



# Your Inspection Report

641 Bondi Avenue  
Newmarket, ON L3Y 8S8

**PREPARED FOR:**  
SANDRA SHEFFIELD

**INSPECTION DATE:**  
Friday, March 7, 2025

**PREPARED BY:**  
Brian Hardie



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A thorough home inspection, clearly communicated.

# ROOFING

Report No. 4405, v.2

641 Bondi Avenue, Newmarket, ON March 7, 2025

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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COOLING

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PLUMBING

INTERIOR

REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)



*Asphalt shingles (rear slope)*

## Limitations

**Inspection performed:** • With binoculars • With a camera on pole

## Recommendations/Observations

### RECOMMENDATIONS \ Overview

**Condition:** • No roofing recommendations are offered as a result of this inspection.  
Roofing material appears to be in good condition.

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## Description

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

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

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Asphalt

## Limitations

Exterior inspected from: • Ground level

## Recommendations/Observations

### ROOF DRAINAGE \ Gutters

Condition: • [Leak](#)

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

Location: Front

Task: Repair

Time: Less than 1 year

Cost: Minor



Leak



Leak

### ROOF DRAINAGE \ Downspouts

Condition: • Discharge onto roofs



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**Implication(s):** Localized roof wear

**Location:** Front

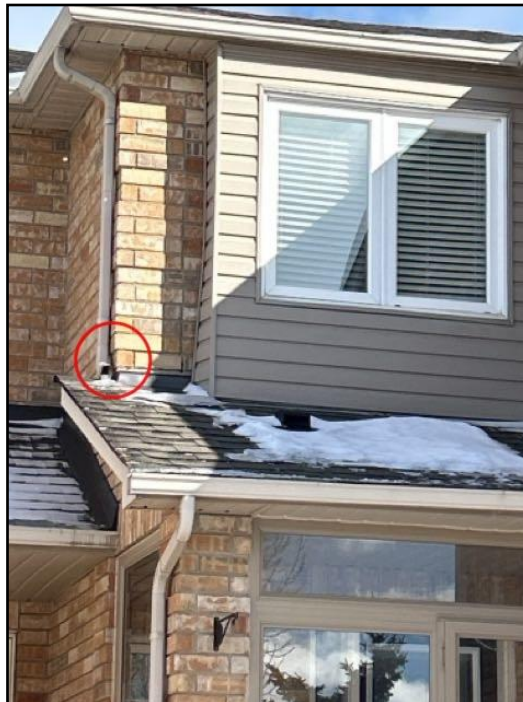
**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor

## Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



Discharge onto roofs

## WALLS \ Flashings and caulking

**Condition:** • [Caulking missing or ineffective](#)

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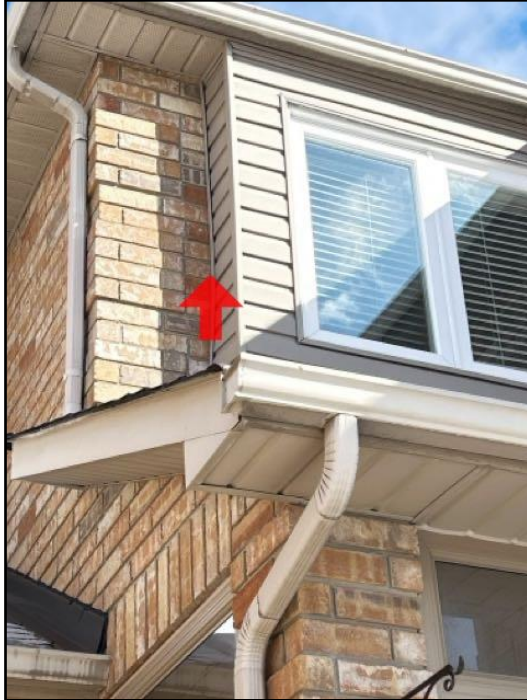
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Front

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor



*Caulking missing or ineffective*



*Caulking missing or ineffective*

## WALLS \ Vent (fan, clothes dryer, etc.)

**Condition:** • Cover damaged

**Implication(s):** Increased operating costs

**Location:** Rear

**Task:** Replace

**Time:** Less than 1 year

**Cost:** Minor

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Seller reports that this  
has been repaired.



*Cover damaged*

## DOORS \ General notes

**Condition:** • [Caulking - deteriorated, loose or missing](#)

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

**Location:** Basement

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor

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*Caulking - deteriorated, loose or missing*

## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists**

**Condition:** • Missing fasteners - joist hangers are engineered to have a nail or screw in every hole. Each hanger is missing one nail/screw on each side.

**Location:** Rear

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor



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Missing fasteners



Missing fasteners

## GARAGE \ Ceilings and walls

**Condition:** • Not gastight

**Implication(s):** Hazardous combustion products entering home

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

Seller reports that this has been repaired.



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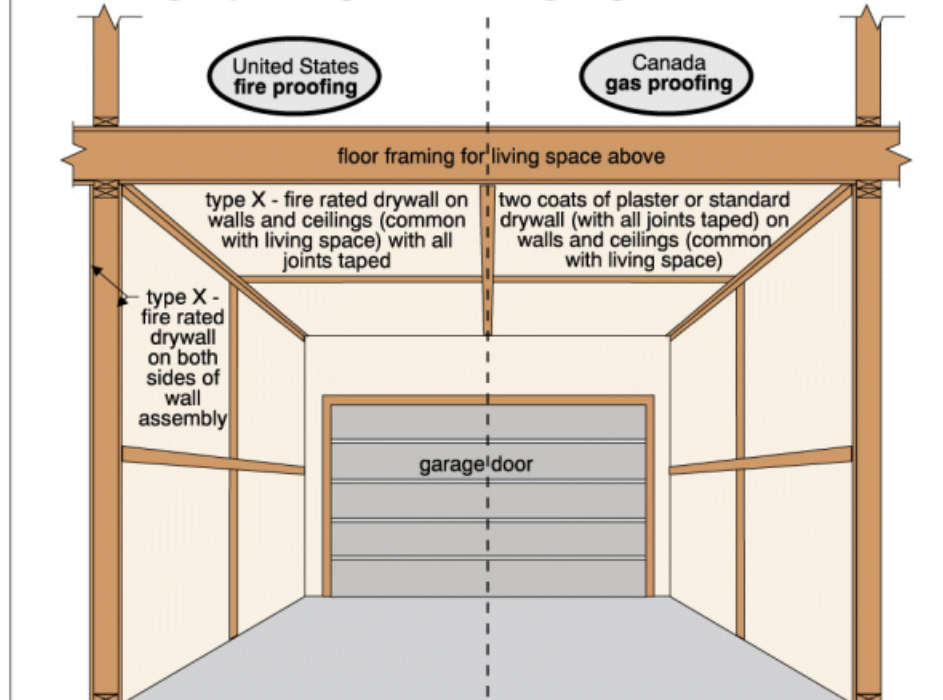
INSULATION

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## Fire and gas proofing in attached garages



Not gastight



Not gastight

Seller reports that holes have been filled.

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Wood I-joists](#)

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

**Roof and ceiling framing:** • [Trusses](#)

**Party wall:** • [Masonry](#)

## Limitations

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

## Recommendations/Observations

### FLOORS \ Joists

**Condition:** • Loose bracing

**Location:** Basement

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor



*Loose bracing*

Seller reports that this has been rectified.

## Description

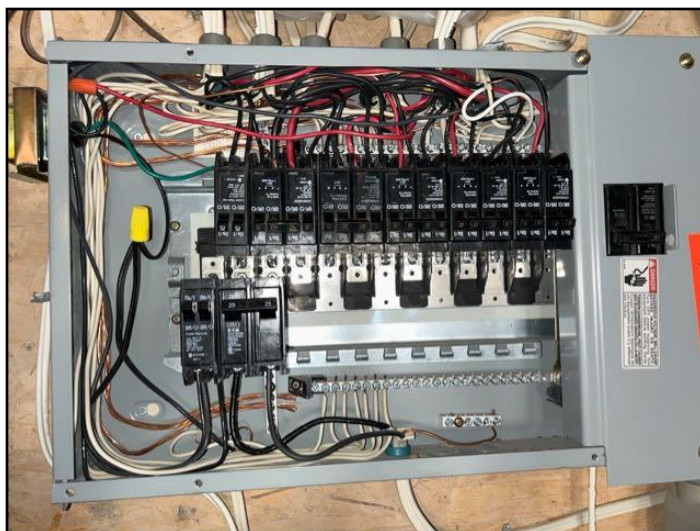
**Service entrance cable and location:** • Underground

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

**Main disconnect/service box rating:** • [125 Amps](#)

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

• [Breakers - basement](#)



*Breakers - basement*

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

**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):** • [GFCI - exterior](#) • No AFCI

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

## Limitations

**Panel covers:** • Disconnect covers are not removed by the building inspector

## Recommendations/Observations

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

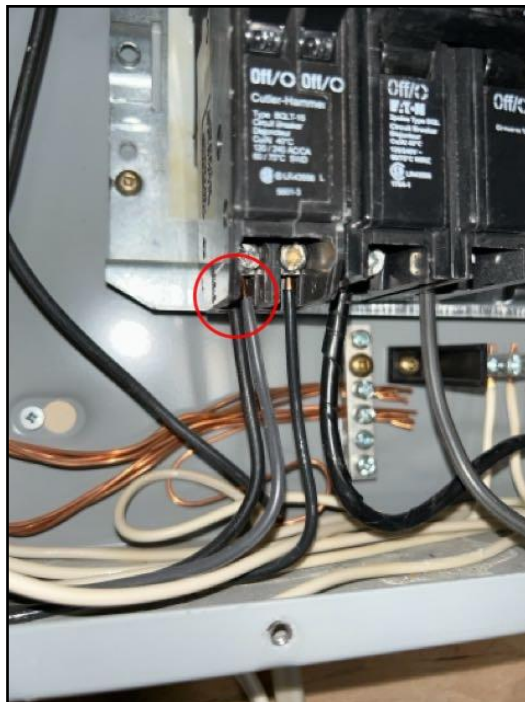
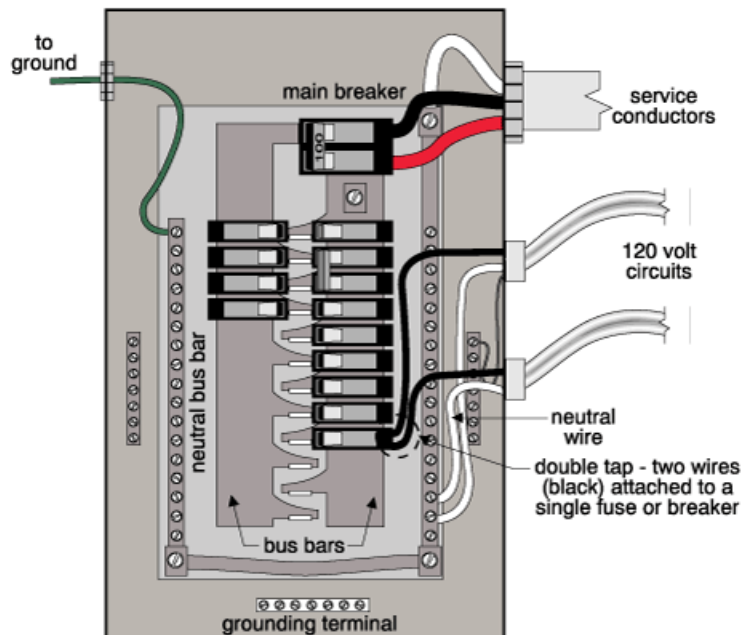
**Condition:** • [Double taps](#)

**Implication(s):** Fire hazard

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

**Double tapping (double lugging)***Double taps***DISTRIBUTION SYSTEM \ Wiring (wires) - installation****Condition:** • [Not well secured](#)**Implication(s):** Electric shock | Fire hazard



# ELECTRICAL

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**Location:** Basement Near Exterior Door

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

Seller reports that loose wire has been secured.



*Not well secured*

**Condition:** • [Too close to/touching duct, pipe, vent or chimney](#)

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

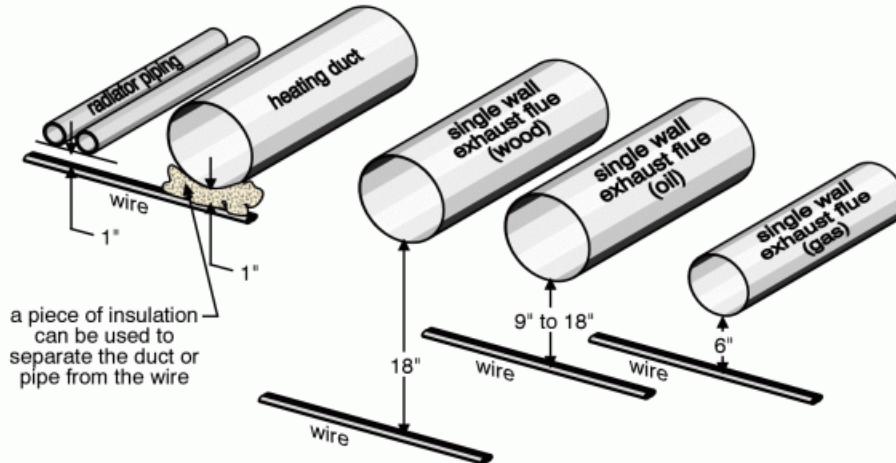
**Location:** Basement

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

### Wire clearances from hot ducts and pipes



Too close to/touching duct, pipe, vent or...



Too close to/touching duct, pipe, vent or...

### DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Missing](#)

Wire splices and terminations must be safely stowed in a junction box.

Implication(s): Electric shock | Fire hazard

Seller reports that insulation has been added where needed.

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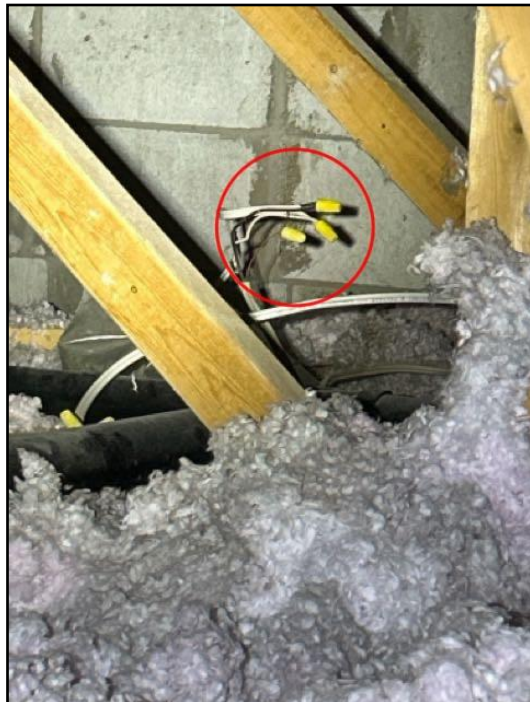
REFERENCE

**Location:** Attic

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



*Missing junction box*



*Missing junction box*

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Kitchen

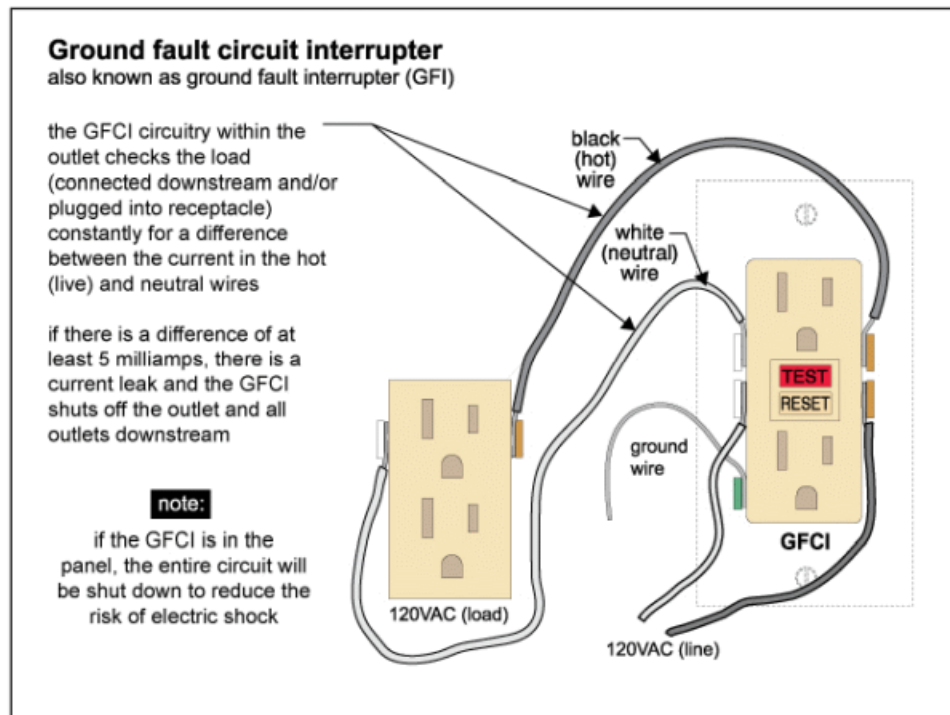
**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor

Seller reports that two junction boxes have been installed.





**Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Rear First Floor Exterior, First Floor Bathroom

**Task:** Replace

**Time:** Less than 1 year

**Cost:** Minor



*Test faulty on GFCI/GFI (Ground Fault...*



*Test faulty on GFCI/GFI (Ground Fault...*



## DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Basement Near Exterior Door

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



*Missing cover plate*

Seller reports that cover plate has been added to outlet.

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Past life expectancy

**Implication(s):** Life safety hazard

**Location:** Basement, First and Second Floor

**Task:** Replace

**Time:** Immediate

**Cost:** Minor



Seller reports that all 3 smoke / carbon monoxide detectors have been replaced.

*Past life expectancy*

## **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**Condition:** • Missing

**Location:** Second Floor Hall

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

# HEATING

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## Description

Heating system type: • [Furnace](#) • Rental

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Carrier



Furnace data plate

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

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

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#) • [Induced draft](#)

Combustion air source: • Outside

Approximate age: • [5 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Air filter: • Disposable

Exhaust pipe (vent connector): • PVC plastic

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

## Recommendations/Observations

### FURNACE \ Humidifier

Condition: • Mesh pad dirty/clogged

Task: Replace

Time: Annually

Cost: Minor

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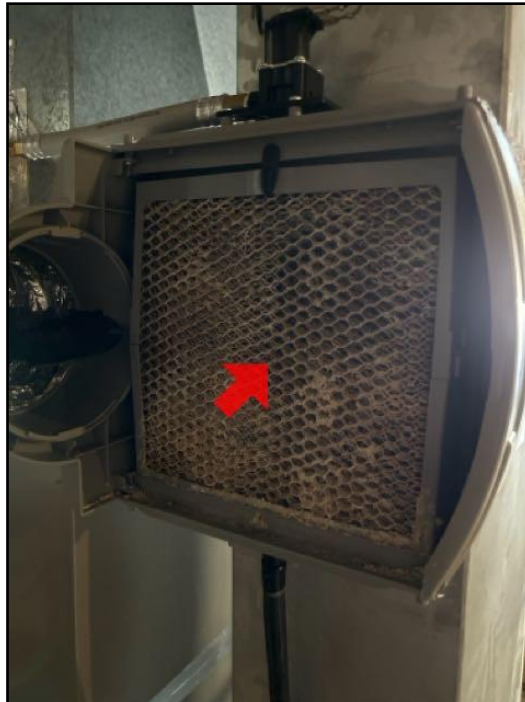
COOLING

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*Mesh pad dirty/clogged*

Seller reports that the filter has been replaced.



# COOLING & HEAT PUMP

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## Description

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

**Manufacturer:**

• Carrier



*Air conditioner data plate*

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

**Compressor approximate age:** • 5 years

**Typical life expectancy:** • 12 to15 years

## Limitations

**Inspection limited/prevented by:** • Heating system on

# INSULATION AND VENTILATION

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## Description

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

**Attic/roof insulation amount/value:** • [R-32](#)

**Attic/roof ventilation:** • [Roof and soffit vents](#)

## Limitations

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

## Recommendations/Observations

### ATTIC/ROOF \ Insulation

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

**Implication(s):** Increased heating and cooling costs

**Task:** Improve

**Time:** Discretionary

**Cost:** Depends on work needed

## Description

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

**Service piping into building:** • 1" Copper

**Supply piping in building:** • [Copper](#) • [Not visible](#)

**Main water shut off valve at the:** • Near water heater



*Water shut-off valve*

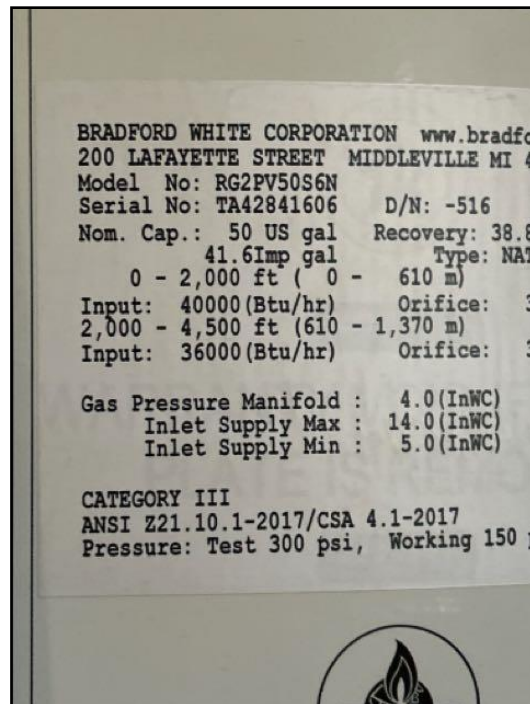
**Water heater type:** • Tank • Rental

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

**Water heater exhaust venting method:** • Direct vent

**Water heater manufacturer:**

• Bradford White

*Water heater data plate*

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • 5 years

**Water heater typical life expectancy:** • 10 to 15 years

**Waste and vent piping in building:** • [ABS plastic](#) • [Not visible](#)

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

**Backwater valve:** • None noted

## Limitations

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment

## Recommendations/Observations

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

**Condition:** • [Leak](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building

**Location:** Kitchen

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



# PLUMBING

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Seller reports that this  
has been rectified.



*Leak*

**Condition:** • Drain assembly not properly installed

**Implication(s):** Risk of leaks, water damage

**Location:** Principal Ensuite Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



*Drain assembly not properly installed*

## **FIXTURES AND FAUCETS \ Shower stall**

**Condition:** • [Grout loose, missing or deteriorated](#)

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

**Location:** Principal Ensuite Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

Seller reports that  
caulking has all been  
replaced.



*Grout loose, missing or deteriorated*

## Description

**Major floor finishes:** • [Hardwood](#) • Tile • [Carpet](#)

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

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

**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#)

**Glazing:** • [Double](#)

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

## Limitations

**Not included as part of a building inspection:** • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

## Recommendations/Observations

### EXHAUST FANS \ Duct

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

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

**Location:** Attic

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



*Not insulated in unconditioned space*

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**Condition:** • Dryer duct poorly supported

**Location:** Basement

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



*Not properly supported*

**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.

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» 03. STRUCTURE

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» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

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» 09. INTERIOR

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» 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