

SINCE 2005, THE INSPECTION PROFESSIONALS (TIP) HAVE BEEN PROVIDING EXPERT INSPECTIONS AND AIR QUALITY TESTING TO TENS OF THOUSANDS OF SATISFIED CLIENTS. Co-founder Adam Hannan is a Certified Master Inspector and industry leader. Since 2009, he also puts his expertise at the service of education as an inspection instructor.

THE TIP SHEET™ AT-A-GLANCE

The Tip Sheet can be used as a handy quick reference guide in conjunction with the full inspection report. Its goal is to provide interested parties with a summary of the priority issues contained in the full report. While all attempts are made to ensure the accuracy of the tip sheet, we cannot guarantee that all of the main issues from the report are listed here. **We always recommend that you refer to the full report to assist you with your purchase decision.**

INSPECTION

ADDRESS	DATE	CLIENT NAME	INSPECTOR NAME
269 Martin Grove Rd	November 6, 2023	Karla Wardle Emir Dickson	Adam Hannan

FRONT OF HOME

COMMENTS/HIGHLIGHTS



This 1960's solid masonry home, resting on concrete block foundations, appears well-built and is generally in good condition compared to homes of a similar age and style. The exterior masonry is in good condition. The electrical service size is 100-amp. Copper wiring was noted. The high-quality roofing materials are 10 years old and in good condition. Both the furnace and A/C are premium 7-year-old units. The double-glazed windows at main and upper floor were in good condition overall. As is typical for homes of this age, there is a mix of newer and older systems and components.

COMPONENTS

COMPONENT	AGE	TYPICAL LIFE EXPECTANCY
Furnace or Boiler	2016 – 7 years old	15-20 years
Water Heater	1998 – 25 years old	10-15 years
Air Conditioning	2016 – 7 years old	10-15 years
Roof	2013 – 10 years old	20-25 years
Windows	Varying ages. Main and upper good condition overall	20 years and up

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SYSTEMS MAJOR OR PRIMARY ISSUES

AREA	OBSERVATION	PAGE #
Roofing	<ul style="list-style-type: none"> No issues noted 	<ul style="list-style-type: none">
Exterior and Structure	<ul style="list-style-type: none"> Regular / Typical maintenance items for the age of the property 	<ul style="list-style-type: none">
Interiors and Insulation	<ul style="list-style-type: none"> Typical maintenance or updates required Old 9x9 vinyl basement tiles likely contain some asbestos which is typical of the era Register insulation wrap may contain asbestos, typical of the era Exhaust duct terminated in attic Lower attic inaccessible 	<ul style="list-style-type: none"> 37 36 34-35 25
Plumbing	<ul style="list-style-type: none"> Water heater aging 	<ul style="list-style-type: none"> 28
Electrical	<ul style="list-style-type: none"> Ungrounded in some areas of the home. Typical of the era Panel may require updating 	<ul style="list-style-type: none"> 18 14-15
HVAC	<ul style="list-style-type: none"> No issues noted with Furnace and A/C WETT inspect wood stove before using 	<ul style="list-style-type: none">
Miscellaneous	<ul style="list-style-type: none"> See report 	

This concludes the TIP sheet.

*For further information, please contact the inspector at 416-725-5568 or by email at adam@inspectionpros.ca.

The TIP Sheet™

The Inspection Professionals

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TIP

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