



YOUR INSPECTION REPORT

Inspection, Education, Knowledge.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
80 Edinborough Court
Toronto, ON M6N 2E8

PREPARED FOR:
GILLIAN RITCHIE

INSPECTION DATE:
Monday, September 8, 2025

TIP

THE
INSPECTION
PROFESSIONALS

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

416-725-5568
HST# 89249 4501 RT0001

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TIP

THE
INSPECTION
PROFESSIONALS

September 9, 2025

Dear Gillian Ritchie,

RE: Report No. 8550
80 Edinborough Court
Toronto, ON
M6N 2E8

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 certified 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 # NACHI07020704)

"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 essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$295. A full phone report review is also available.

Sincerely,

ADAM HANNAN
on behalf of
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SUMMARY

80 Edinborough Court, Toronto, ON September 8, 2025

Report No. 8550

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SUMMARY

ROOFING

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HIGHLIGHTS:

This 1959 solid masonry semi-detached, duplex home on concrete block foundations is in above-average condition overall compared to homes of similar age and style. No significant structural performance-related concerns were observed at the time of inspection.

The roof covering features premium asphalt shingles, reported to have been replaced in 2024, and is in good condition overall.

The gas furnace is a high-efficiency unit, approximately 8 years old, and the water heater is newly installed.

The electrical service is 100 amps with both grounded and ungrounded copper wiring throughout, typical of the era.

The windows feature double-paned, energy-efficient units manufactured in 2009. All windows tested were in good condition.

The kitchens at both the basement unit and main floor have been professionally updated. The interior is in good condition overall and appears well maintained.

As is typical for homes of this age, there is a mix of newer and older systems and components.

IMPORTANT NOTES ABOUT THIS REPORT

This summary outlines some of the potentially significant issues that may require short-term attention due to cost, safety, or performance concerns. This section is provided as a courtesy only and is not a substitute for reading the entire report. Please review the full report in detail.

It is not possible for a home inspector to predict the future. We recommend budgeting between 0.5% to 1% of the home's value annually for unforeseen repairs and maintenance. This applies to any property you may consider.

Things will wear out, break down, and fail without warning. This is a normal part of home ownership.

This inspection was performed in accordance with the most recent CAHPI Standards of Practice.

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.

During a home inspection, we evaluate all visible systems and components. Hundreds of potential minor issues exist in every home old or new. This inspection is not a technical audit. (A technical audit can be performed at an additional cost.)

The focus of this inspection was to identify major issues with major systems and components.

For clarity, major issues generally fall into four categories:

- 1) OBSERVABLE STRUCTURAL DEFECTS
- 2) OBSERVABLE WATER LEAKAGE OR DAMAGE -- Roofing, Plumbing, and Basement.
- 3) OBSERVABLE ELECTRICAL DEFECTS

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4) LIFESPAN SYSTEMS -- Roof Covering, Heating, Cooling, Windows

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.

For approximate cost guidance on common home components, click here:

<http://www.inspectionlibrary.com/costs.htm>

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded Wiring - We noted ungrounded outlets in some areas of the home. This is typical for homes of this era, as conductors did not include a ground wire. For occupant safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For electronic equipment such as computers, true grounding is recommended. Additionally, consult with your insurance company for their requirements regarding ungrounded wiring.

Implication(s): Shock Hazard

Location: Various bedrooms and other areas

Task: Provide GFCI outlets or GFCI breakers for these areas

Time: As soon as possible

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 home inspection. These may have to be adjusted based on the findings of specialists.

<http://www.inspectionlibrary.com/wtgw.htm>

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Descriptions

General: • Newer premium roof coverings

Sloped roofing material:

• [Asphalt shingles](#)

Garage



1. Asphalt shingles

• Asphalt shingles -- Good condition

Home



2. Asphalt shingles -- Good condition



3. Asphalt shingles -- Good condition

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4. Asphalt shingles -- Good condition

Approximate age:

- 1 year
Shingles at main home
- Last Half
Shingles over garage

Typical life expectancy:

- 15-20 years
Shingles at garage
- 15-25 years
Shingles at home

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 tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof.

Location: Exterior Roof

Task: Inspect annually

Time: Ongoing

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SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

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

Location: Exterior Garage Roof

Task: Repair

Time: Less than 6 months

Cost: Minor



5. Missing, loose or torn

Inspection Methods and Limitations

General and Best Practices: • Most roofs are susceptible to ice damming 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 • • Roof replacement best practices - Strip Roof Covering when replacing. When replacing a roof covering, it is best practice to remove the old layer before installing the new one. While adding a new layer over the existing roof is sometimes done to reduce costs, it can conceal damaged roof boards, flashings, or other components. Installing a third layer is not recommended. Hidden defects are often only discovered during the tear-off process.

Inspection performed: • With binoculars from the ground • With a drone

Age determined by: • Reported by seller

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Descriptions

Gutter & downspout material:

- [Aluminum](#)

Newer - good condition

Gutter & downspout discharge:

 • Below and above grade

Lot slope:

 • [Away from building](#)

Wall surfaces - masonry:

 • [Brick](#)

Garage:

 • Detached

Observations and Recommendations

RECOMMENDATIONS \ General

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

ROOF DRAINAGE \ Downspouts

Condition: • Discharge below grade

Downspouts that discharge below grade can be aesthetically pleasing, but they pose functional challenges. It is difficult to determine if these downspouts are clogged unless the discharge points are visible and can be regularly monitored. For this reason, above-grade downspouts are generally preferred, as they allow for easier inspection and maintenance.

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

Location: Exterior

Task: Monitor / Consider improving

Time: If necessary

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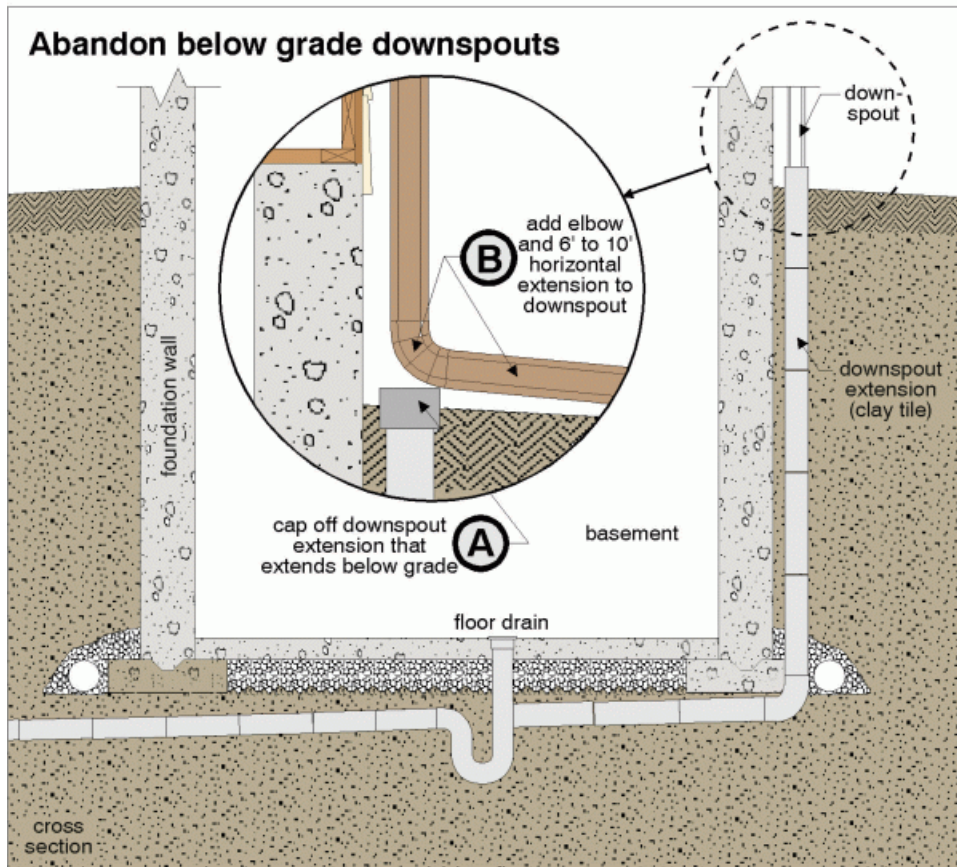
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6. Discharge below grade

WALLS \ Flashings and caulking

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

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WALLS \ Masonry (brick, stone) and concrete

Condition: • FOR ALL HOMES - 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

Location: Various home and garage



7. FOR ALL HOMES - one example of typical minor

Condition: • Masonry and/or mortar deterioration

Tuckpoint / Repoint mortar. This is typical maintenance for a home of this age.

Location: Various Exterior window sill

Task: Repair

Time: Ongoing Regular maintenance



8. example

Condition: • Altered opening / atypical brick header

At the rear exterior, the brickwork above the sliding door appears to have been modified from a former window or door opening with an arch. The arch was removed, and a row of solid masonry bricks has been installed across the span,

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projecting slightly outward. This appears to function as a header, but it is not a typical steel lintel installation.

Location: Rear Exterior Wall above sliding door

Task: For Your Information / Monitor for changes and upgrade with lintel support if future movement or cracking is observed



9.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • The deck supporting structure show a few deficiencies typical of older deck construction:

- Joists not fully supported with modern joist hangers
- Amateur support methods noted (e.g., blocks under beams)
- Guardrails lower than current standards
- One column base rusted at steel bracket

Location: Rear Exterior Deck

Task: Improve/repair supports and components as needed; upgrade for safety where possible

Time: Less than 1 year / Regular maintenance

Cost: Depends on approach

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10.



11. example of column/beam supports

BASEMENT WALKOUTS \ General notes

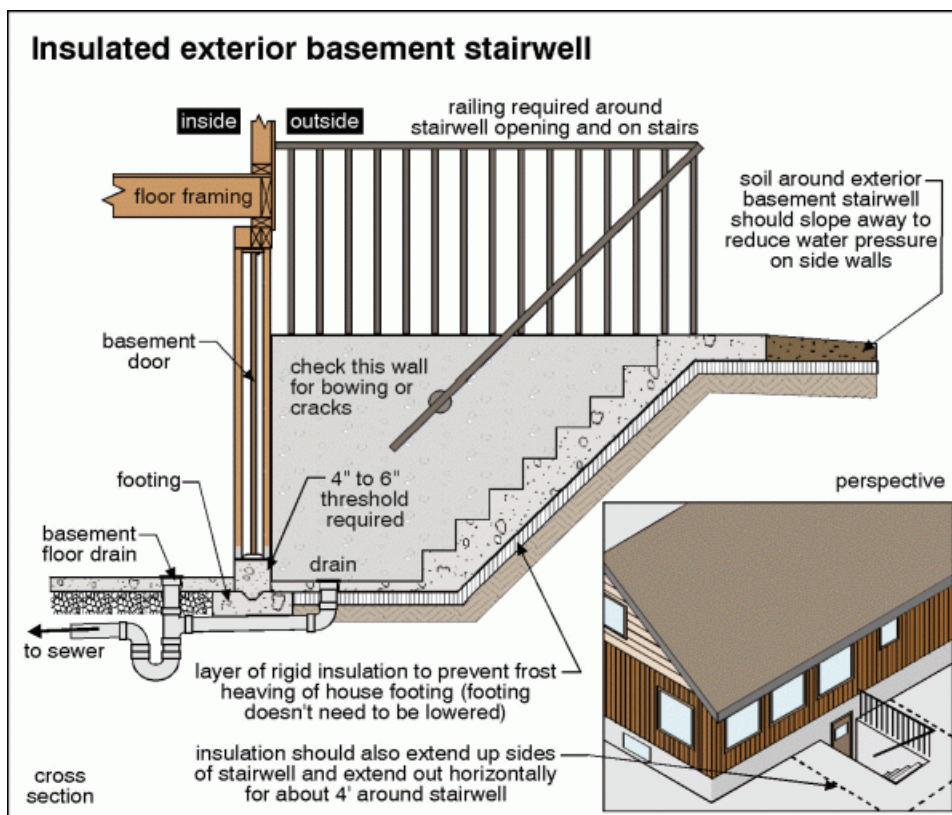
Condition: • [Guard and handrail problems](#)

Implication(s): Fall hazard

Location: Rear Basement Staircase

Task: Provide Hand and Guardrails

Time: Less than 1 year



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12. Guard and handrail problems

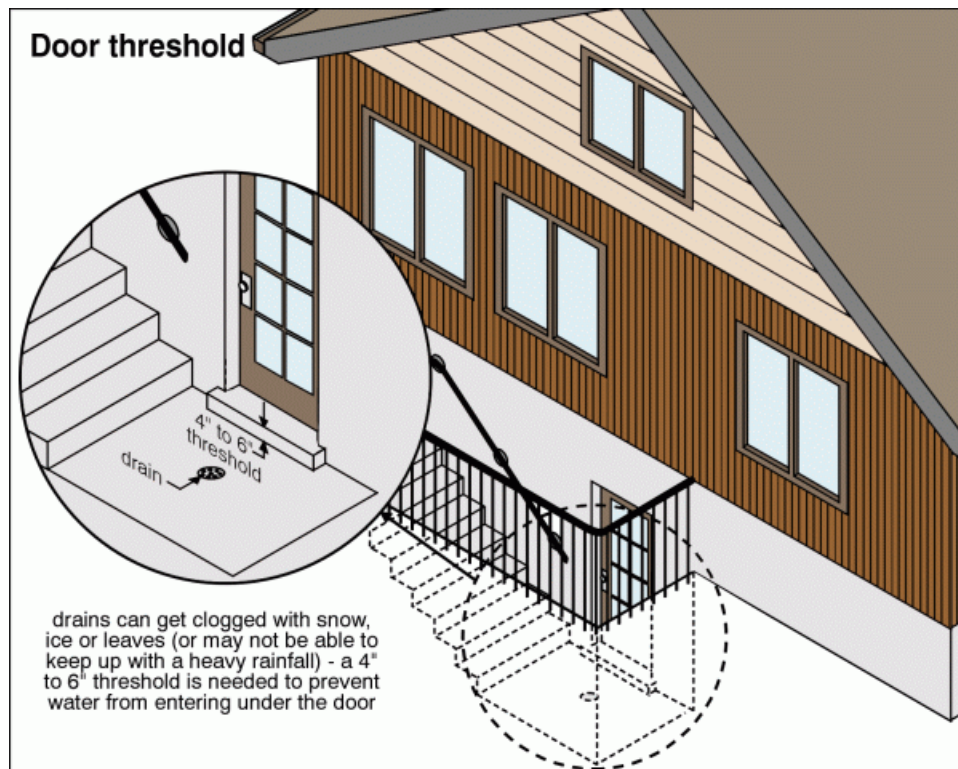
Condition: • [Door threshold missing, too low, not watertight](#)

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

Location: Rear Basement Exterior

Task: Monitor for moisture / water intrusion and improve as needed

Time: As needed



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13. Door too low

LANDSCAPING \ Lot grading

Condition: • FOR ALL HOMES - 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.

GARAGE \ Vehicle door operators (openers)

Condition: • [Extension cord for opener](#)

Dedicated Receptacles Required

Implication(s): Electric shock

Location: Garage

Task: Correct

Time: As Soon As Possible

Cost: Minor

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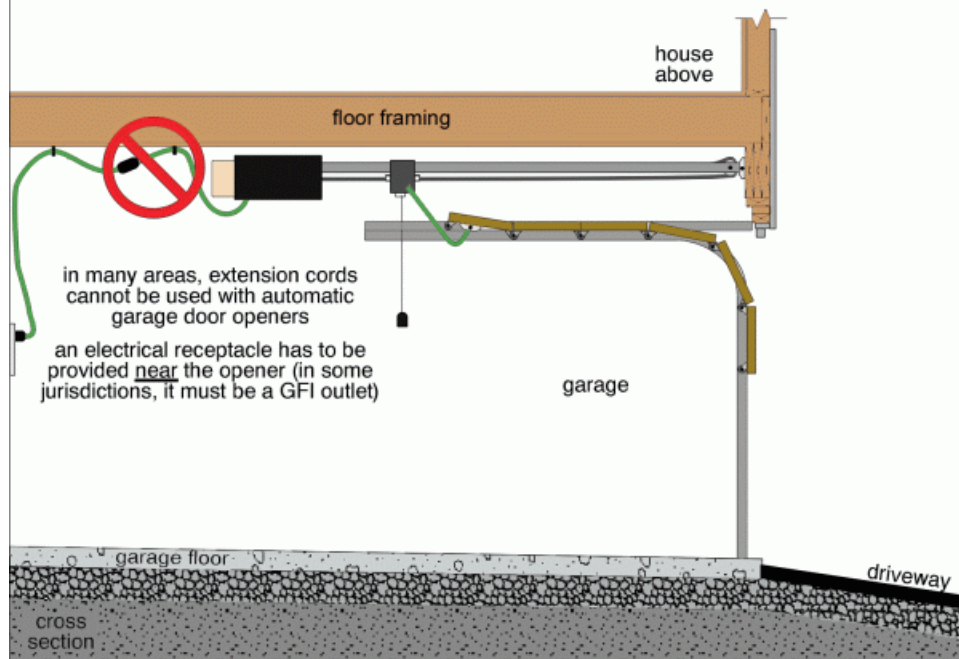
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Check electrical connection



Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

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) • Screens, shutters, awnings, and similar seasonal accessories

Descriptions

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

Configuration: • [Basement](#)

Foundation material:

• [Masonry block](#)

At exterior, most foundation areas were covered with protective cement parging.

Floor construction: • [Joists](#)

Exterior wall construction: • [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, 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

Implication(s): Damage to contents, finishes and/or structure / Nuisance

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary

FLOORS \ Concrete slabs

Condition: • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

Location: Various

WALLS \ Solid masonry walls

Condition: • [Masonry too close to grade](#)

Good building practice requires that the foundation extend above grade by 4-6 inches to help prevent water damage/intrusion and/or damage to bricks. We often find patios/walkways/landscaping that have been built up above the foundation. At present the brick is in good condition.

Location: Front Exterior Wall

Task: Monitor for masonry deterioration / Improve

Time: When necessary



14. Masonry too close to grade

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor structure deficiencies and upkeep items noted during the inspection. These are common for the age of the home and should be addressed through routine maintenance to reduce risk of deterioration or damage.

• Front step from the driveway has a higher-than-average rise. While common, uneven or oversized rises can present a trip hazard. Improve when desired

Location: Front Exterior

Inspection Methods and Limitations

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

Attic/roof space:

• Inspected from access hatch

Very limited due to built-in shelving

Percent of foundation not visible: • 80 %

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

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

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

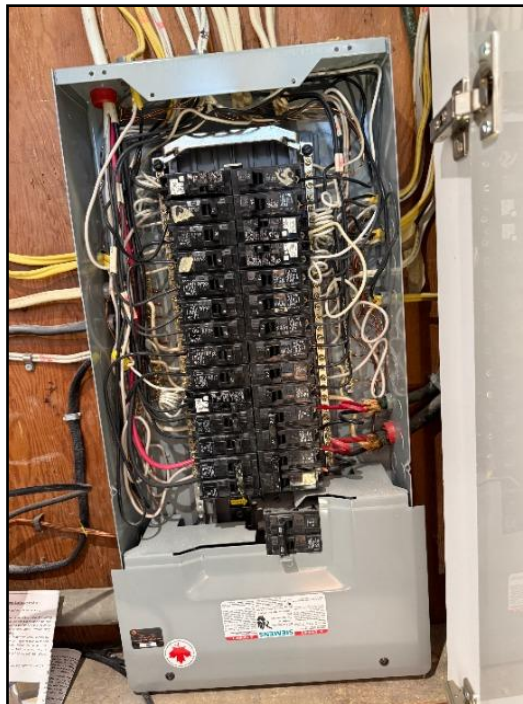
Main disconnect/service box type and location: • [Breakers - basement](#)

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

Distribution panel type and location:

• [Breakers - basement](#)

Good condition overall

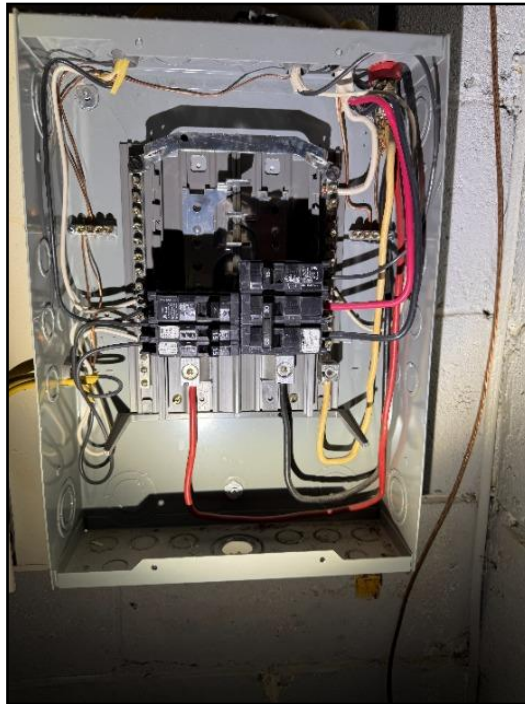


15. Breakers - basement

Distribution panel rating: • [125 Amps](#)

Auxiliary panel (subpanel) type and location:

• [Breakers - basement](#)



16. Breakers - basement

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

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

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

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

Observations and Recommendations

RECOMMENDATIONS \ General

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Missing or Improper Panel Cover Fasteners

Location: Basement Panel

Task: Provide panel fastener bottom right of panel

Time: As Soon As Possible

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • Unprotected Opening(s)

Location: Basement sub panel

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Task: Correct - Provide knockout seals (aka panel fillers)

Time: As Soon As Possible

Cost: Minor



17. Unprotected Opening(s)

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • [Not well secured](#)

Location: Various Basement Furnace Room

Task: Correct

Time: Less than 1 year

Cost: Minor



18. one example

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover missing

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Location: Rear below deck and rear exterior wall

Task: Provide Covers

Time: As Soon As Possible

Cost: Minor



19. Cover missing



20. Cover missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

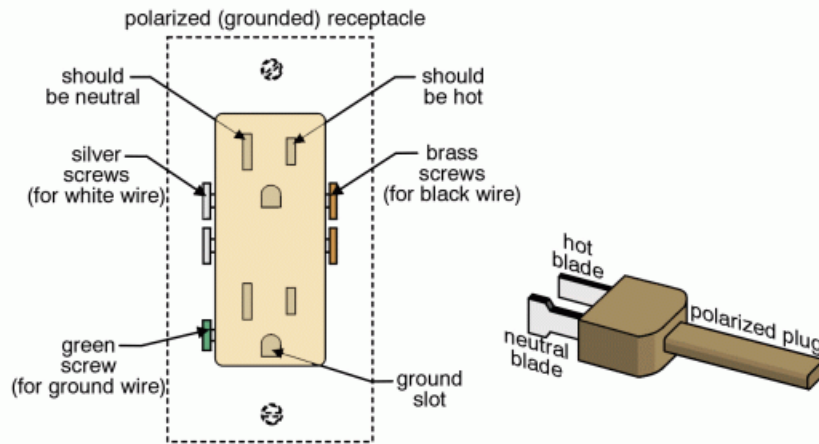
Location: Second Floor Primary Bedroom

Task: Correct

Time: Prior to first use

Cost: Minor

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws



21. Reversed polarity

Condition: • Ungrounded Wiring - We noted ungrounded outlets in some areas of the home. This is typical for homes of this era, as conductors did not include a ground wire. For occupant safety, it is recommended to upgrade ungrounded circuits with GFCI protection. For electronic equipment such as computers, true grounding is recommended. Additionally, consult with your insurance company for their requirements regarding ungrounded wiring.

Implication(s): Shock Hazard

Location: Various bedrooms and other areas

Task: Provide GFCI outlets or GFCI breakers for these areas

Time: As soon as possible

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • Unsafe location

Location: Exterior Deck

Task: Remove

Time: As Soon As Possible

Cost: Minor



22. Unsafe location

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • General safety reminder for ALL homes -

This is a standard note included in every inspection report:

Smoke and carbon monoxide (CO) detectors should be installed on every floor level. Smoke detectors should be located near all sleeping areas, and CO detectors should be present near fuel-burning appliances, fireplaces, or attached garages.

These devices are not tested during the home inspection. Regardless of visible condition, detectors should be tested regularly and replaced every 10 years. If the age is unknown, replacement is recommended as a precaution. Batteries should be changed annually.

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Inspection Methods and Limitations

System ground: • Quality of ground not determined

HEATING

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Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [8 years](#)

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

Main fuel shut off at: • Meter

Fireplace/stove: • None

Observations and Recommendations

FURNACE \ Humidifier

Condition: • Humidifier old / inoperative / no longer in use

Location: Basement

Task: Upgrade to new humidifier

Time: Discretionary

Cost: Minor

HEATING CONTROL \ Thermostat

Condition: • [Poor adjustment or calibration](#)

During testing, the thermostat did not function in typical heating mode: the furnace burner would ignite briefly, then the system switched to cooling (air conditioner running). When switched to "auxiliary heat," the furnace operated normally. This suggests incorrect thermostat wiring or programming.

Implication(s): Increased heating costs | Reduced comfort | No heat for building

Location: First Floor thermostat

Task: Have HVAC specialist adjust the thermostat configuration/programming

Time: Before heating season

Cost: Minor

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

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

Cooling capacity: • [24,000 BTU/hr](#) • [2 Tons](#)

Compressor approximate age: • 9 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • In general, air conditioning units have a lifespan of 10-15 years but often last longer with regular servicing.

AIR CONDITIONING \ Air cooled condenser coil

Condition: • [Damage](#)

Some of the fins are damaged/bent. Improve during routine annual servicing

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear exterior a/c

Task: Service annually



23. Damage

Inspection Methods and Limitations

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

Descriptions

Attic/roof insulation material:

- [Glass fiber](#)

Visible fiberglass insulation was noted. Due to built-in shelving, we could not access below to confirm if other insulation types were present.

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

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

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated and not weatherstripped](#)

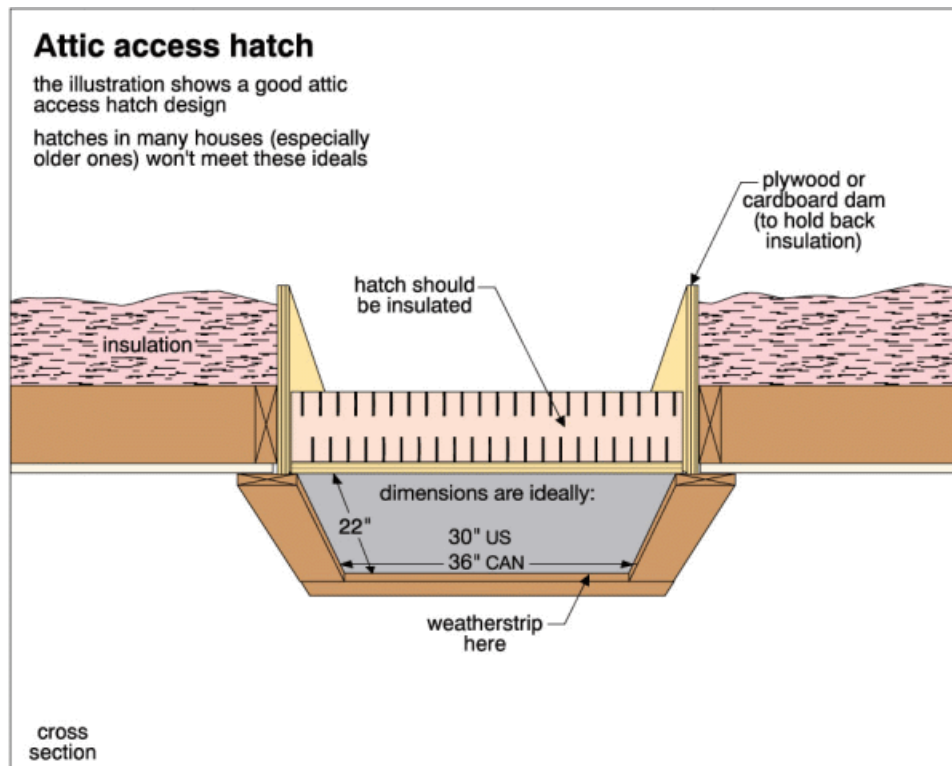
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor



Condition: • [Inaccessible](#)

INSULATION AND VENTILATION

80 Edinborough Court, Toronto, ON September 8, 2025

Report No. 8550

www.inspectionpros.ca

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Built-in shelving in the closet restricted access to the attic. A video camera was used to view accessible areas, and no major concerns were noted. A full attic inspection is recommended at some point, as periodic attic checks are generally advisable.

Implication(s): Difficult access

Location: Attic

Task: Provide access and inspect fully when practical

Inspection Methods and Limitations

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

Attic inspection performed:

• From access hatch

Limited due to built-in shelving. Camera was used to view video of attic.

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: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Main water shut off valve - Basement



24. 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: • New

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location:

• Near laundry area
Basement

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, health hazards.

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

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

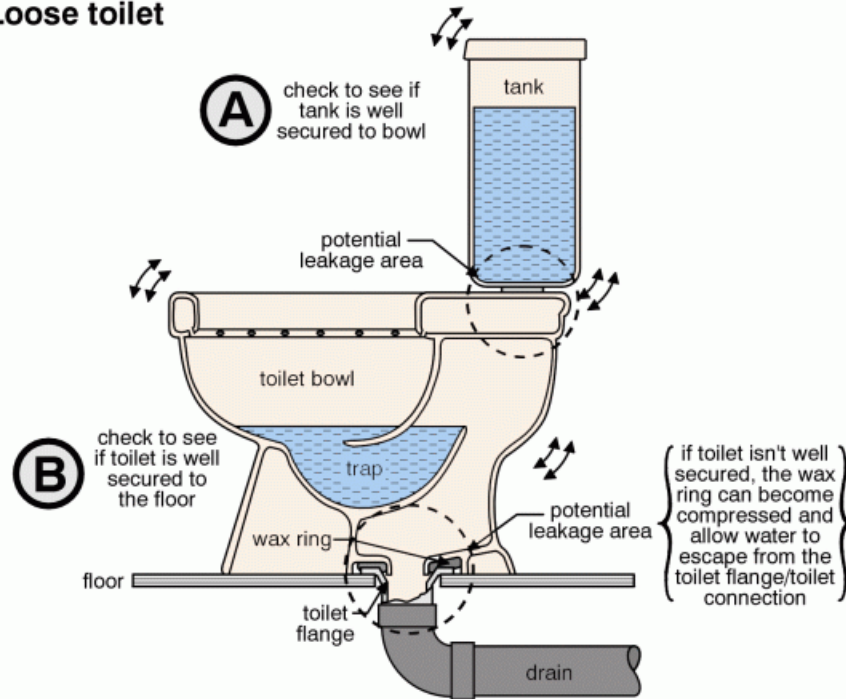
Location: Second Floor Bathroom

Task: Correct

Time: As Soon As Possible

Cost: Regular maintenance item

Loose toilet



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.

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:

- [Fixed](#)
- [Single/double hung](#)

manufactured 2009

- [Casement](#)

Manufactured 2009

- Good conditional overall. All windows tested were functional.

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

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 wall/ceilings

RECOMMENDATIONS \ Overview

Condition: • During our inspection, we look for evidence of basement moisture intrusion. We did not observe standing water or evidence of active moisture intrusion in visible areas on this particular day.

BASEMENT \ Leakage

Condition: • ***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)

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:

• Stains and efflorescence noted on concrete block foundation walls/floors below stairs. This is very typical for older homes, and no standing water was observed at the time of inspection.

Location: Various

Task: Repair/Replace/Improve

Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

General: • Up until about 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.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

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

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: • 90 %

Basement leakage: • Storage in basement limited inspection • 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.

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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.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

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.

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.

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

**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 Standards of Practice of the Ontario Association of Home Inspectors. A copy of these Standards is available at <http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf>.

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 accepts 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 8 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. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

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 or engineering 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.

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, herbicide's 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.

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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. REPORT IS FOR OUR CLIENT ONLY. The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with The Inspection Professionals if they intend to rely on this report. The Inspection Professionals will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review and transfer of report to client after they have agreed to our inspection agreement.

9. 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

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