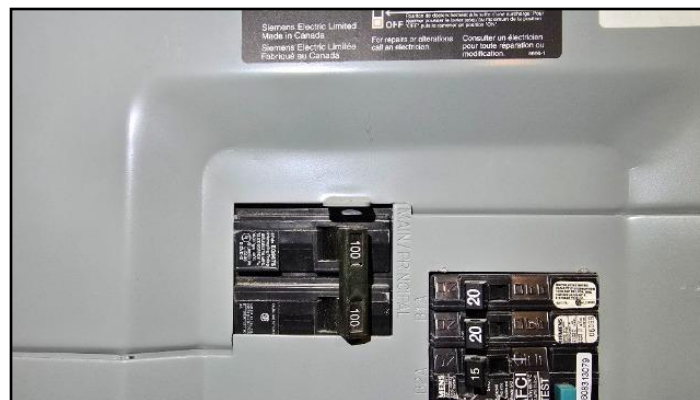




51. 200 Amps (240 Volts)

**Main disconnect/service box rating:**

- [100 Amps](#)



52. 100 Amps

**Main disconnect/service box type and location:**

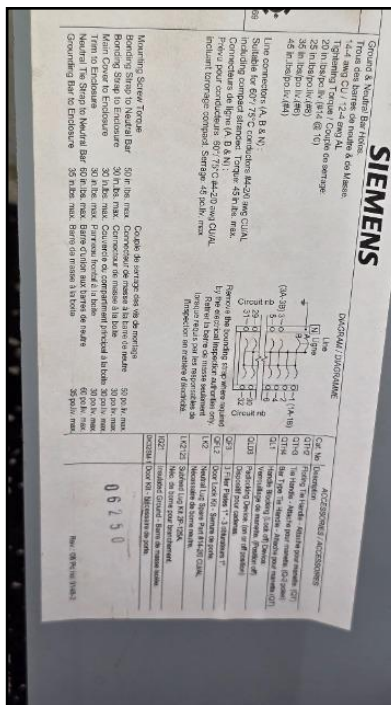
- [Breakers - basement](#)



53. Breakers - basement



54. Breakers - basement



55. Breakers - basement

Electrical panel manufacturers:

- Siemens



56. Siemens

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): • [GFCIs present](#)

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

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

Limitations

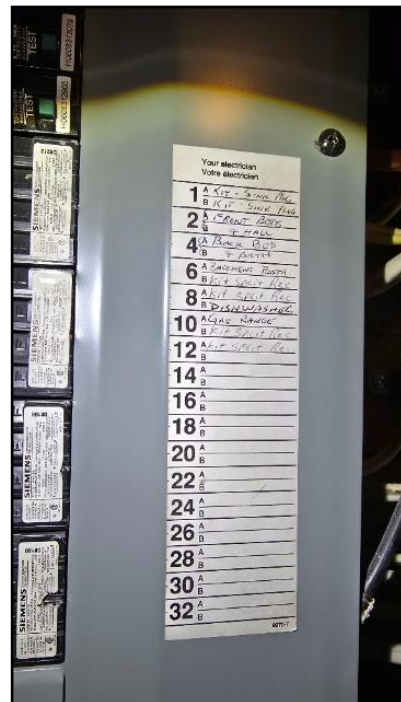
System ground: • Continuity not verified • Quality of ground not determined

Circuit labels:

- The accuracy of the circuit index (labels) was not verified.



57. The accuracy of the circuit index (labels)...



58. The accuracy of the circuit index (labels)...

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

- Remote control devices
- Low voltage wiring systems and components
- Amperage, voltage, and impedance measurements
- Antennas Or Satellite Dish
- Charging Stations
- Security cameras and monitoring systems



**59.** *Security cameras and monitoring systems*

## Recommendations

### FURNACE \ General notes

**13. Condition:** • Recommend a service plan for proper efficiency  
Annual service recommend. Operated on day of inspection.

**Location:** Basement Furnace Room

**Task:** Service annually

**Time:** Regular maintenance



60. Recommend a service plan for proper...

### FURNACE \ Ducts, registers and grilles

**14. Condition:** • No heat source

**Location:** Front Second Floor

**Task:** Improve Upgrade

**Time:** If necessary When remodelling When necessary



61. No heat source

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## CHIMNEY AND VENT \ Masonry chimney

15. Condition: • [Loose, missing or deteriorated mortar](#)

Location: Rear Exterior Roof

Task: Improve Protect

Time: Regular maintenance



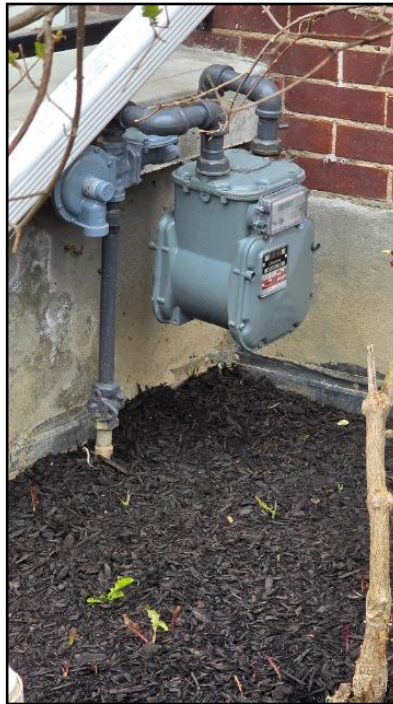
62. Loose, missing or deteriorated mortar

## Description

Heating system type: • [Furnace](#)

Fuel/energy source:

• [Gas](#)



63. Gas

**Furnace manufacturer:**

- Trane

Infrared image shows unit operating on day of inspection



64. Trane



65. Trane

**Heat distribution:**

- [Ducts and registers](#)

These photos are various areas of the home to show consistency. A/C and Heating



66. Ducts and registers



67. Ducts and registers

# HEATING

41 Hertle Avenue, Toronto, ON May 3, 2025

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68. Ducts and registers



69. Ducts and registers



70. Ducts and registers



71. Ducts and registers

Efficiency: • [High-efficiency](#)

Exhaust venting method:

- [Forced draft](#)



# HEATING

41 Hertle Avenue, Toronto, ON May 3, 2025

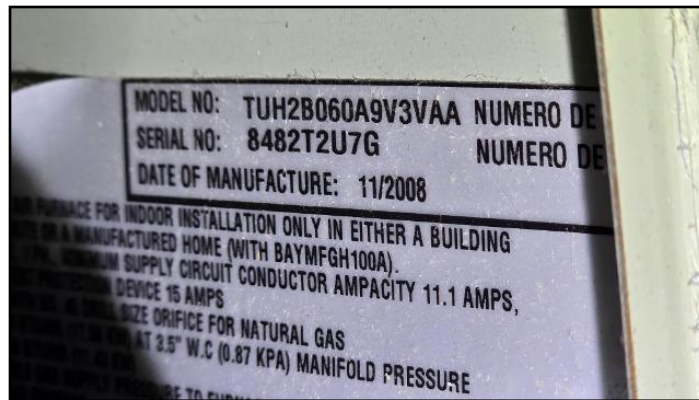
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72. Forced draft

**Approximate age:**

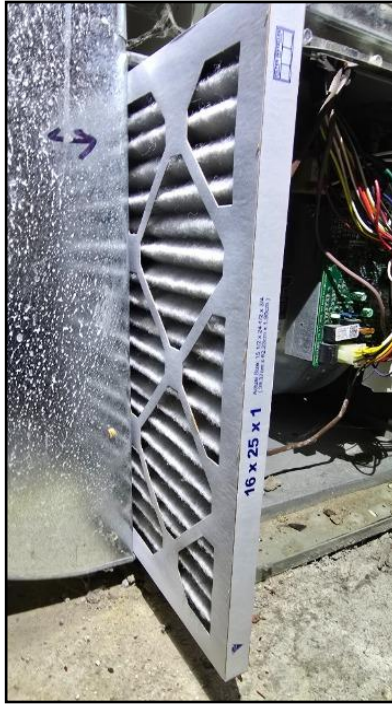
- [17 years](#)



73. 17 years

**Air filter:**

- Disposable
- Present



74. Present

Chimney liner: • [Clay](#)

Humidifier:

• [Trickle/cascade type](#)

Change and clean filter regularly



75. Trickle/cascade type

**Location of the thermostat for the heating system:**

- First Floor



76. First Floor

## Limitations

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

**Warm weather:** • Prevents testing heating effectiveness

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

**Heat exchanger:** • Not visible

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

- Heat loss calculations
  - Interiors of vent systems, flues, and chimneys
- Chimney on left side. Not in use. Cap and seal if not needed



77. Interiors of vent systems, flues, and...

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- Heat exchangers
- Whole house mechanical ventilation systems
- Automatic fuel feed devices

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Recommendations

### **AIR CONDITIONING \ General notes**

**16. Condition:** • Standard service and maintenance recommended with A/C unit  
Recommend a yearly service plan. Keep unit clean for proper operation. Operated on day of inspection.

**Location:** Rear Exterior Yard

**Task:** Service annually

**Time:** Regular maintenance



*78. Standard service and maintenance recommende...*

## Description

**Air conditioning type:** • Central

**Manufacturer:**

- Trane

# COOLING & HEAT PUMP

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79. Trane

### Compressor approximate age:

- 16 years



80. 16 years

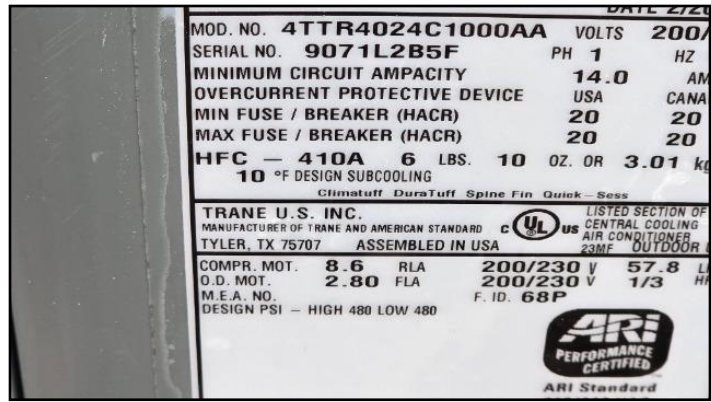
### Refrigerant type:

- R-410A

# COOLING & HEAT PUMP

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81. R-410A

### Location of the thermostat for the cooling system:

- First Floor



82. First Floor

## Limitations

**Inspection limited/prevented by:** • Furnace In Use

**Not part of a home inspection:**

- Home inspectors cannot typically access or inspect the indoor coil

# COOLING & HEAT PUMP

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*83. Home inspectors cannot typically access or...*

**Not included as part of a building inspection:** • Cooling system adequacy • Cooling system distribution balance



## Recommendations

### ATTIC/ROOF \ Insulation

**17. Condition:** • [Amount less than current standards](#)

Today's standards are an R-50 to an R-60.

**Location:** Throughout Attic

**Task:** Improve Upgrade

**Time:** Regular maintenance When necessary



84. Amount less than current standards

### ATTIC/ROOF \ Hatch/Door

**18. Condition:** • [Not insulated and not weatherstripped](#)

**Location:** Attic

**Task:** Provide Improve



85. Not insulated and not weatherstripped

## Description

**Attic/roof insulation material:**

- Fiber Glass/Cellulose Combination



86. Fiber Glass/Cellulose Combination

**Attic/roof insulation amount/value:** • Estimated at an R-20

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

**Attic/roof ventilation:** • [Roof vent](#)

**Wall insulation material:** • Not determined • Not visible

**Wall insulation amount/value:** • Not determined • Not visible

**Wall air/vapor barrier:** • Not determined • Not Visible

**Foundation wall insulation material:** • None Noted

## Limitations

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

- Roof space
- Wall space
- Walls, which were spot checked only

The photos below show insulation is present through infrared images but not seen physically.



87. Walls, which were spot checked only



88. Walls, which were spot checked only

# INSULATION AND VENTILATION

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**Attic inspection performed:** • From access hatch

**Roof space inspection performed:** • From access hatch • Partial View

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

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

**Recommendations**

**RECOMMENDATIONS \ General**

**19. Condition:** • Corrosion Noted

**Location:** Various Basement

**Task:** Improve Protect

**Time:** Regular maintenance



**89. Corrosion Noted**

**Description**

**General:**

- Main Clean Outs

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90. Main Clean Outs

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

**Supply piping in building:**

- [Copper](#)
- PEX (cross-linked Polyethylene)



91. PEX (cross-linked Polyethylene)



92. PEX (cross-linked Polyethylene)

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

- Basement



93. Basement

**Water flow and pressure:** • Not Determined

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

**Water heater location:** • Basement

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

**Water heater exhaust venting method:**

- Direct vent

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94. Direct vent

**Water heater manufacturer:**

- Rinnai

Infrared image shows unit operating and producing hot water



95. Rinnai



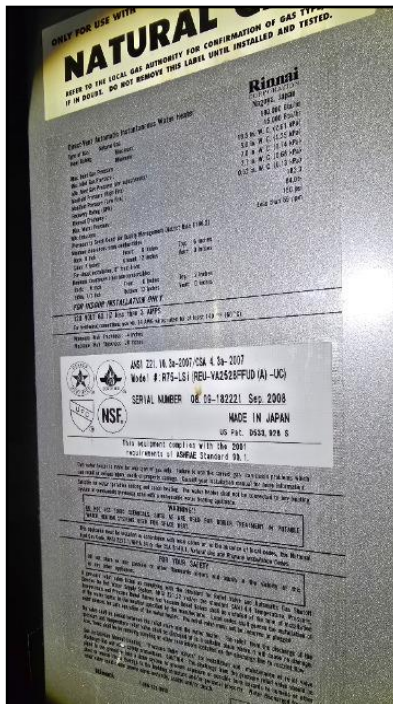
96. Rinnai



97. Rinnai

Water heater approximate age:

- 17 years



98. 17 years



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

**Waste disposal system:** • [Public](#)

**Waste and vent piping in building:** • [ABS plastic](#) • Majority were hidden to determine

**Pumps:** • Noted in the basement. Follow up with sellers



99.

**Floor drain location:** • Near heating system

**Gas piping material:** • Steel • CSST (Corrugated Stainless Steel Tubing)

**Backwater valve:**

• Present



100. Present

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

**Exterior hose bibb (outdoor faucet):** • Shut during winter conditions for prevention of freezing

## Limitations

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water features

**Not included as part of a building inspection:** • Washing machine connections

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

## Recommendations

### RECOMMENDATIONS \ General

**20. Condition:** • Homes of this era may have additional environmental hazards/concerns. Example ( Lead, Asbestos, UFFI ) These items are not always visual to the home inspector. Recommend further evaluation by an appropriate contractor before any renovations of the property.

Asbestos wrap noted at heat register. Not seen if any within walls

**Location:** Various

**Task:** Improve Remove

**Time:** Regular maintenance When necessary



101. Homes of this era may have additional...

### WINDOWS \ Storms and screens

**21. Condition:** • [Missing](#)

**Location:** First Floor Kitchen

**Task:** Provide Improve Request disclosure



102. Missing

### DOORS \ Hardware

**22. Condition:** • Latch not effective on exterior door

**Location:** Front First Floor Exterior

**Task:** Repair Improve Protect



103. Latch not effective on exterior door

## DOORS \ Storms and screens

23. Condition: • [Torn](#)

Location: Front First Floor Exterior

Task: Repair or replace Improve



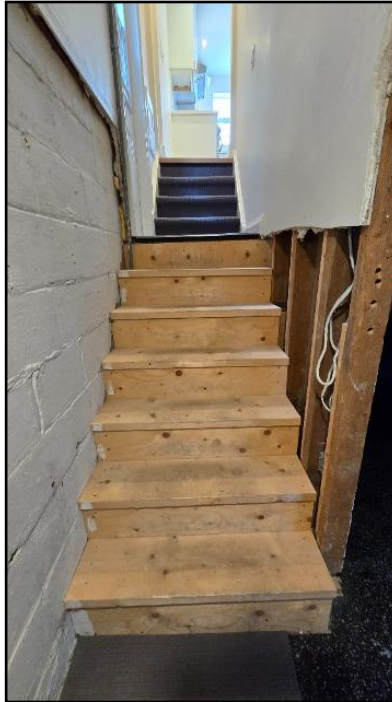
104. Torn

## STAIRS \ Handrails and guards

24. Condition: • [Missing](#)

Location: Basement Staircase

Task: Provide Improve Protect



105. Missing

## EXHAUST FANS \ Duct

25. Condition: • [Not insulated in unconditioned space](#)

Location: Attic

Task: Provide Improve Upgrade Protect



106. Not insulated in unconditioned space

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

## Description

### Major floor finishes:

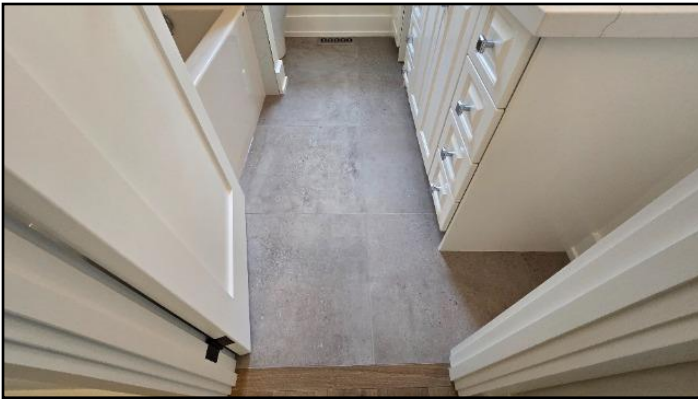
- Various flooring noted



107. Various flooring noted



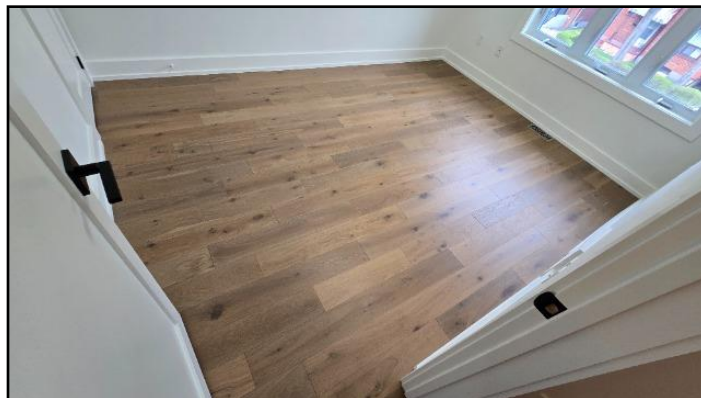
108. Various flooring noted



109. Various flooring noted



110. Various flooring noted



111. Various flooring noted

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

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

Windows:

- [Fixed](#)

• [Sliders](#)



112. Sliders

• [Casement](#)



113. Casement

- Vinyl
- Metal

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material:

- Various Doors Noted

# INTERIOR

41 Hertle Avenue, Toronto, ON May 3, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



114. Various Doors Noted



115. Various Doors Noted

Party wall: • [Masonry](#)

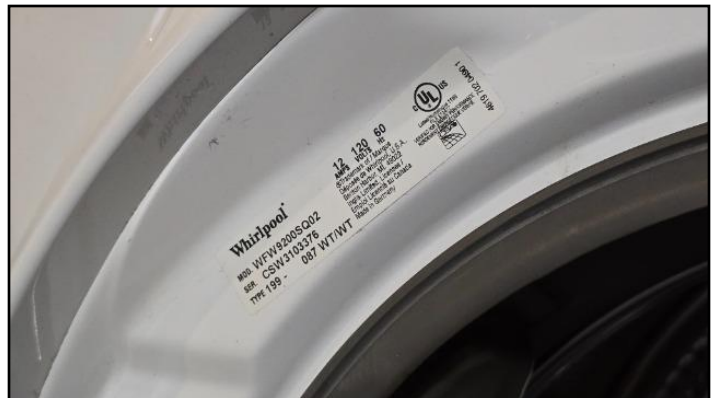
Range fuel: • Gas

Laundry facilities:

• Appliances Present

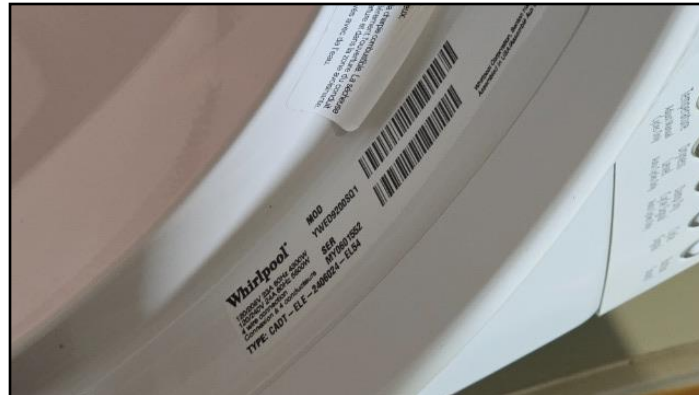


116. Appliances Present



117. Appliances Present





118. Appliances Present

**Kitchen ventilation:**

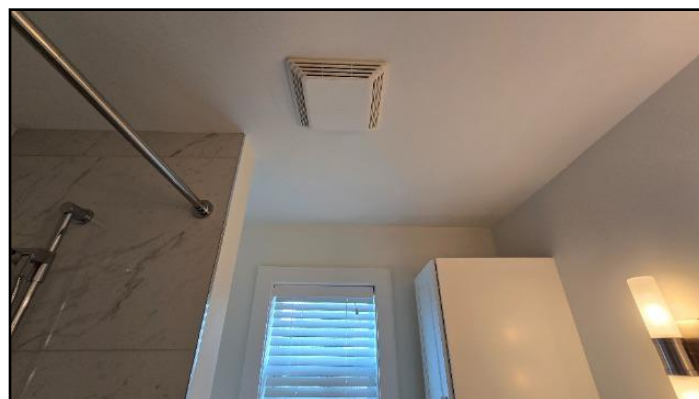
- Exhaust fan



119. Exhaust fan

**Bathroom ventilation:**

- Exhaust fan



120. Exhaust fan

**Inventory Range:**

- Present

# INTERIOR

41 Hertle Avenue, Toronto, ON May 3, 2025

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



121. Present



122. Present



123. Present

### Inventory Dishwasher:

- Present



124. Present



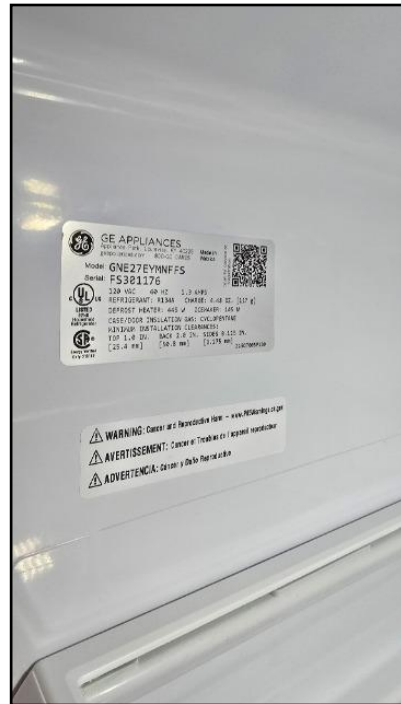
125. Present

### Inventory Refrigerator:

- Present



126. Present



127. Present

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

**Inventory Microwave or Microwave/Rangehood:**

- Present



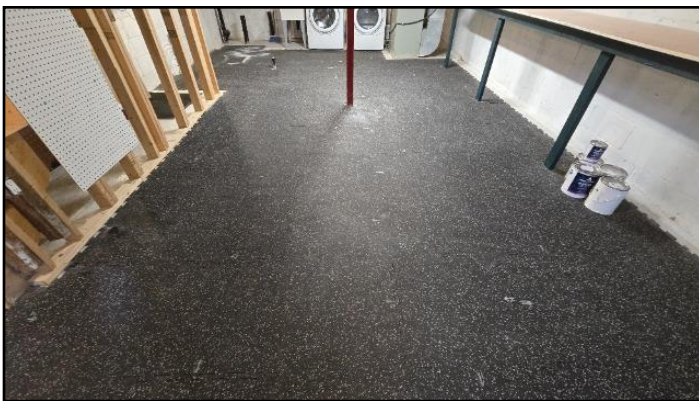
128. Present

**Inventory Central Vacuum:** • None Noted

**Limitations**

**Inspection limited/prevented by:**

- Rubber Matting



129. Rubber Matting



130. Rubber Matting

**Not included as part of a building inspection:** • Security systems and intercoms • Cosmetic issues • Perimeter

# INTERIOR

41 Hertle Avenue, Toronto, ON May 3, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Paint, wallpaper, and other finishes • Floor coverings • Window treatments

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

**Percent of foundation not visible:** • 70 %

**Basement leakage:** • Cannot predict how often or how badly basement will leak

# SITE INFO

41 Hertle Avenue, Toronto, ON May 3, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

## Description

**Weather:** • Overcast • Ground was damp • There was rain on the day of the inspection.

**Approximate temperature:** • 12°

**Attendees:** • Seller's Agent

**Access to home provided by:** • Seller's agent • Lockbox

**Occupancy:** • The home was occupied at the time of the inspection. • The home was unfurnished during the inspection. • Vacant rooms

**Approximate inspection Start time:** • The inspection started at 9:00 a.m.

**Approximate inspection End time:** • The inspection ended at 10:30 a.m.

**Approximate age of home:** • More Than 70 Years Of Age

**Building type:** • Semi-detached home

**Number of stories:** • Two

**Number of bathrooms:** • One

**Number of kitchens:** • One

**Below grade area:** • Basement

**Garage, carport and outbuildings:** • No Garage Present

**Area:** • City

**Street type:** • Residential

**Street surface:** • Paved

**END OF REPORT**

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

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

