



Your Inspection Report

60 Grenadier Road
Toronto, ON M6R 1R2

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Wednesday, September 3, 2025

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

October 23, 2025

Dear Kim Kehoe and Listing Agent,

RE: Report No. 4325, v.2
60 Grenadier Road
Toronto, ON
M6R 1R2

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

AGREEMENT

Report No. 4325, v.2

60 Grenadier Road, Toronto, ON September 3, 2025

PARTIES TO THE AGREEMENT

Company

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

Client

Kim Kehoe

Client

Listing Agent

This is an agreement between Kim Kehoe, 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.

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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60 Grenadier Road, Toronto, ON September 3, 2025

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, Kim Kehoe (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

Report No. 4325, v.2

60 Grenadier Road, Toronto, ON September 3, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Roofing

FLAT ROOFING \ Modified bitumen

Condition: • Vulnerable areas

Sheathing at flat roof is in poor condition (see STRUCTURE) likely shortening roof life expectancy. Inspect annually and budget for replacement.

Location: Flat Roof

Task: Monitor

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](#)

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Description

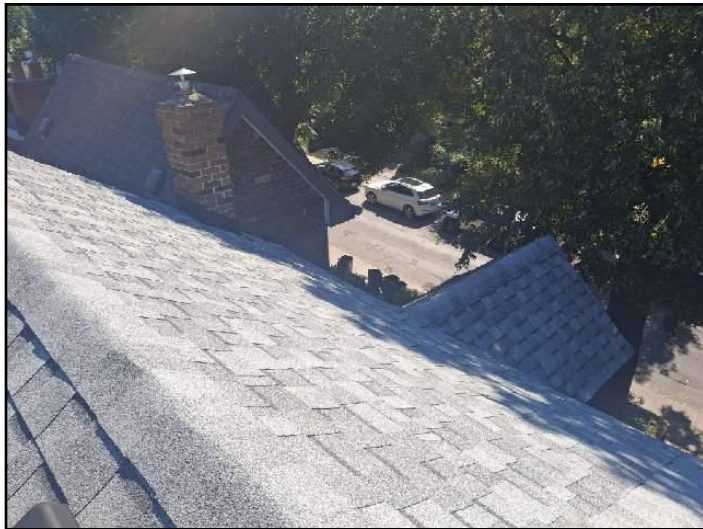
The home is considered to face: • South

Sloped roofing material:

- Composition shingles



1.



2.

Flat roofing material:

- [Modified bitumen membrane](#)



3.

Approximate age: • 9 years

ROOFING

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Limitations

Inspection performed: • By walking on roof

Age determined by: • Reported by seller

Recommendations

RECOMMENDATIONS \ General

1. Condition: • Cut branches back from roof.

Location: North Exterior

Task: Remove

Time: Regular maintenance

Cost: Minor



4.

FLAT ROOFING \ Modified bitumen

2. Condition: • Vulnerable areas

Sheathing at flat roof is in poor condition (see STRUCTURE) likely shortening roof life expectancy. Inspect annually and budget for replacement.

Location: Flat Roof

Task: Monitor

EXTERIOR

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

Lot slope: • [Flat](#)

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

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

Retaining wall: • [Masonry](#)

Walkway: • Concrete

Porch: • Wood • Brick

Patio: • Interlocking brick

Garage: • Detached • Wood Frame

Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • [Clogged](#)

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

Task: Clean

Time: Regular maintenance

Cost: Minor

WALLS \ Vinyl siding

4. Condition: • [Too close to grade](#)

Ideally siding and wood backing would terminate above grade.

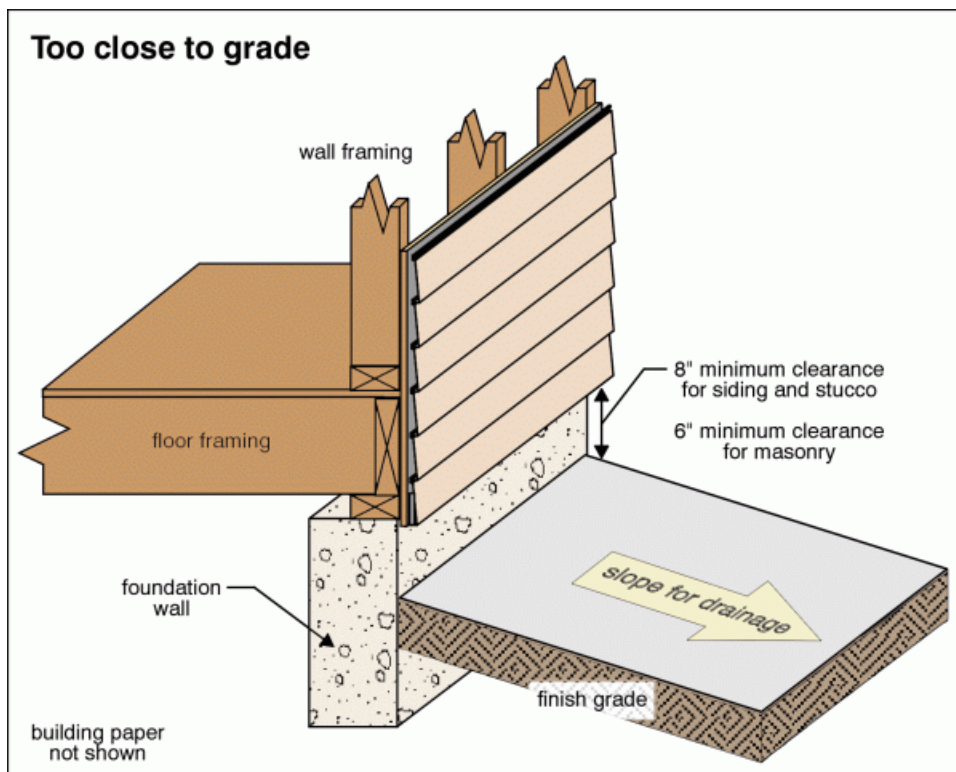
Implication(s): Chance of water damage to structure, finishes and contents

Location: North Exterior

Task: Improve

Time: Unpredictable

Cost: Consult contractor for cost



5.

WALLS \ Masonry (brick, stone) and concrete

5. Condition: • [Masonry deterioration](#)

EXTERIOR

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Some tuckpointing and parging needed.

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

Location: Various Exterior Wall

Task: Repair

Time: Regular maintenance

Cost: Minor



6.

LANDSCAPING | Walkway

6. Condition: • [Cracked or damaged surfaces](#)

Eliminate trip hazards and create drainage away from foundation.

Implication(s): Trip or fall hazard

Location: East Exterior

Task: Repair or replace

Time: Unpredictable

Cost: Consult Contractor For Cost

EXTERIOR

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7.

LANDSCAPING \ Retaining wall

7. Condition: • [Leaning](#)

Large tree moving garden wall.

Implication(s): Weakened structure | Chance of movement

Location: South Exterior

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost

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8.

GARAGE \ General notes

8. Condition: • Typical low quality structure

Implication(s): Chance of water entering building | Chance of structural movement | Chance of pests entering building | Physical injury

Location: Garage

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost

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9.

Description

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

Foundation material:

- [Stone](#)

- Not visible

At crawlspace (under north entrance).

Floor construction: • [Joists](#) • Subfloor - plank

Exterior wall construction:

- [Wood frame](#)

North entrance.

- [Masonry](#)

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

Party wall: • [Masonry](#)

Limitations

Attic/roof space: • Inspected from access hatch • No access to interior of flat roof.

Percent of foundation not visible: • 20 %

Recommendations

FLOORS \ Concrete slabs

9. Condition: • [Heaved](#)

Heaved concrete floor may be due to tree roots, recommend removing concrete to determine if roots are present and if foundation is vulnerable.

Implication(s): Chance of water damage to structure, finishes and contents | Loss of proper slope for drainage | Trip or fall hazard

Location: East Basement

Task: Further evaluation

Cost: Depends on work needed



10.

ROOF FRAMING \ Sheathing (roof/attic)**10. Condition:** • [Sagging](#)

Sheathing at flat roof in poor condition, soft sections likely indicate rot, this will likely shorten life expectancy. Replace sheathing when reroofing in future.

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

Location: Flat Roof

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost



11.

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): • [GFCIs present](#) • [AFCI - panel](#)

Limitations

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

Recommendations

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

11. Condition: • Cover exposed wiring with conduit.

Location: North First Floor

Task: Protect

Time: Immediate

Cost: Minor



12.

DISTRIBUTION SYSTEM \ Outdoor wiring (wires)

12. Condition: • [Solid wire run overhead](#)

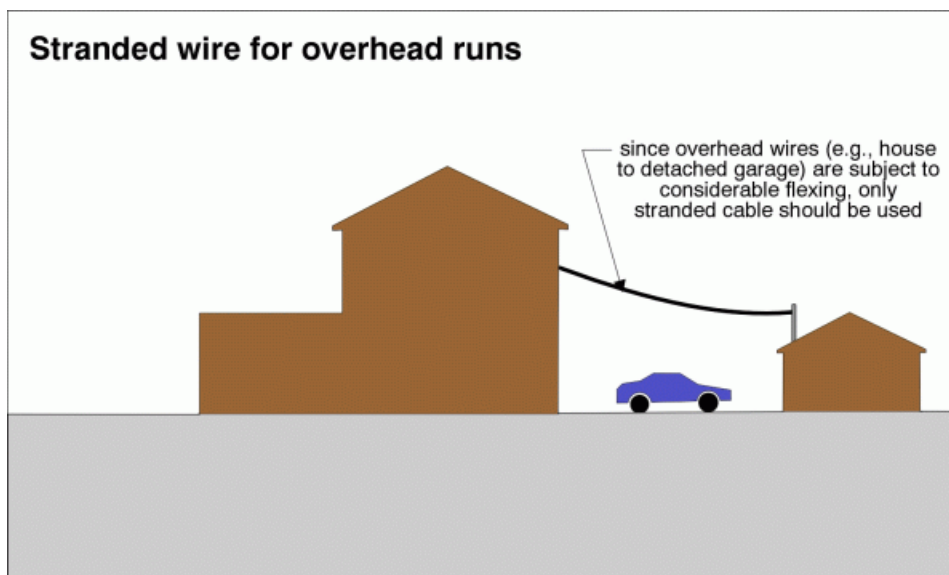
Implication(s): Shortened life expectancy of material | Electric shock

Location: North Exterior

Task: Replace

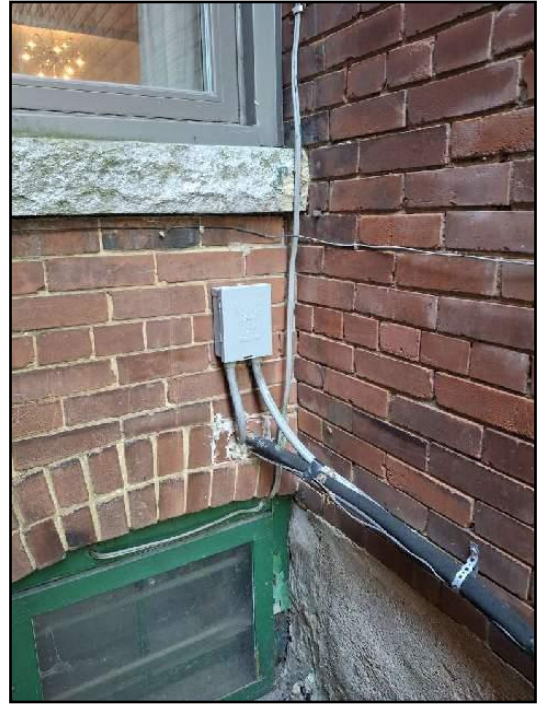
Time: Unpredictable

Cost: Consult contractor for cost





13.



14.

DISTRIBUTION SYSTEM \ Lights

13. Condition: • [Poor stairway lighting](#)

Improve basement lighting.

Implication(s): Trip or fall hazard

Location: Basement

Task: Improve

Time: Immediate

Cost: Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Stairway lighting

stairway lighting requires switches at both the top and bottom of the stairs when the stairs have 4 or more risers (CAN) or 6 or more risers (USA)

4 or more risers (CAN)

6 or more risers (USA)

note:
in some areas, only one switch may be required for lights on stairs to an unfinished basement

HEATING

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60 Grenadier Road, Toronto, ON September 3, 2025

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Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [70,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside

Approximate age: • [9 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable

Chimney/vent:

• [Abandoned](#)

This chimney is no longer in use and can be removed.



15.

- High temperature plastic
- Sidewall venting

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

Condensate system: • Discharges into floor drain

HEATING

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Limitations

Warm weather: • Prevents testing heating effectiveness

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

Recommendations

FURNACE \ Ducts, registers and grilles

14. Condition: • Missing

Add heat to main floor washroom to protect plumbing.

Implication(s): Increased heating costs | Reduced comfort

Location: First Floor Bathroom

Task: Install

Time: Before next heating season

Cost: Depends on approach

COOLING & HEAT PUMP

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Description

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

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 7 years

Failure probability: • [Low](#)

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

15. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection. System in good working order.

INSULATION AND VENTILATION

60 Grenadier Road, Toronto, ON September 3, 2025

Report No. 4325, v.2

SUMMARY

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-24](#)

Attic/roof air/vapor barrier: • [None found](#)

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

Wall insulation amount/value: • Spot checked only • 0-12

Foundation wall insulation amount/value: • None

Limitations

Inspection limited/prevented by lack of access to: • Interior of flat roof.

Attic inspection performed: • From access hatch

Recommendations

RECOMMENDATIONS \ Overview

16. Condition: • Increased insulation is an improvement and not an essential repair.

ATTIC/ROOF \ Roof vents

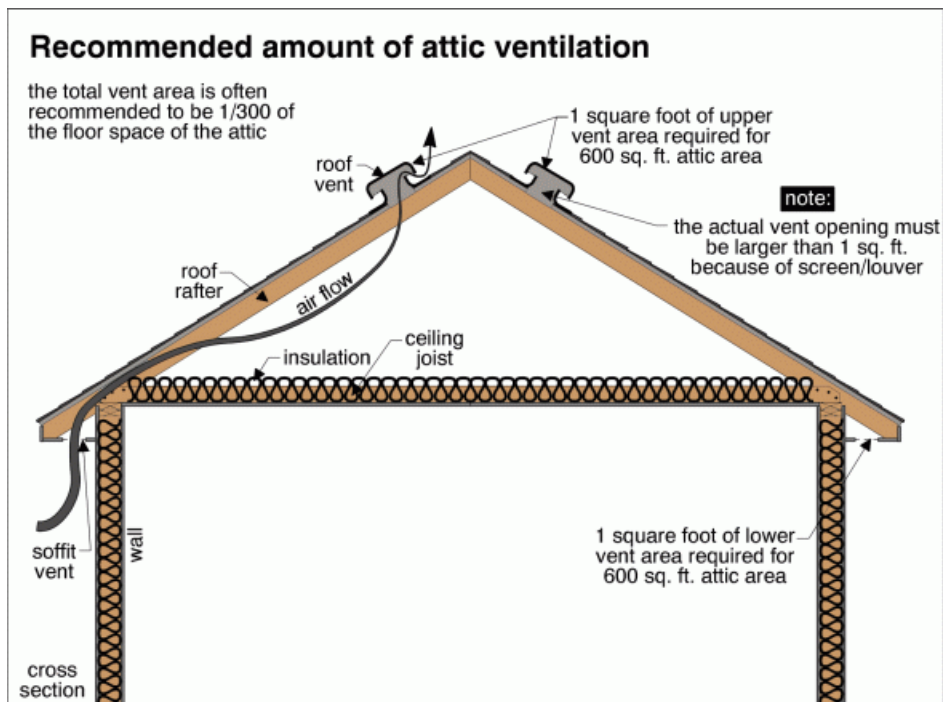
17. Condition: • [Inadequate](#)

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

Location: Attic

Task: Improve

Time: When reshingling



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: • South • West • Basement

Water flow and pressure: • Good

Water heater type: • Tankless/On demand • Rental

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

Water heater tank capacity: • 223 goh

Water heater approximate age: • 10 years

Water heater failure probability: • [Medium](#)

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

Pumps:

• [Sump pump](#)



16.

Floor drain location: • Near heating system

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Drain piping - performance

18. Condition: • Recommend video inspection of main drains due to age and proximity of very large tree.

Location: South Exterior

Task: Further evaluation



17.

Description

Major floor finishes: • [Hardwood](#) • [Resilient](#) • [Concrete](#)

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

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

Windows: • [Fixed](#) • [Casement](#) • [Awning](#)

Glazing: • [Primary plus storm](#)

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

Party wall: • [Masonry](#)

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 20 %

Recommendations

RECOMMENDATIONS \ Overview

19. Condition: • Typical minor cosmetic flaws present.

FLOORS \ Concrete floors

20. Condition: • [Heaved](#)

See STRUCTURE.

Implication(s): Trip or fall hazard | Difficult access

WINDOWS AND DOORS \ General notes

21. Condition: • Original lower quality units in use.

Location: Various

Task: Replace

Time: Discretionary

Cost: Consult Contractor For Cost



18.



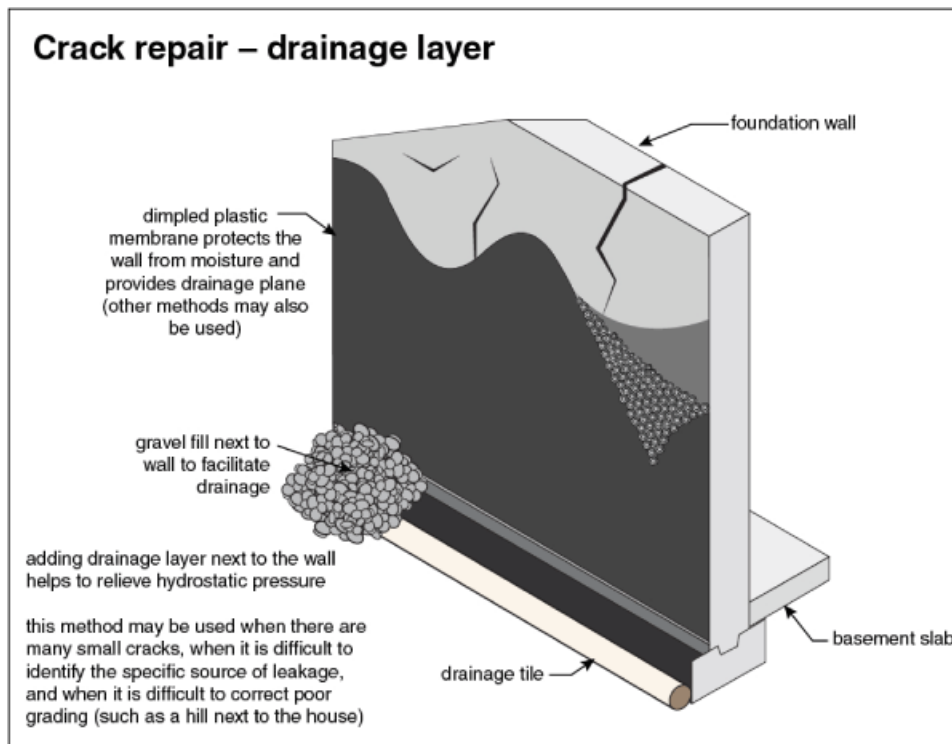
19.

BASEMENT \ Wet basements - corrective action noted

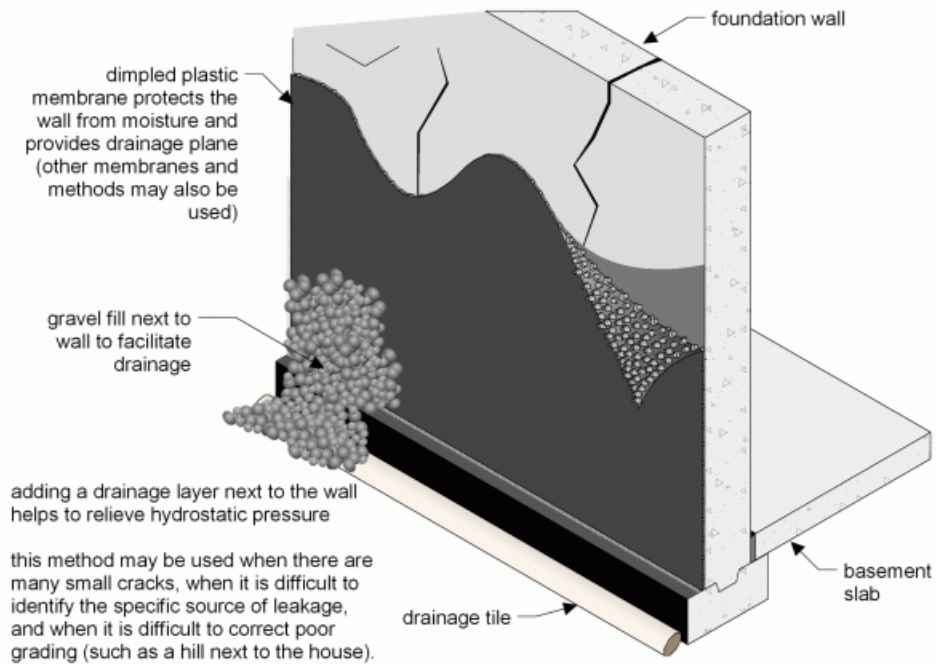
22. Condition: • [Drainage membrane](#)

Interior drainage system present at south basement. Recommend installation at balance of basement prior to finishing.

Crack repair – drainage layer



Crack repair - drainage layer



20.

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