

Your Inspection Report

374 Spadina Road
Toronto, ON M5P 2V8

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Thursday, September 17, 2026

PREPARED BY:
ADAM HANNAN



TIP

**THE
INSPECTION
PROFESSIONALS**

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca



September 18, 2026

Dear Gillian Ritchie,

RE: Report No. 9837, v.2
374 Spadina Road
Toronto, ON
M5P 2V8

Thank you for choosing The Inspection Professionals to perform your Property Inspection. You can navigate the report by clicking the tabs at the top of each page. The Reference tab includes a 500-page Reference Library.

The Inspection Professionals (TIP) is a multi-inspector, award-winning company founded by Adam Hannan. Since 2006, Adam has performed thousands of residential and commercial inspections and has become a respected expert in his field. Adam has a passion for education and has been an inspection instructor teaching at Community Colleges and Universities since 2009.

Adam is a Certified Master Inspector and member of the International Association of Certified Home Inspectors (CPI # NACHIO7020704)

"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."

-Adam

BUYERS -

An Onsite Review is an important component of the home inspection process. To more thoroughly familiarize yourself with the property and our findings, we recommend booking an Onsite Review by calling (416) 725-5568. Once the Onsite Review has been completed, the inspection report will be transferred to the buyer.

The fee for this service is \$350. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

THE INSPECTION PROFESSIONALS,
INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2
416-725-5568
HST# 89249 4501 RT0001
www.inspectionpros.ca
adam@inspectionpros.ca

SUMMARY

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MAINTENANC	MORE INFO	APPENDIX	REFERENCE						

HIGHLIGHTS:

This home was originally built in the 1920s and was fully renovated and remodeled in approximately 2022. It is in above-average condition overall compared to homes of similar age and style. The original portions feature solid masonry construction on stone foundations, with subsequent wood-frame additions and EIFS cladding. No significant structural performance-related concerns were observed at the time of inspection. The roof coverings are approximately 4 years old and feature premium asphalt shingles on the sloped areas and modified bitumen membrane roofing on the flat areas. The electrical service has been upgraded to 200 amps with substantially upgraded copper wiring throughout. The home features zoned heating and cooling provided by two high-efficiency furnaces that are approximately 4 years old and two air conditioners that are approximately 5 years old. The domestic hot water heater is approximately 4 years old. The windows feature modern double-glazed, energy-efficient tilt-and-turn units throughout. A sump pump and backwater valve are present. The basement has been professionally finished, and premium finishes are present throughout many areas of the interior. As is typical for homes of this age, there is a mix of newer and older systems and components.

The summary section is typically reserved for major defects, significant safety concerns, or costly repairs that may require short-term attention. As no such items were identified during this inspection, no items have been included in the summary. All observations, including regular maintenance items, minor improvements, and standard safety recommendations, are detailed in the body of the report.

SUMMARY

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

IMPORTANT NOTES:

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS.

NOTE: THE TERM 'MINOR' GENERALLY REFERS TO COSTS UNDER \$1000.

NOTE: FOR DIRECTIONAL PURPOSES, "FRONT" OF HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE OUTSIDE.

This inspection is not a technical audit. The focus of the home inspection is to identify visible significant defects or issues with major systems and components in accordance with the most recent CAHPI Standards of Practice. We recommend budgeting between 0.5% to 1% of the home's value annually for unforeseen repairs and maintenance.

Disclaimer / Note to prospective buyers: This inspection report was performed for our client(s) named on this report. No liability is assumed for third parties reviewing this report. An onsite review must be arranged if you are a buyer, including signature on our inspection agreement. By relying on this report without our onsite review, you agree to waive all rights.

ROOFING

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Descriptions

General: • Newer premium roof coverings

Sloped roofing material:

- Asphalt shingles -- Good condition



1. Asphalt shingles -- Good condition



2. Asphalt shingles -- Good condition

Flat roofing material:

- [Modified bitumen membrane](#)



3. Modified bitumen membrane

Approximate age: • 0-5 years

Typical life expectancy: • 15-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Roofing issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes.

RECOMMENDATIONS \ Overview

Condition: • Annual roof maintenance is recommended to identify and repair damage to roofing materials, flashings and caulking. Regular roof maintenance reduces the risk of leaks and resulting water damage and may help extend the

ROOFING

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

service life of the roof.

Location: Exterior Roof

Task: Inspect annually

Time: Ongoing

FLAT ROOFING \ Modified bitumen

Condition: • [Debris on roof](#)

Location: Front Exterior Flat roof

Task: Clean

Time: Ongoing Regular maintenance



4. Debris on roof

Inspection Methods and Limitations

Inspection performed: • With binoculars from the ground • With a drone • Through Window - Limited View

Age determined by: • Roof age estimated using historical imagery (Google Maps) from prior years. • Visual assessment

EXTERIOR

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Descriptions

General: • The exterior of the home is in good condition overall

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

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

Lot slope: • [Away from building](#) • [Towards building](#) • [Flat](#)

Wall surfaces and trim: • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Wall surfaces and trim: • Decorative cladding over masonry

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Exterior issues noted have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, moisture intrusion, personal safety, shortened life expectancy of materials, and material deterioration

WALLS \ Flashings and caulking

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

Open/unsealed joints and incomplete finishing were noted at various cladding transitions. Exposed reinforcing mesh/adhesive was also visible in some areas.

Location: Various Exterior left and right

Task: Seal / finish as needed

Time: As soon as practical



5. example at left side



6. example at left side

EXTERIOR

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

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

Condition: • [Too low](#)

Masonry guard is lower than modern standards. This is common in older homes.

Location: Front porch

Task: Upgrade

Time: When practical



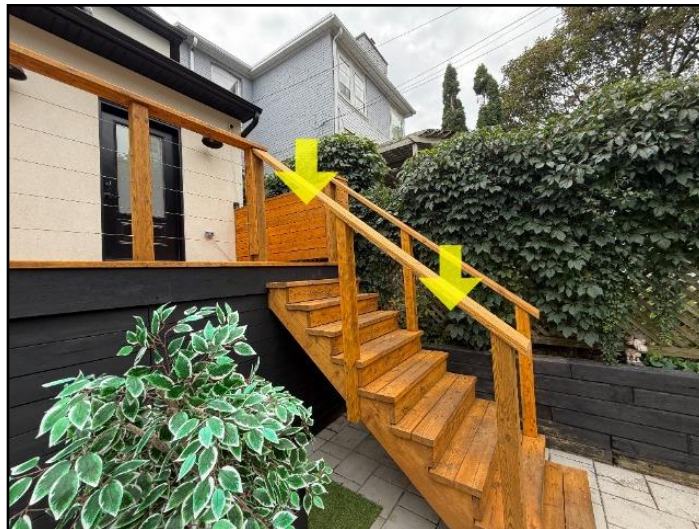
7. Too low

Condition: • [Spindles \(balusters\) missing](#)

Location: Rear Exterior Staircase

Task: Provide spindles

Time: As soon as practical



8. Spindles (balusters) missing

Condition: • Horizontal cable guard infill flexible / climbable

EXTERIOR

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Horizontal cable guard infill can be displaced by hand and is climbable. Vertical balusters or other suitable non-climbable guard infill are preferred.

Location: Rear Exterior Deck

Task: Upgrade / Improve

Time: When practical



9. Horizontal cable guard infill flexible /...

LANDSCAPING \ Lot grading

Condition: • Low Areas.

Low grading was noted at the landscaped /shrub area beside the foundation. A more pronounced localized depression/void was also present below the front basement window.

Location: Exterior front

Task: Correct / Fill in low areas

Time: Less than 1 year / Regular maintenance



10. Low Areas.



11. Low Areas.

EXTERIOR

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Inspection Methods and Limitations

Inspection limited/prevented by: • New finishes/paint/trim

No or limited access to: • Space between buildings

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Descriptions

General: • No significant structural performance issues were observed in visible areas.

Configuration:

- [Basement](#)
- [Crawlspace](#)

At rear exterior addition

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

Floor construction: • [Joists](#) • [Wood I-joists](#) • [Engineered wood](#)

Exterior wall construction:

- [Wood frame](#)

At rear addition

- [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Structure issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, weakened structure, chance of structural movement, and personal safety

FOUNDATIONS \ General notes

Condition: • Typical Minor Cracks - Block, Brick, Stone

Almost all houses with concrete block, brick or stone foundations have minor settlement and/or cracks. Monitor all cracks for movement and nuisance water leakage. Repair cracks only if necessary

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Water stains or discoloration - Attic plank boards

Discoloration or water staining was noted on the plank board sheathing in the attic. This is a common observation in older homes and is typically the result of historical moisture exposure, condensation, or natural aging and weathering of the wood.

Location: Various Attic

Task: For Your Information

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Inspection Methods and Limitations

Inspection limited/prevented by: • New finishes/paint • Finishes, insulation, furnishings and storage conceal structural components.

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Not included as part of a building inspection: • An opinion about the adequacy of structural components

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS • The Electrical system has been updated and is in good condition overall.

Service entrance cable and location: • [Overhead - cable type not determined](#)

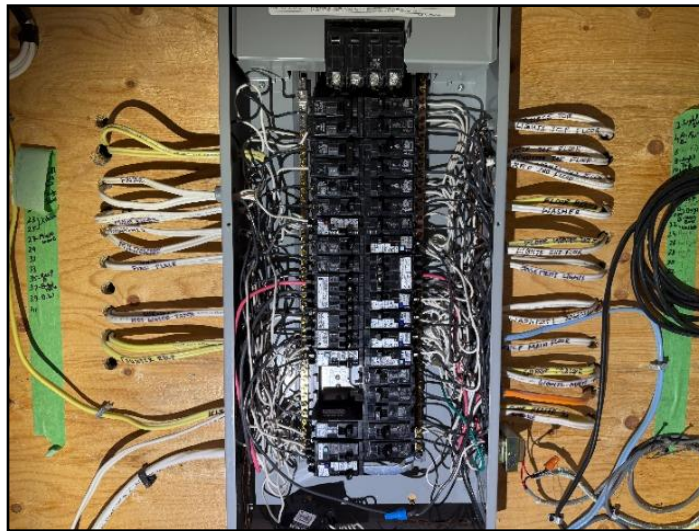
Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

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

Distribution panel type and location:

• [Breakers - basement](#)



12. Breakers - basement

Distribution panel rating: • [200 Amps](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - upgraded](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - kitchen](#) • AFCI - panel

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

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • ALL ELECTRICAL recommendations are safety-related. POTENTIAL worst-case implications include fire, shock hazards, service access and operation. Treat them as high-priority items and assume the time frame is Immediate / As soon as possible unless otherwise noted.

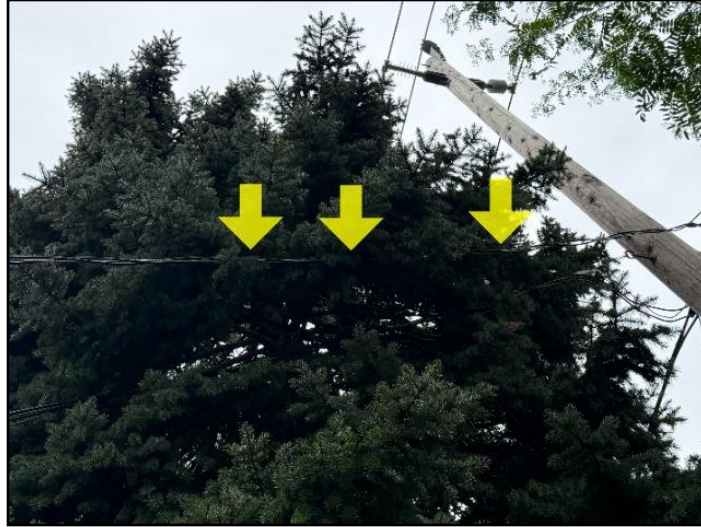
SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Branches / vines interfering with wires](#)

Location: Front Exterior

Task: Trim

Time: Ongoing / Regular maintenance



13. Branches / vines interfering with wires

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Double tap - low voltage transformer supply

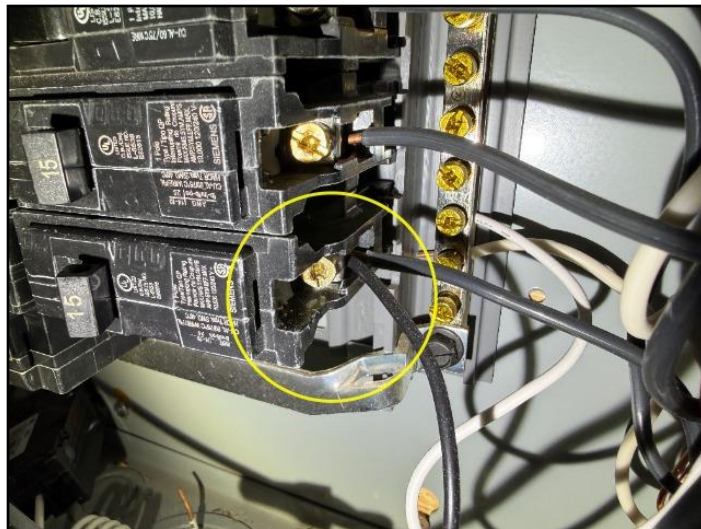
A line-voltage supply lead for a low-voltage transformer was connected under the same breaker terminal as another branch-circuit conductor. Although the transformer supplies low-voltage equipment, the conductor connected at the breaker is line voltage and creates a double-tapped connection.

Location: Panel

Task: Correct

Time: As Soon As Possible

Cost: Minor



14. Double tap - low voltage transformer supply

DISTRIBUTION SYSTEM \ Outlets (receptacles)

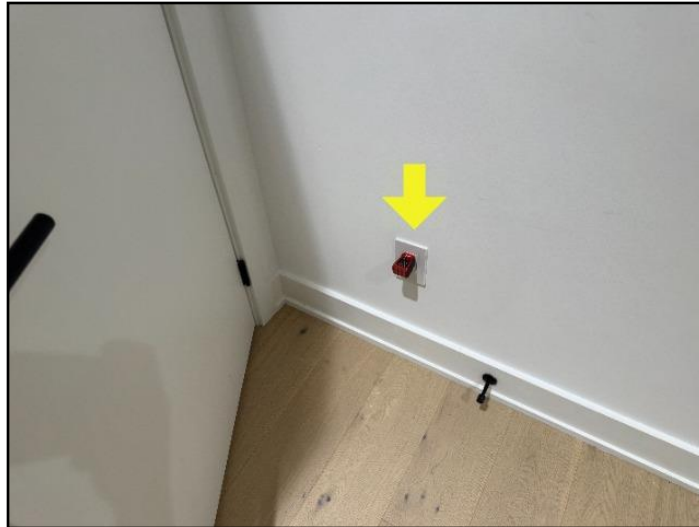
Condition: • [Inoperative](#)

Location: Basement near electrical panel area

Task: Repair / Replace

Time: Prior to first use

Cost: Minor



15. Inoperative

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Smoke and CO detectors should be updated / provided as needed. These devices are not tested during the inspection. Replace if age is unknown or over 10 years.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Electrical maintenance items noted below are generally straightforward to address, but should still be treated as safety-related and corrected as part of routine electrical maintenance:

- White wire not identified as hot - Various basement panel - Correct when practical
- Intermittent flickering at one or two recessed lights - Main floor - Replace as needed

Implication(s): Fire and/or shock hazards

Location: Various

Task: Correct

Time: As soon as practical

Cost: Regular maintenance

HEATING

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Descriptions

General: • The furnaces are high-efficiency and were functional during the inspection.

Heating system type:

• [Furnace](#)

x 2 Furnaces. Zoned

Fuel/energy source: • [Gas](#)

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

Approximate capacity:

• 44,000 BTU/hr

x 2 units

Efficiency: • [High-efficiency](#)

Approximate age:

• [4 years](#)

x 2 units

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

Main fuel shut off at: • Meter

Auxiliary heat:

• Radiant floor heating (electric)



16. one example of bathroom radiant heat

Fireplace/stove:

• Gas fireplace - Functioned when tested

HEATING

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE



17. Gas fireplace - Functioned when tested

Observations and Recommendations

AUXILIARY HEAT \ Electric radiant

Condition: • Inoperative

Radiant floor heating could not be operated at one bathroom. Thermostat/control was unresponsive during testing. Breakers for all radiant heating were turned on for testing and returned to the off position afterward. All other bathroom electric radiant floor heating systems tested were functional.

Location: Front Third Floor Ensuite Bathroom

Task: Evaluate / Correct

Time: Prior to first use

Inspection Methods and Limitations

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

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

Heat exchanger: • Not visible

COOLING & HEAT PUMP

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Descriptions

Air conditioning type:

- [Air cooled](#)

x 2 units

Cooling capacity:

- [18.000 BTU/hr](#)

x 2 units, zoned

Compressor approximate age:

- 5 years

x 2 units

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Descriptions

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

Attic/roof insulation amount/value: • R-40 to R-50

Attic/roof air/vapor barrier: • [Plastic](#) • Spot Checked Only

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

Foundation wall insulation material: • Sprayed Foam

Foundation wall insulation amount/value: • Not determined

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Descriptions

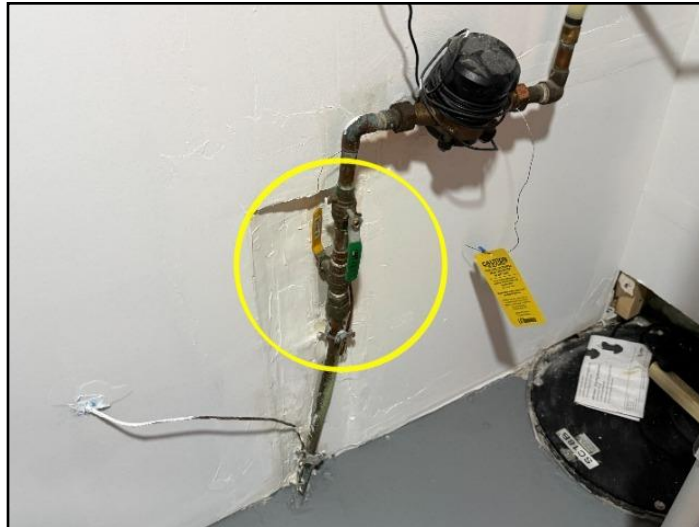
General: • Several components have been updated

Service piping into building: • [Copper](#)

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Main water shut off valve - Basement



18. Main water shut off valve - Basement

Water flow and pressure: • [Functional](#)

Water heater type: • [Induced draft](#)

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 4 years

Water heater typical life expectancy: • 10 to 15 years

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

Pumps:

• [Sump pump](#)



19. Sump pump

Floor drain location: • Near heating system

Backwater valve:

- Backwater valve is present.

These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.



20. Backwater valve is present. These valves...

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Plumbing issues have POTENTIAL worst-case implications of water damage to contents, finishes and/or structure, no hot or cold water, leakage, possible hidden damage, difficult to service, sewage entering building, health hazards.

WASTE PLUMBING \ Floor drain

Condition: • Floor drain not flush with floor

Location: Basement furnace room

Task: Adjust or Correct

Time: Less than 1 year

Cost: Minor



21. Floor drain not flush with floor

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Leak](#)

Location: Basement Bathroom and Third floor rear bathroom ensuite

Task: Seal / Caulk

Time: Regular maintenance



22. Leak



23. Leak

Inspection Methods and Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

INTERIOR

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

Descriptions

General: • The interior of the home is in good condition overall. • Many interior components have been updated

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

Windows: • A representative number of windows were checked for basic operation • [Fixed](#) • Windows newer and in good condition • Tilt and Turn Windows

Glazing: • [Double](#)

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

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All Interior issues have POTENTIAL worst-case implications such as damage to contents, structure and/or finishes, and personal safety.

Condition: • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear. This can include worn or cracked flooring and blemishes on walls/ceilings

DOORS \ General notes

Condition: • Sliding patio door binds/contacts near the closed position and requires additional force to fully close.

Location: Rear First Floor

Task: Adjust

Time: As soon as practical

EXHAUST FANS \ Duct

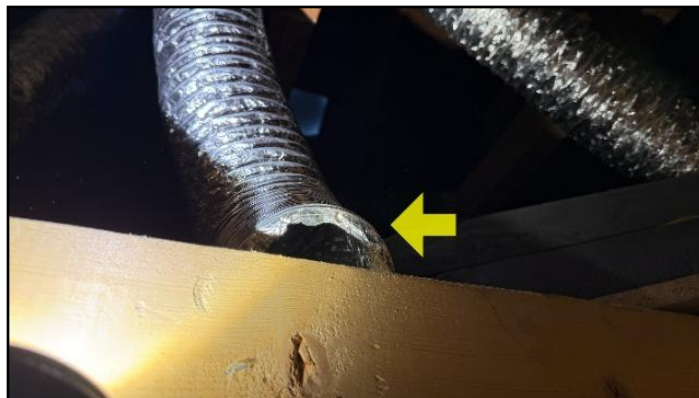
Condition: • [Not vented to exterior](#)

An open exhaust duct terminates in the attic. It appears to correspond with the second-floor laundry exhaust, although its current use/configuration could not be confirmed. The laundry exhaust fan could not be operated during the inspection.

Location: Attic

Task: Confirm configuration / Vent active exhaust to exterior and repair fan as needed

Time: As soon as practical



24. Not vented to exterior

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MAINTENANC	MORE INFO	APPENDIX	REFERENCE						

BASEMENT \ Wet basements - vulnerability

Condition: • Typical of many homes with stone, brick, or block foundations, some moisture can be expected from time to time and is not unusual. Exterior grading and water management improvements are generally effective at reducing basement moisture. A dehumidifier can also be used to keep humidity levels down.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • Ongoing care to maintain finishes, function, and overall interior condition:

• Minor blemish at front window sill - Main floor front window - Area tested dry at time of inspection

Location: Various

Task: Repair/Replace/Improve

Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

General: • New and newly renovated homes often require time for systems to be tested by everyday use before performance issues arise. Our inspection is visual only and cannot assess installations and quality of workmanship that is hidden from view.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • We have none to very little historical data on the property in question. We are unaware of any past or current municipal construction permits, that may or may not have been applied for, fulfilled, inspected or pending and make no representation in this regard.

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Basement leakage is common. Most basements will experience leakage at some point. We cannot predict future occurrence or extent of basement leakage • Monitor the basement for leaks in the Spring.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MAINTENANC	MORE INFO	APPENDIX	REFERENCE						

Descriptions

General: • This section includes general maintenance and precautionary recommendations that apply to most homes, and are provided for future reference.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • ALL HOMES - WALLS - Flashings and caulking - Caulking around windows, doors, and wall penetrations should be inspected regularly and improved as needed to prevent moisture entry and air leakage.

Condition: • ALL HOMES - WALLS - Masonry (brick, stone) and concrete - Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted.

Condition: • ALL HOMES - EXTERIOR - During rainfall, walk the perimeter of the home to observe whether any areas allow water to drain toward the foundation. Improve grading in those areas as needed to promote proper drainage away from the structure

Condition: • ALL HOMES BUILT BEFORE 1985 - Asbestos was used in a multitude of building materials including but not limited to: Insulation on hydronic piping, attic insulation, flooring and ceiling tiles, stucco / stipple ceilings, glue, insulation around heating ducts and registers, plaster and so on. Identification of asbestos is outside the scope of a home inspection. If you have concerns about asbestos, consult with a professional environmental company that specializes with asbestos lab testing. If you plan to remove/disturb any building material, testing for asbestos is recommended beforehand.

Condition: • ALL HOMES - HEATING - Set up annual service plan which includes coverage for parts and labour.

Condition: • ALL HOMES - PLUMBING - Grout and Caulking should be checked regularly and maintained to ensure water tight seal in bathtub and shower areas

Condition: • ALL HOMES WITH SUMP PUMP - PLUMBING - Provide backup power source for sump pump, keep backup sump pump on hand. Also consider providing a high water level alarm to alert of sump pump failure.

Condition: • ALL HOMES WITH SKYLIGHTS - Skylights are vulnerable to water leakage and should be monitored ongoing especially after heavy rain.

MORE INFO

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANCE

MORE INFO

APPENDIX

REFERENCE

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood. • To manage water drainage around the exterior, ensure that grading (ground) is maintained with a positive slope away from the home and extend any downspouts away from walls and all building components. • ***FOR FUTURE REFERENCE*** GENERAL ADVICE FOR ALL HOMES IF BASEMENT LEAKAGE IS EVER OBSERVED Basement Leakage 4-step method. Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it is impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. To summarize, wet basement issues can be addressed in 4 steps: 1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost) 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.) 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$500 to \$600 per crack or \$300 per hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Insulation Amounts - Current Standards: • Attic current standards as of 2016 is R-60

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions.

Supplementary Information: • Renovations / Remodeling has often been performed on the properties we inspect. Obtaining contractor documentation and/or permits is recommended.

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

This inspection was performed in accordance with the most recent CAHPI Standards of Practice. Click the blue link above to view the full document.

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

This is a copy of our Home Inspection contract and outlines the terms, limitations and conditions of the Home Inspection

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY AND INSPECTOR.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the National Standards of Practice of the Canadian Association of Home & Property Inspectors (CAHPI). A copy of these Standards is available at <https://www.cahpi.ca/en/home-inspectors/inspector-standards>

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and Report are not a guarantee, warranty or an insurance policy with regards to the property. A Home Inspector cannot predict future deficiencies, intermittent problems or future water leakage.

PLEASE READ THE FOLLOWING PARAGRAPH: Due to the unpredictable nature of basement water leakage, a home inspector cannot predict future basement leakage. Almost all basements will leak at some point so there is a very good chance that it will happen. Basement leakage can occur for any number of reasons - Rainfall, sewer backup, high water tables, lot grading, clogged weeping tiles, gutter and downspout performance, just to name a few. The home inspector and The Inspection Professionals accept no responsibility or liability for future basement water problems.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended. See item 9 below.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

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 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 structural problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor, engineer, or other qualified specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible. Some intermittent conditions 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. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

REFERENCE

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. 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 Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and 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 including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling. If anyone in the 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.

5. 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 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. 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. The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

8. Thermal Imaging: Thermal imaging equipment may be used as an inspection aid but does not guarantee detection of all issues or moisture conditions.

9. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client(s) named herein. No use of the information by any other party is intended, except as set out in item 10 below.

10. PRE-LISTING INSPECTIONS: Where an inspection is performed for a seller or listing agent, repairs or alterations may be completed after the inspection. In such cases, the inspection report may be revised to reflect the condition of the property at the time of the final report publication. The client may provide the report to prospective buyers, at their own discretion. Prospective buyers are encouraged to obtain their own independent home inspection. If prospective buyers wish to rely on this report, they must arrange an Onsite Review with The Inspection Professionals and agree to our inspection agreement. Upon completion of this process, the report may be transferred to the buyer named in the inspection agreement, and that buyer shall become the client for purposes of reliance on the report. The Inspection Professionals will not be responsible for the use of or reliance upon this report by any third party who has not completed this process.

11. 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.

REFERENCE LIBRARY

374 Spadina Road, Toronto, ON September 17, 2026

Report No. 9837, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MAINTENANC

MORE INFO

APPENDIX

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