



## Home Inspection Report

Prepared exclusively for  
**The Mills Team**



PROPERTY INSPECTED:  
**78 Branstone Road**  
**Toronto, ON M6E 4E4**

**Date of Inspection: 02/24/2025**

Inspection No. 914902-819

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## INSPECTION REPORT

### 1.0 PROPERTY AND SITE

#### 1.1 Site Overview

1.1.1 Snow cover prevented assessment of exterior landscape grading, condition of walkways, driveway, porch, deck and lower portion of foundation wall. Further evaluation required when snow melts exposing noted areas.

#### 1.2 Landscape / Grading

1.2.1 Regrade and maintain landscape grading to visibly slope away from foundation to help prevent water entry and subsequent damage to foundation and interior finishes. Trim vines and bushes away from the structure to minimize damage/wear to structure and to discourage animal activity.

#### 1.3 Driveway(s)

1.3.1 Seal any gaps where driveway abuts side of house to help prevent water penetration and subsequent damage to interior finishes.



### 2.0 EXTERIOR

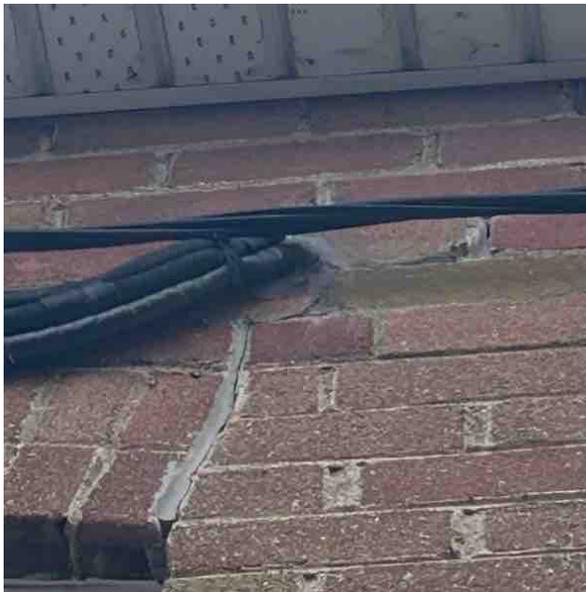
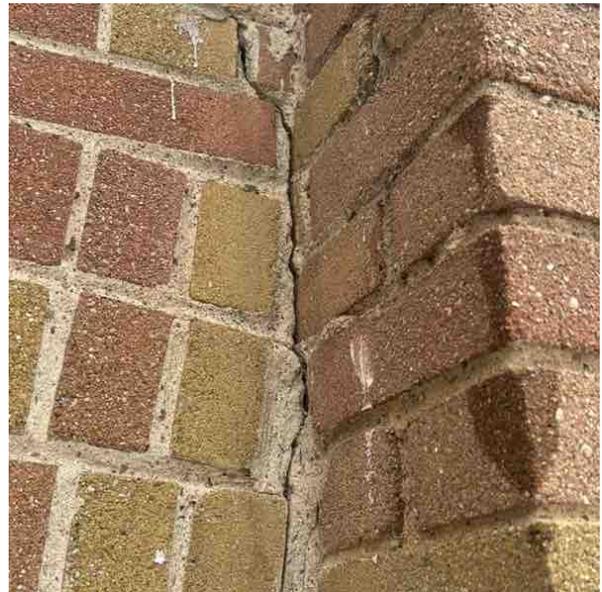
#### 2.1 Foundation Surface

☉ Block

## 2.2 Wall Surface

- ⊙ Brick
- ⊙ Vinyl siding

2.2.1 Previous repointing repairs noted where step cracking present. As part of ongoing maintenance repoint any deteriorating mortar joints, seal all cracks / gaps / holes (consistent with age of house) and caulk / seal around wall protrusions (ie vents) to prevent potential water penetration and further deterioration.



## 2.3 Windows

2.3.1 The caulking around the window(s) is starting to crack and deteriorate. Monitor and recaulk all windows where required to maintain a weather-resistant seal and prevent water damage to structure and interior finishes.

## 2.4 Exterior Doors

2.4.1 Exterior doors were operated and inspected.

2.4.2 Remove snow during winter months as there is not a proper step into house from back deck which can cause water penetration and subsequent damage.

## 2.5 Porch(es)

2.5.1 Consider installing a hand and guardrail system on front porch for fall hazard prevention and safety.



## 2.6 Deck(s)

2.6.1 Recommend installing post to beam mechanical fasteners for improved structural stability. Snow limited assessment of deck.

## 2.7 Window Wells

2.7.1 Consider installing window wells and covers (domes) over window wells for all at grade windows to divert snow and water away from basement windows to help prevent water penetration and subsequent damage to interior finishes.



## 3.0 ROOFING SYSTEM

### 3.1 Roofing Inspection Method

⊙ Inspected from ground with binoculars / camera zoom.

### 3.2 Sloped Surface(s)

⊙ Asphalt shingles

3.2.1 Unable to inspect condition of roof shingles at the time of inspection as the roof is covered with snow. Request any available documentation (if available) from seller for roof surfaces replacement to determine age accurately.

### 3.3 Roof Drainage

3.3.1 Redirect, improve connection and extend downspouts above ground and away from foundation to help prevent water damage to foundation and inside basement. Clean and remove leaves and debris from gutters for proper drainage off roof. This is an ongoing maintenance requirement that should be completed twice a year or as required.



### 3.4 Chimney(s)

3.4.1 If converting to a high efficiency boiler and power vented water heater the chimney could be terminated. Seal any cracks and gaps on cap and around flue and repoint as required to prevent water penetration.

## 4.0 ATTIC

### 4.1 Attic Access

- Bedroom

### 4.2 Insulation

- Fiberglass

4.2.1 The insulation was inspected and no significant deficiencies were observed.

### 4.3 Ventilation

- Roof vents

### 4.4 Exhaust Duct

4.4.1 Insulated exhaust vent pipes visible from hatch opening terminates to exterior of home via a wall vent.

## 5.0 STRUCTURE

### 5.1 Foundation

- Concrete block

5.1.1 Foundation is mostly concealed by finished walls preventing full assessment

5.1.2 Finished interior walls were dry at time of inspection when tested with moisture meter

5.1.3 Condition is consistent with age of house and the fact that the foundation at this property is not waterproof. Use of a dehumidifier is recommended and improving exterior grading and drainage can give you a reasonable chance of keeping basement dry. A complete waterproofing system is also an option.

### 5.2 Floor Structure

- Wood - dimensional lumber.

5.2.1 Mostly concealed

**5.3 Wall Structure**

- ☑ Wood frame

5.3.1 Completely concealed

**5.4 Roof Structure**

- ☑ Rafters
- ☑ Plank / board roof sheathing.

5.4.1 Limited assessment from hatch opening

**5.5 Insulation**

5.5.1 Consider insulating exposed exterior walls in basement to prevent excessive heat loss / gain and improve energy efficiency.

**6.0 ELECTRICAL SYSTEM****6.1 Service Entrance**

- ☑ Electrical service to home is by overhead cables.

**6.2 Service Size**

6.2.1 The electrical service size on the cartridge fuses is 70 amps. A qualified electrician should assess the electrical service to determine if upgrading should be considered to accommodate modern electrical needs.

**6.3 Main Disconnect(s)**

- ☑ The main electrical disconnect is in the basement.
- ☑ Cartridge Fuse / Switch

**6.4 Distribution Panel(s)**

- ☑ Electrical panel located in basement
- ☑ Breakers

6.4.1 The distribution panel(s) were inspected and no significant deficiencies were observed.

6.4.2 The distribution panel has missing panel cover screws. Install proper screws for electrical safety.

**6.5 Grounding**

- ☑ Grounded at water main.

**6.6 Branch Circuit Wiring**

- ☑ Copper wire branch circuits.
- ☑ Grounded wiring
- ☑ Metallic sheathed
- ☑ Non-metallic sheathed

**6.7 Receptacles**

- ☑ Grounded
- ☑ Three pronged receptacles

6.7.1 All readily accessible receptacles were tested and were installed / functioned as intended unless otherwise noted

**6.8 Lighting / Ceiling Fan(s)**

6.8.1 All readily accessible lights were tested On / Off and were functional at time of inspection unless otherwise noted

6.8.2 Have seller show operation of ceiling fan in bedroom.

**6.9 Exhaust Fan(s)**

6.9.1 Exhaust fans were tested on / off and were functional at time of inspection

**6.10 GFCI Devices**

- ☑ GFCI tripped / reset in all bathrooms - functioned as intended
- ☑ GFCI tripped / reset in the kitchen - functioned as intended
- ☑ GFCI tripped / reset in laundry room - functioned as intended

6.10.1 Install GFCI outlet(s) on exterior of house where required for shock hazard prevention and safety

## 6.11 AFCI Devices

6.11.1 As per manufacturers recommendations you should test AFCI breakers monthly and replace them if they fail to trip when tested.

## 6.12 Smoke Alarms

6.12.1 Existing Smoke Alarms and CO Detectors were not tested and functionality was not determined. Recommend testing (consider replacing) all smoke and carbon monoxide alarms when taking possession to ensure that properly functioning and properly-located Smoke / CO protection is in place.

## 7.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 7.1 Thermostat(s)

7.1.1 Programmable thermostat functioned as intended at time of inspection.

### 7.2 Energy Source(s)

- Shut-off is located at or near the appliance
- Electricity
- Natural Gas

### 7.3 AC / Heat Pump System(s)

- Ductless Split System Heat Pump

7.3.1 A/C mode was not tested as the Ductless Split System Heat Pump HVAC system was operating in heating mode. Request any documentation (if available) from seller for Heat Pump to determine age accurately - the typical useful life expectancy is approximately 15 yrs.

### 7.4 Electric Heating System(s)

7.4.1 The in-floor heating in bathrooms was activated using the wall thermostats and confirmed functional with thermal camera and were warm to touch.

### 7.5 Boiler

7.5.1 The boiler is at the end of its typical life expectancy (25 + yrs old) - the remaining useful life is unpredictable! Replace the system when it fails, when repairs are no longer cost effective, or pro-actively to prevent loss of functionality. Recommend having the entire system serviced when taking possession and then annually thereafter as this may prolong the longevity of system.



### 7.6 Combustion/Venting

- Natural draft (atmospheric)

7.6.1 The exhaust venting is corroding. A qualified HVAC contractor should further assess and correct as required for proper performance and safety.

## 7.7 Distribution System(s)

7.7.1 The radiators throughout house were functioning as intended (warm to touch / thermal camera scan) when thermostat activated boiler. Adequacy of heat supply throughout house is beyond the scope of a home inspection.

## 8.0 PLUMBING SYSTEM

### 8.1 Water Main

- ☑ Water main is copper pipe.
- ☑ Main water shut-off valve is in the basement.

8.1.1 Inspected the visible portion of the house water main.

### 8.2 Distribution Piping

- ☑ Interior water supply pipes are copper.
- ☑ PEX

8.2.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

### 8.3 Drain, Waste, and Vent Piping

- ☑ Plastic

8.3.1 The visible portions of the interior drain, waste and vent system were inspected.

### 8.4 Water Heating Equipment

- ☑ Storage tank hot water system.
- ☑ Fuel source is natural gas.

8.4.1 The domestic hot water system was inspected and operated.

8.4.2 Determine if this an owned or rental unit - manufactured 2009 (16 yrs old) - tank is at the end of the typical useful life expectancy

### 8.5 Water Heater Venting

- ☑ Atmospheric vent

### 8.6 Fixtures / Faucets

8.6.1 All faucets were turned on / off and operated as intended - no leaks at time of inspection

### 8.7 Sink(s)

8.7.1 No leaks under sinks at time of inspection

### 8.8 Toilet(s)

- ☑ All toilets tested and functioned as intended at time of inspection.
- ☑ Secure loose toilet in 2nd floor hallway bathroom

### 8.9 Tub(s) / Shower(s)

8.9.1 Maintain caulking as required in all corners, edges and outside along floor edge to prevent water damage to the structure and finishes in the areas below and around the bathroom.

### 8.10 Floor drain

8.10.1 Standing water visible in drain at time of inspection- functioning as intended.

## 9.0 INTERIOR

### 9.1 Interior General Comments

9.1.1 Ask seller if there has ever been foundation leaks, water penetration and subsequent damage in basement. Inspect in closets and areas where storage prevented assessment at time of inspection prior to closing to ensure there is no concealed damage present.

### 9.2 Walls / Ceilings

9.2.1 Anticipate cosmetic repairs and improvements to walls and ceilings when / if repainting house.

### 9.3 Windows

- 9.3.1 All readily accessible windows were opened / closed and functioned as intended at time of inspection
- 9.3.2 Request location of screens from seller for windows where missing.

**9.4 Doors**

9.4.1 All readily accessible doors were opened / closed and functioned as intended at time of inspection

9.4.2 The bedroom door sticks when opening / closing - adjust installation for improved functionality.

**9.5 Entrance Door(s)**

9.5.1 The entrance doors were operated and functioned as intended.

**9.6 Stairs / Railings / Guardrails**

9.6.1 The handrails do not return into walls at the ends or extend full length of stairs creating potential trip hazards. Recommend improving the installation for fall hazard prevention and safety.

**10.0 APPLIANCES****10.1 Refrigerator**

10.1.1 The refrigerator(s) were operated for primary function and worked as intended.

10.1.2 Water and ice maker were both operating as intended at time of inspection. Follow display recommendations on filter replacement.

**10.2 Ranges / Ovens / Cooktops**

10.2.1 The range(s), oven(s) and cooktop(s) were operated for primary function and worked as intended.

**10.3 Dishwasher**

☺ Built-in

10.3.1 The dishwasher(s) were operated for primary function and worked as intended.

**10.4 Microwave Oven**

10.4.1 Microwave and exhaust vent fan were operated and functioned as intended at time of inspection.

**10.5 Clothes Washer**

10.5.1 The clothes washer(s) were operated for primary function and worked as intended.

**10.6 Clothes Dryer**

10.6.1 The clothes dryer was operated for primary function and worked as intended.