



YOUR INSPECTION REPORT

Inspection, Education, Knowledge. Since 2006.

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:
837 Windermere Avenue
Toronto, ON M6S 3M5

PREPARED FOR:
KATHY ESSERY

INSPECTION DATE:
Tuesday, November 4, 2025

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



November 5, 2025

Dear Kathy Essery,

RE: Report No. 8760
837 Windermere Avenue
Toronto, ON
M6S 3M5

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 # 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 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
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

837 Windermere Avenue, Toronto, ON November 4, 2025

Report No. 8760

www.inspectionpros.ca

SUMMARY

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HIGHLIGHTS:

This 1928 solid masonry semi-detached home on stone foundations is in very good condition overall compared to homes of similar age and style. No significant structural performance-related concerns were observed at the time of inspection. The electrical service is 100 amps with substantially updated copper wiring throughout. The home underwent renovations in 2021, including updates to the kitchen, bathrooms, electrical, and basement. The heating system features a high-efficiency furnace (2 years old) and a central air conditioner (3 years old), both premium units. The water heater is 7 years old. 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
- 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.

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

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

Roofing

SLOPED ROOFING \ Asphalt shingles

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

Location: Various Exterior Right Side and Rear Roof

Task: Repair

Time: As Soon As Possible

Condition: • Aging

While the typical life expectancy for this type of asphalt shingle is around 20 years, it is often closer to 15-17 years in Canadian climates due to seasonal extremes.

The current roof covering is over 20 years old and shows signs of typical aging, including granule loss, minor cracking, prior patchwork and a few missing shingles. The roof is more worn at the right (south) due to sun exposure.

Location: Throughout Exterior Roof

Task: Replace

Time: Less than 2 years

Cost: \$8,000 and up

Interior

WINDOWS \ General notes

Condition: • Windows Aging or Mixed Ages

Mix of sliders, fixed (dated 1983), and single-hung windows (older age unknown). The sliders tested functional. Window replacement should be planned over time for improved energy efficiency and ease of operation. Replacement is typically recommended when windows become inoperative, leak, or show significant deterioration.

Implication(s): Reduced energy efficiency | Difficult to operate | Material deterioration

Location: Throughout First Floor & Second Floor

Task: Plan for upgrade or replacement

Time: Discretionary / As needed

Cost: \$60-\$100 per square foot

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

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Sloped roof flashing material: • Aluminum

Approximate age: • More than 20 years

Typical life expectancy: • 15-20 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 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

SLOPED ROOFING \ Asphalt shingles

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

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2. Missing, loose or torn

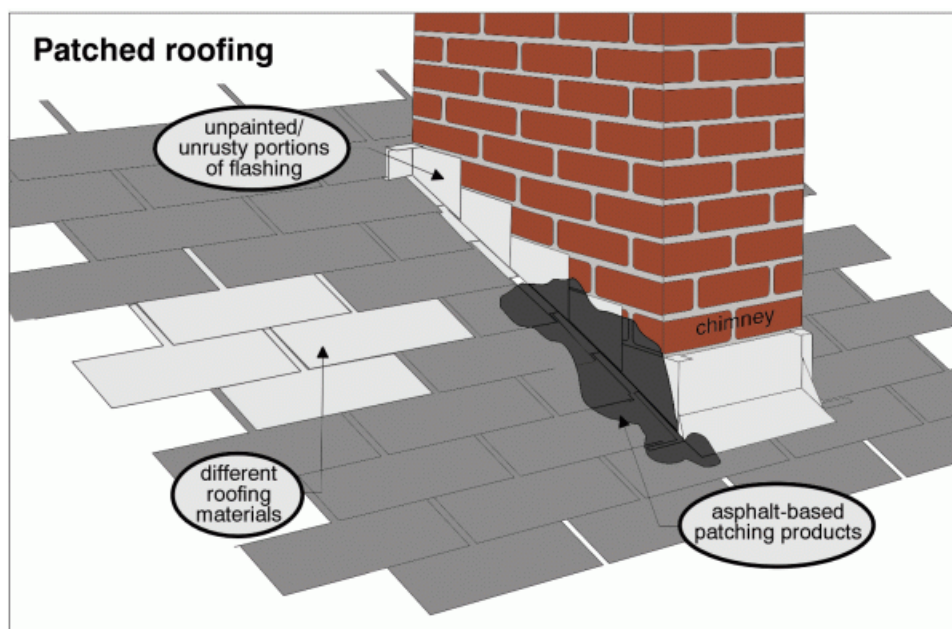


3. Missing, loose or torn

Condition: • [Patched](#)

Location: Various Exterior Roof

Task: For Your Information



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4. Patched example

Condition: • Aging

While the typical life expectancy for this type of asphalt shingle is around 20 years, it is often closer to 15-17 years in Canadian climates due to seasonal extremes.

The current roof covering is over 20 years old and shows signs of typical aging, including granule loss, minor cracking, prior patchwork and a few missing shingles. The roof is more worn at the right (south) due to sun exposure.

Location: Throughout Exterior Roof

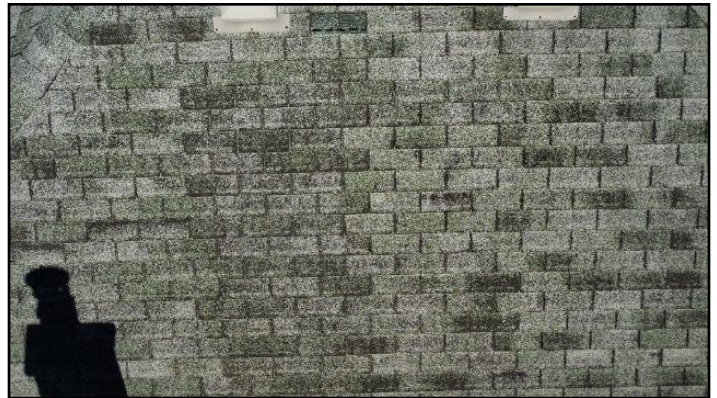
Task: Replace

Time: Less than 2 years

Cost: \$8,000 and up



5. Aging



6. Aging

SLOPED ROOF FLASHINGS \ Roof vent

Condition: • [Exposed fasteners not sealed](#)

Location: Various Exterior Roof

Task: Seal

Time: Less than 1 year

Cost: Minor

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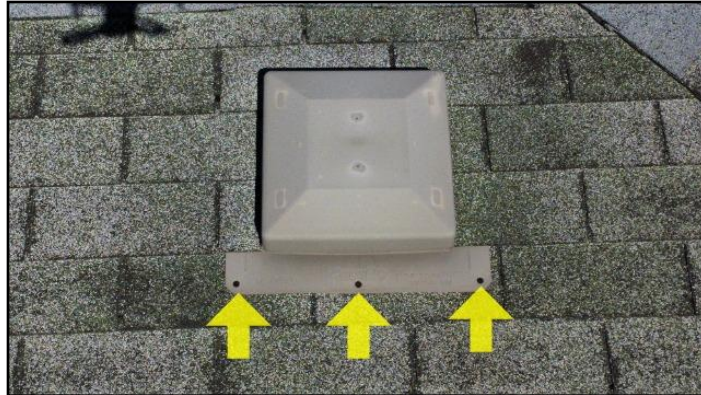
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7. Example

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 • With a drone

Age determined by:

• Drone

* Seller has not replaced roof covering during ownership (20+ years)

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Descriptions

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

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

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

Wall surfaces and trim:

• [Metal siding](#)

At garage

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, moisture intrusion, personal safety, shortened life expectancy of materials, and material deterioration

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.

Location: Various Exterior

Task: Improve

Time: Regular maintenance



8. example at window

WALLS \ Metal siding

Condition: • [Damage](#)

• Metal siding damaged or missing or loose

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Location: Various Exterior Garage

Task: Repair / Replace

Time: As soon as practical

Cost: Regular maintenance item



9. Loose example



10. Damage example



11. Loose example

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

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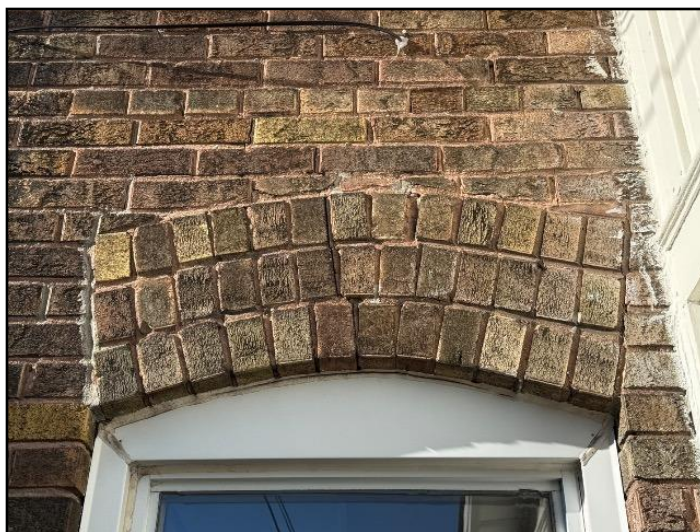
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12. example of typical cracks at arch

Condition: • Masonry and/or mortar deterioration

Tuckpoint / Repoint mortar and patch/repair spalled masonry. This is typical maintenance for a home of this age. photos show a sampling

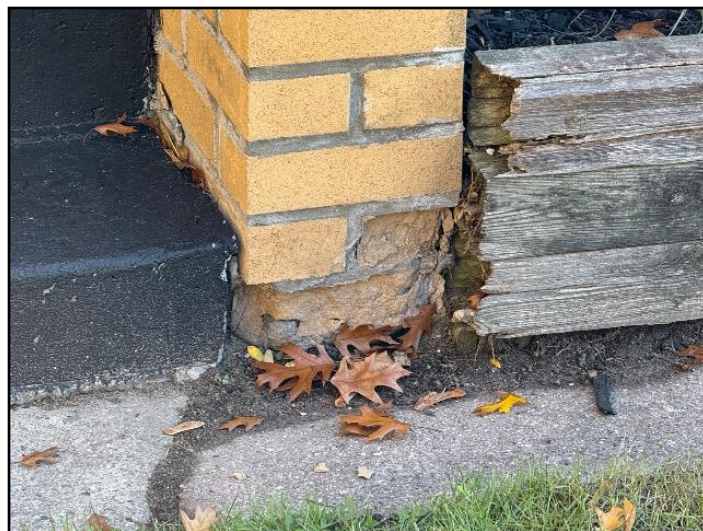
Location: Various Exterior Walls and column

Task: Repair

Time: Ongoing Regular maintenance



13. Masonry and/or mortar deterioration



14. Masonry and/or mortar deterioration

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15. Masonry and/or mortar deterioration



16. Masonry and/or mortar deterioration



17. Masonry and/or mortar deterioration



18. Masonry and/or mortar deterioration

Condition: • Mortar deterioration at window sill control joint

Provide mortar (Repointing, Tuck pointing) at various areas of the exterior window sill control joints. This is routine maintenance for homes of this age.

Location: Exterior

Task: Repair

Time: Less than 2 years and ongoing

Cost: Regular maintenance

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19. example

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Sill deteriorated](#)

Masonry deterioration is commonly observed on exterior window brick sills. Brick sills typically deteriorate over time. Consider replacing them with limestone or concrete sills to reduce long-term maintenance requirements.

Location: Rear Exterior window sill

Task: Replace

Time: Less than 1 year

Cost: \$500 and up



20. Sill deteriorated

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

Condition: • [Missing](#)

Implication(s): Fall hazard

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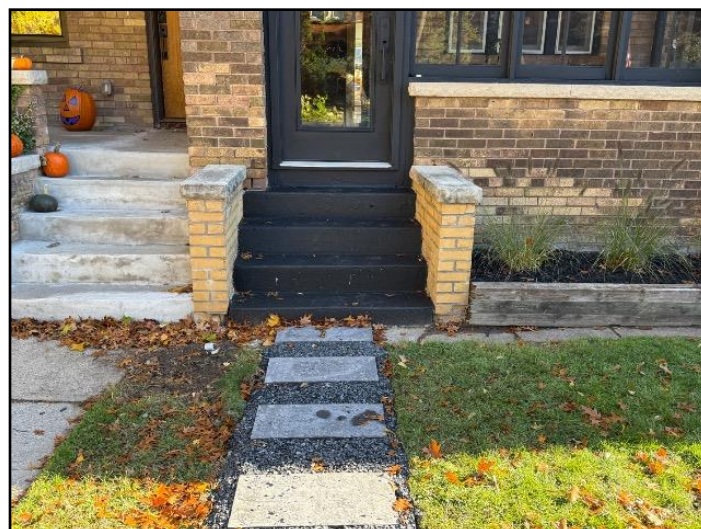
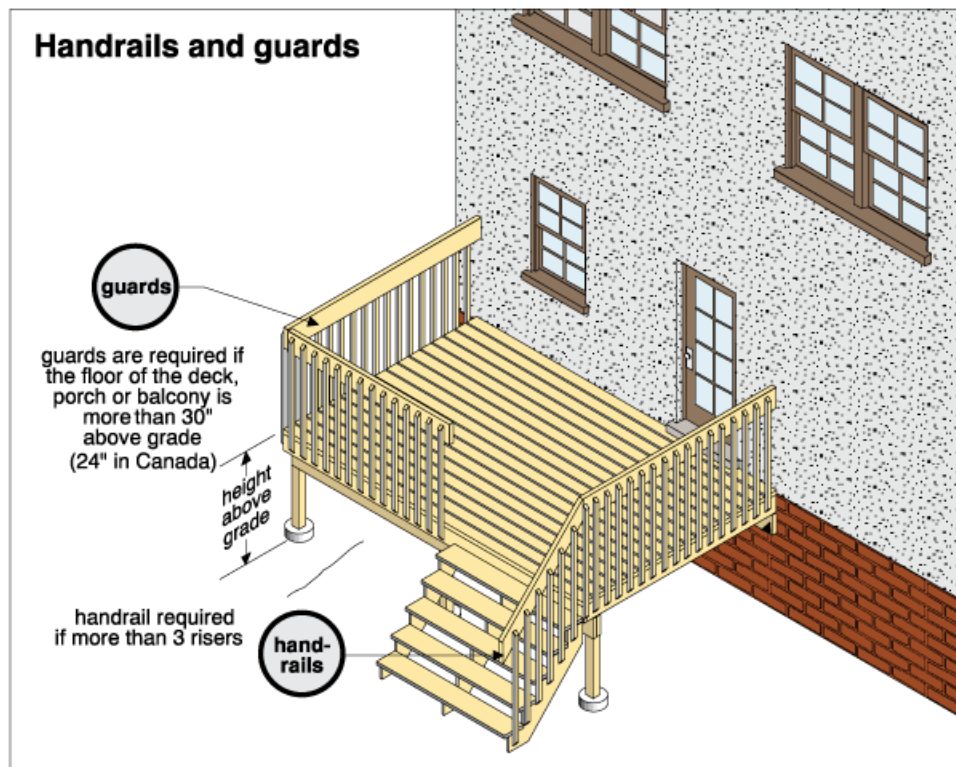
REFERENCE

Location: Front Exterior Staircase

Task: Provide Handrail

Time: Less than 1 year

Cost: Minor



21. Missing

LANDSCAPING \ General notes

Condition: • [Planters and gardens against walls](#)

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The presence of planters and gardens adjacent to exterior walls may impede proper drainage away from the home's foundation, increasing the risk of basement leakage. It is recommended to improve areas with low grading so that the ground slopes away from the home for at least 6 feet to ensure proper drainage.

Location: Front Exterior

Task: Monitor drainage / Improve

Time: Regular maintenance

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.

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor exterior 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 moisture intrusion:

- Downspout damaged - Garage exterior - Replace as part of routine maintenance
- Garage door dented - Repair/Replace when practical
- Stair rise too small or not uniform - Front steps - Improve when practical
- Stair tread narrow - Front top step - Improve when practical
- Walkway settlement - front exterior - Improve as part of routine maintenance

Location: Various Exterior

Task: Repair or Replace or Improve or Monitor

Time: Regular maintenance / Routine upkeep

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)

Descriptions

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

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#) • Subfloor - plank

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, 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

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

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

Inspection Methods and Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible:

• 99 %

Exterior covered by parging. Interior covered by finishes

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: • [100 Amps \(240 Volts\)](#)

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

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

Distribution panel type and location:

• [Breakers - basement](#)



22. Breakers - basement

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

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 - 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 \ Panel wires

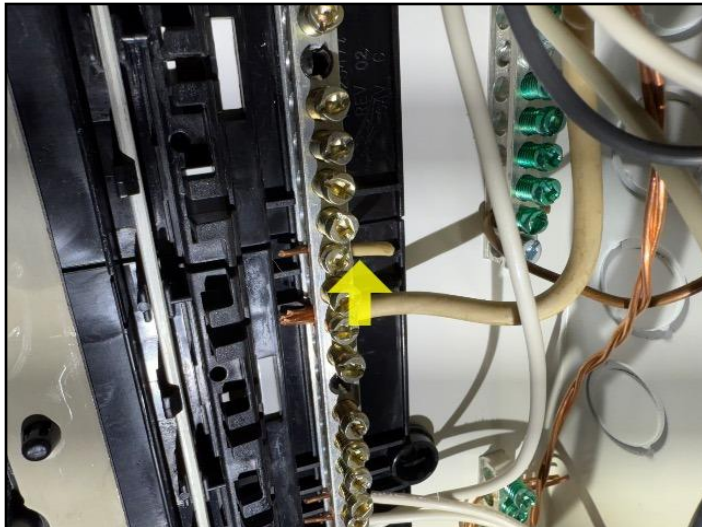
Condition: • Inactive/cut conductors noted at neutral bus.

While not hazardous, it should be removed for compliance with standard wiring practices when servicing panel.

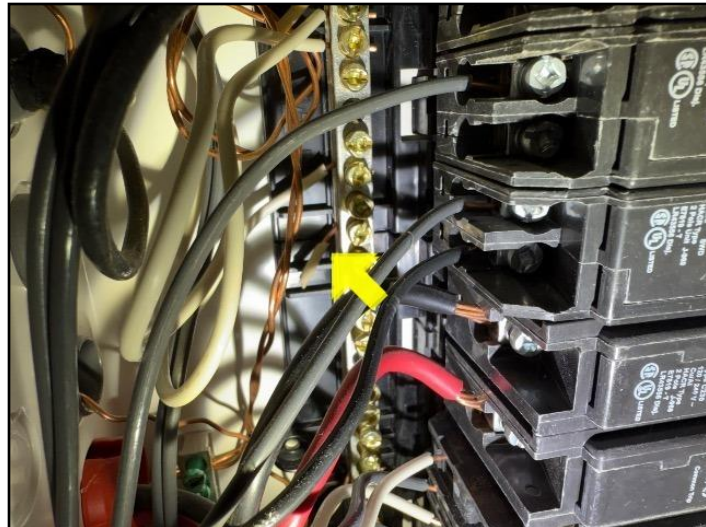
Location: Basement Panel

Task: Remove

Time: When servicing panel



23.



24.

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

Condition: • [Exposed in attics](#)

Implication(s): Electric shock

Location: Attic

Task: Correct

Time: As soon as practical

Cost: Minor



25. Exposed in attics

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • General safety reminder for ALL homes -

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.

Inspection Methods and Limitations

General: • The electrical system has been upgraded at some point. Knob and Tube wiring was the typical wiring used in homes built prior to 1950. We did not observe any knob and tube during our inspection and all the outlets we tested appeared grounded and in good working order. Sometimes remnants of knob and tube wiring is found during renovations. If found, remove during renovations.

System ground: • Quality of ground not determined

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Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Approximate age: • [2 years](#)

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

Main fuel shut off at: • Meter

Fireplace/stove:

• [Wood-burning fireplace](#)

Wood burning insert

Chimney/vent: • [Masonry](#)

Observations and Recommendations

RECOMMENDATIONS \ General

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

GAS FURNACE \ Mechanical air filter

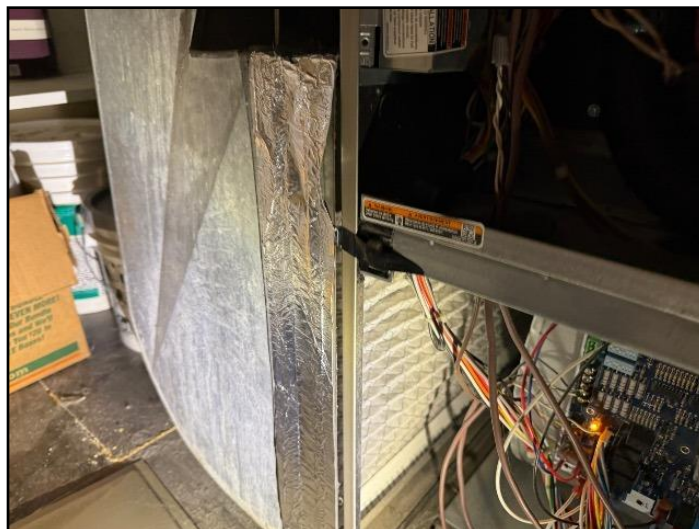
Condition: • Poor access to air filter.

The furnace filter can only be accessed from the bottom cover. The return duct connection has been sealed with tape, and there is no proper removable sheet metal access panel.

Location: Basement Furnace

Task: Install proper sheet metal access panel to allow easy filter replacement and routine servicing.

Time: As soon as practical



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GAS FURNACE \ Ducts, registers and grilles

Condition: • Typical of an older layout, some of the registers are at interior walls and/or floors and not below the windows. Provide auxiliary heating near windows if necessary (baseboards for example)

Location: Various

Task: Provide auxiliary heat source

Time: If necessary

Cost: Depends on approach

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [Missing](#)

*Additionally, tuckpoint mortar.

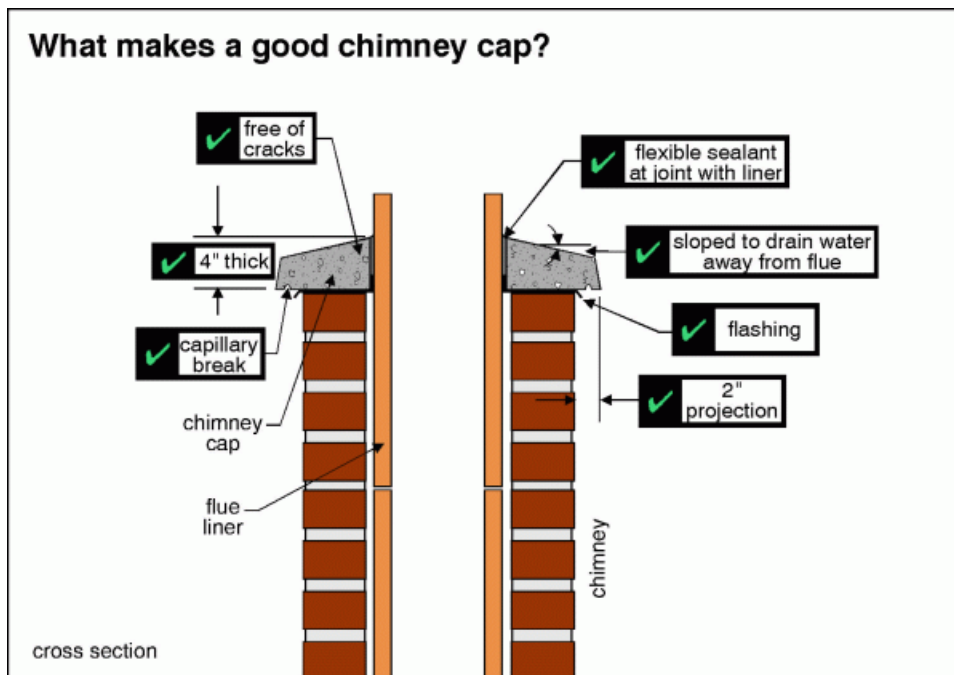
Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

Location: Rear Exterior Shared Chimney

Task: Correct

Time: Less than 1 year

Cost: Consult with Masonry Specialist



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27. Missing

FIREPLACE \ General notes

Condition: • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See www.wettinc.ca.

SELLER HAS RECENTLY RECEIVED WETT INSPECTION. SEE APPENDIX TAB IN REPORT

Task: Inspect / Clean

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

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

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

Compressor approximate age: • 3 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.

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F

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

Window unit: • Window A/C excluded from inspection

INSULATION AND VENTILATION

837 Windermere Avenue, Toronto, ON November 4, 2025

Report No. 8760

www.inspectionpros.ca

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Descriptions

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

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

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

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

Foundation wall insulation material: • Not visible

Foundation wall insulation amount/value: • Not visible

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Below current standards of R-60 (as of 2016).

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

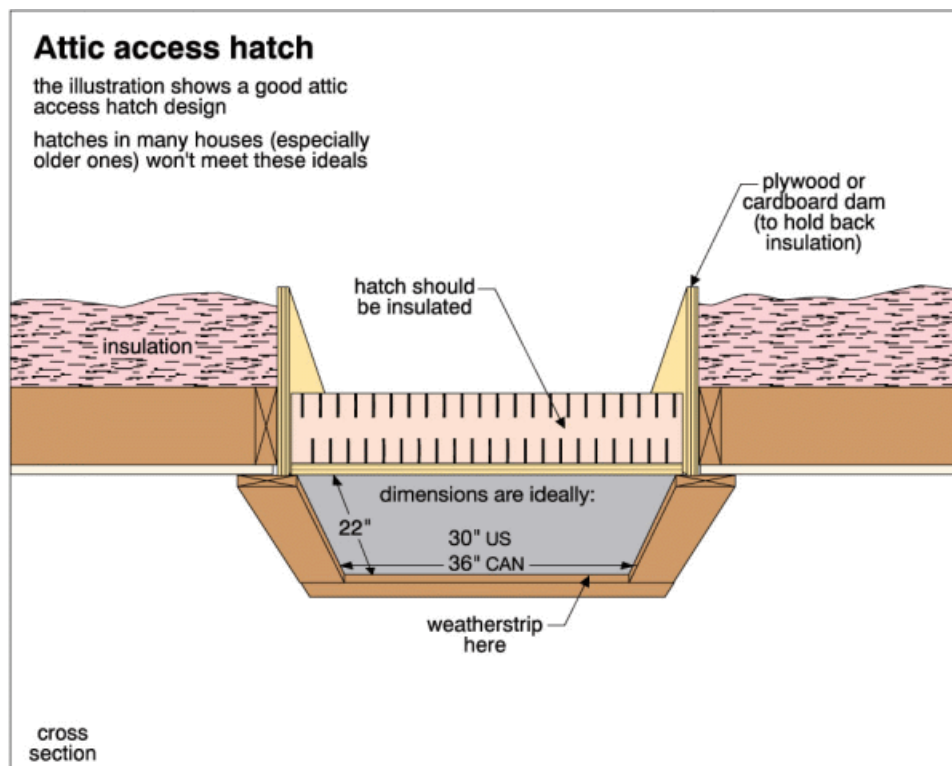
Time: Discretionary

Cost: \$2000 and up

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated](#)

Implication(s): Increased heating and cooling costs | Reduced comfort



INSULATION AND VENTILATION

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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

Service piping into building: • [Not visible](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Main water shut off valve - Front of the basement

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 151 liters

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location:

- Near laundry area
- Under cabinet

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.

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

Location: Throughout Bathrooms

Task: Improve

Time: Ongoing regular maintenance

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer backup insurance is recommended for ALL homes

Sewer backup can happen to any home. There are many potential causes and it is prudent for homeowners to have coverage for this.

Condition: • GENERAL RECOMMENDATION FOR ALL HOMES BUILT PRIOR TO 1975 - A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400, however many companies will rebate the cost if work is to be completed.

WASTE PLUMBING \ Traps - installation

Condition: • [Wrong type](#)

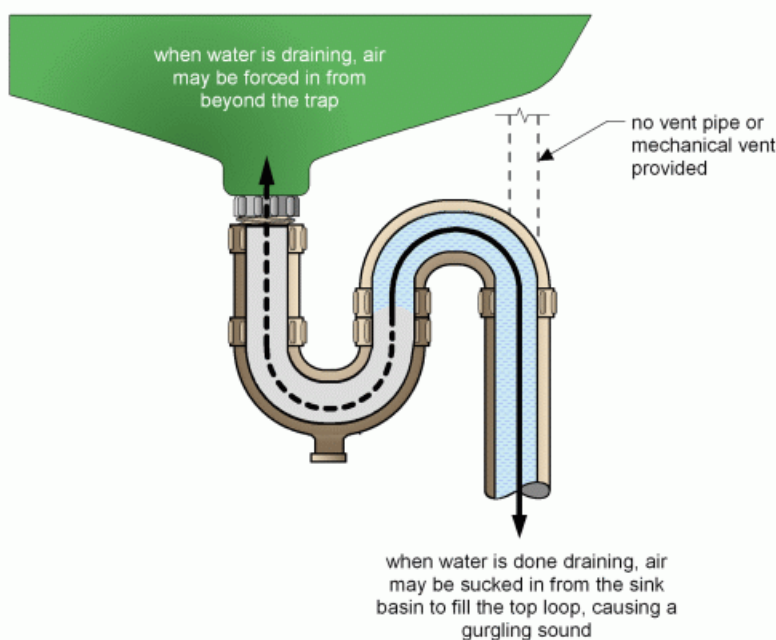
S-trap configuration may cause siphoning of water from the trap. P-trap preferred

Location: First Floor Kitchen

Task: Monitor for siphoning / Improve

Time: If necessary

S-traps can lead to siphoning



28. Wrong type

WASTE PLUMBING \ Floor drain

Condition: • [Obstructed](#)

The bottom of the cabinet trim obstructs clear pathway to floor drain. (Remove bottom trim piece)

PLUMBING

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Implication(s): Chance of water damage

Location: Basement Laundry Area (below cabinet)

Task: Correct

Time: As Soon As Possible

Cost: Minor



29. Obstructed

FIXTURES AND FAUCETS \ Bathtub enclosure

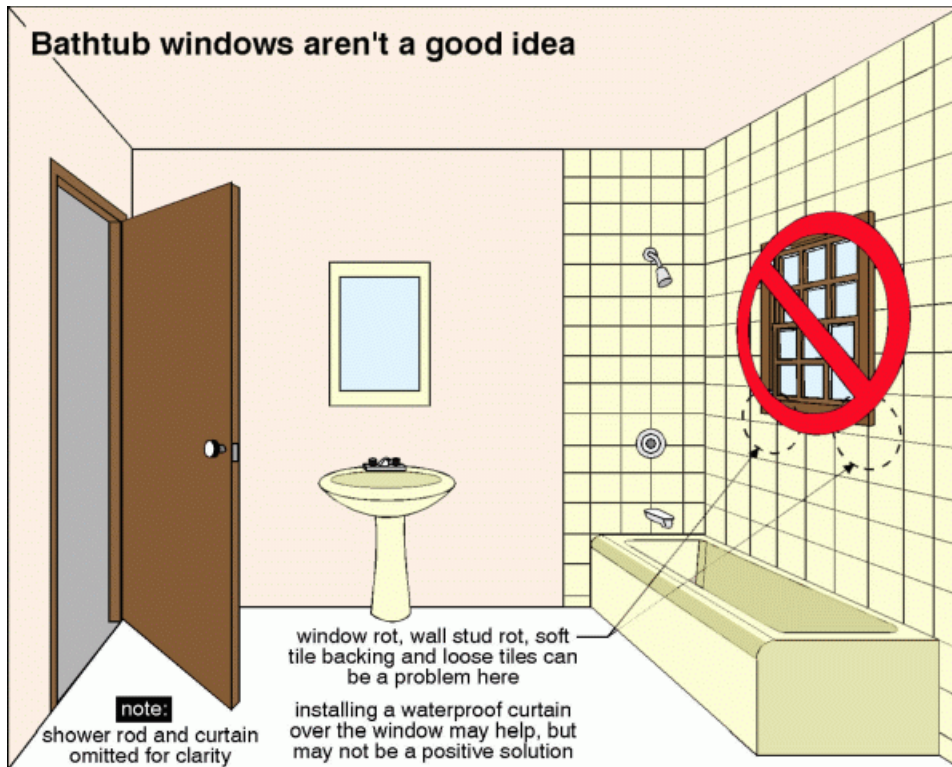
Condition: • [Unprotected window](#)

Windows in bathtub area were common when this house was originally built. These windows are vulnerable to water damage. Shower Curtain can provide temporary protection. Ensure grout and caulking are maintained regularly

Location: Second Floor Bathroom

Task: Protect

Time: Ongoing



REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor plumbing 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 and/or leaks.

• Shower door handle is very loose - Second floor bathroom - Secure

Location: Various

Task: Improve or Correct or Repair

Time: Regular maintenance / Routine upkeep

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: • Many interior components have been updated

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

Glazing: • [Single](#) • [Double](#) • [Primary plus storm](#)

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 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.

Seller reported the basement has never encountered leakage during their ownership

CEILINGS AND WALLS \ General notes

Condition: • Typical minor flaws

All blemishes tested with moisture meter and were dry at time of inspection

Location: Various First Floor / Second Floor



30. example



31. Patchwork

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32. Typical minor flaws

WALLS \ General notes

Condition: • Stains

Dry at time of inspection

Location: Furnace Room

Task: For Your Information

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • [Grout missing](#)

Location: Kitchen and rear sunroom

Task: Provide grout

Time: Regular maintenance

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33. one example

FLOORS \ Subflooring

Condition: • [Squeaks](#)

Location: Various First Floor / Staircase

Task: Improve

Time: When desired / when remodelling

Condition: • Slope or Sag Noted.

Sloping or sagging or uneven floors were observed in various areas of the home. These conditions are common in houses of this age and reflect normal settlement and wear over time. No immediate structural concerns were noted during the inspection.

Location: Various

Task: Repair when desired or when remodelling

Cost: Depends on cause (Joists / foundations / subfloor, etc)

WINDOWS \ General notes

Condition: • Windows Aging or Mixed Ages

Mix of sliders, fixed (dated 1983), and single-hung windows (older age unknown). The sliders tested functional. Window replacement should be planned over time for improved energy efficiency and ease of operation. Replacement is typically recommended when windows become inoperative, leak, or show significant deterioration.

Implication(s): Reduced energy efficiency | Difficult to operate | Material deterioration

Location: Throughout First Floor & Second Floor

Task: Plan for upgrade or replacement

Time: Discretionary / As needed

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Cost: \$60-\$100 per square foot

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Plexiglass installed at interior

Implication(s): Physical injury

Location: Various (approx. 4 windows) Rear First Floor Sunroom

Task: Replace

Time: Less than 1 year



34. Cracked example

WINDOWS \ Sashes

Condition: • [Sash coming apart](#)

Location: First Floor Dining Room

Task: Repair

Time: Prior to first use

DOORS \ Doors and frames

Condition: • [Racked/out-of-square](#)

Very common in older homes with typical sloping floors.

Location: Second Floor

Task: Improve

Time: Discretionary / When remodelling

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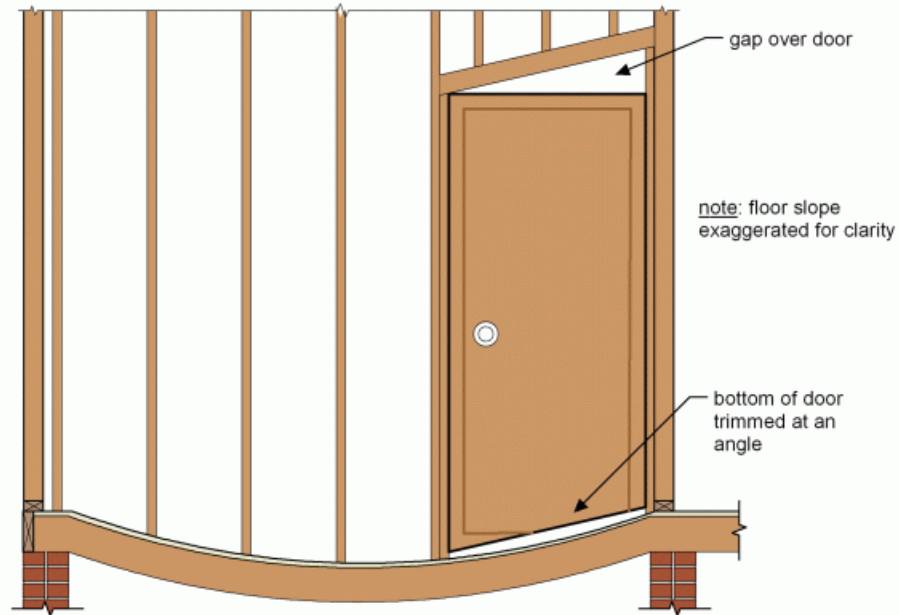
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Racking door openings due to sloping/sagging floors



35. example

STAIRS \ Height

Condition: • [Headroom less than ideal](#)

Implication(s): Physical injury

Location: Basement Staircase

Task: Take precaution when using staircase / Improve if/when renovating

STAIRS \ Handrails and guards

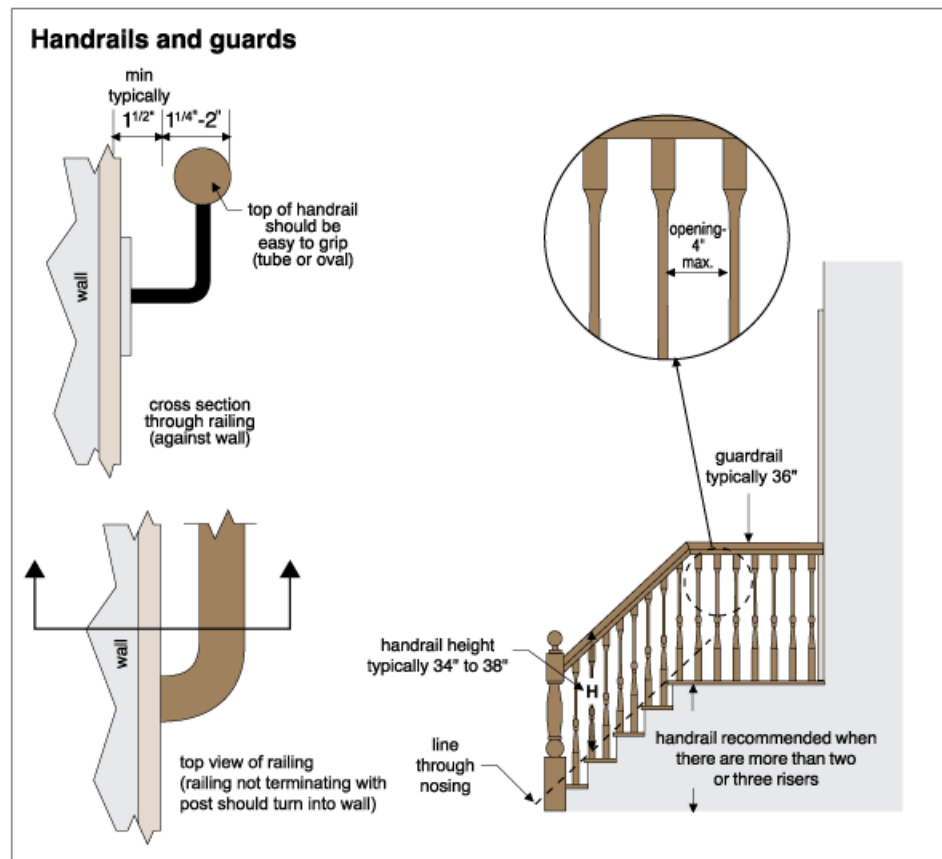
Condition: • [Hard to hold](#)

Implication(s): Fall hazard

Location: First Floor Staircase

Task: Replace

Time: As soon as practical



Condition: • [Missing](#)

Implication(s): Fall hazard

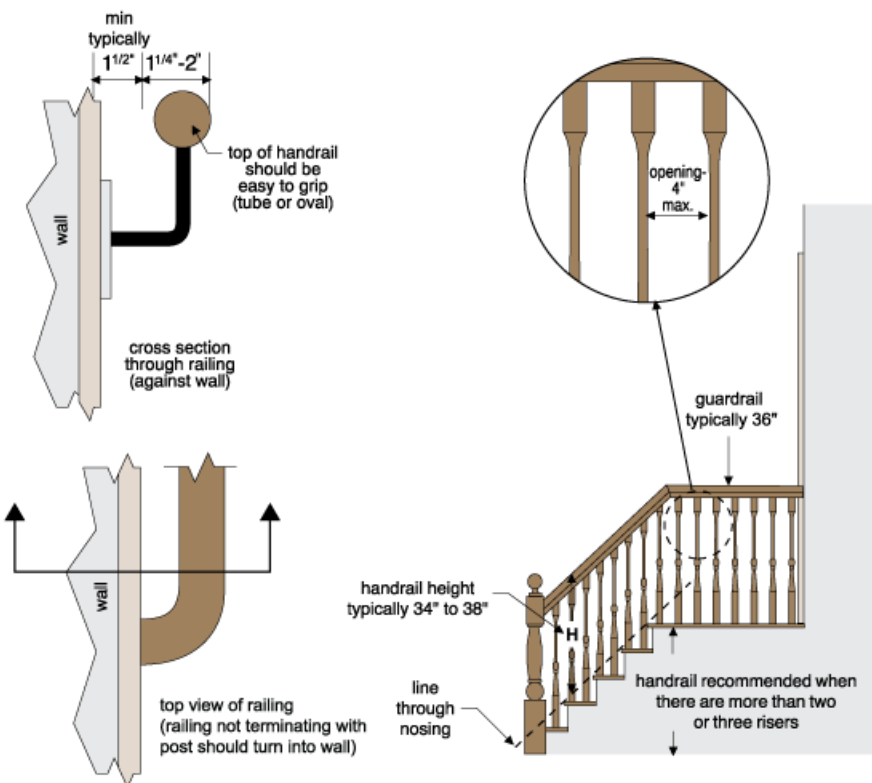
Location: Basement Staircase Top Run

Task: Provide Handrail

Time: Less than 1 year

Cost: Minor

Handrails and guards



36. Missing

STAIRS \ Guardrails

Condition: • [Too low](#)

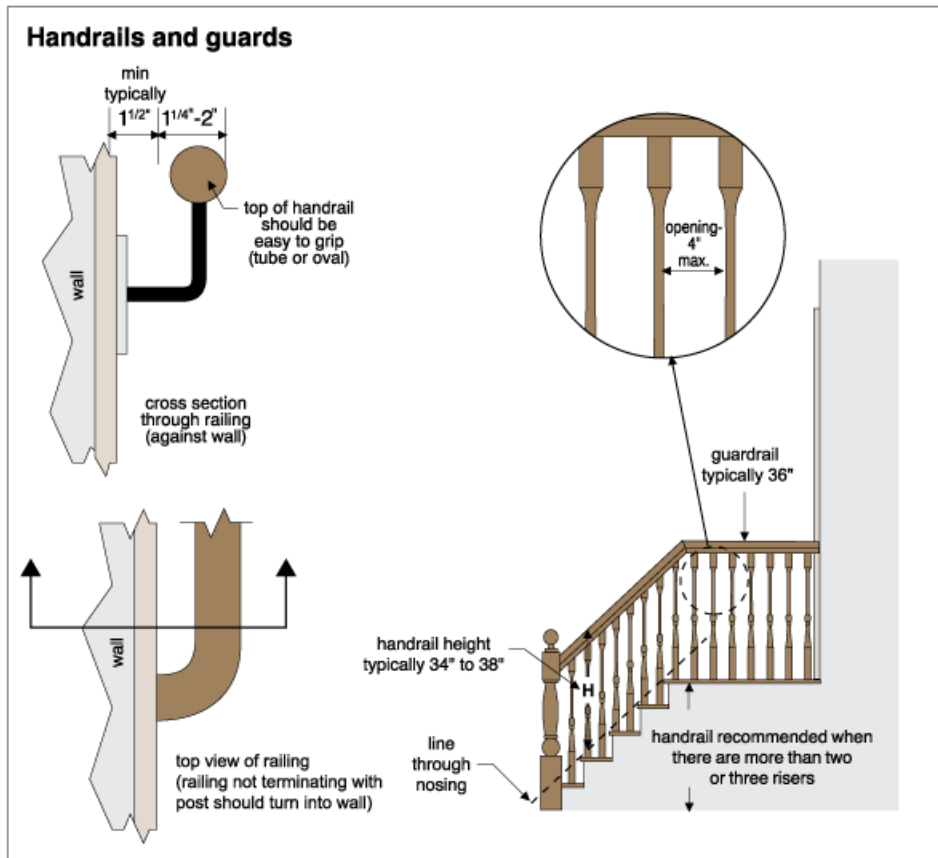
Below modern standards

Implication(s): Fall hazard

Location: Second Floor Hall

Task: Upgrade

Time: As soon as practical



37. Too low

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.

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: • 99 %

Basement leakage: • Storage in basement severely 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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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.

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

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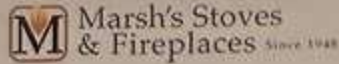
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3322 Dundas St. West Toronto, Ont. M6P 2A4
www.marshfireplaces.com Email: info@marshs.ca 416-762-4582 , 1-800-906-557

Toronto, October 17, 2025

837 Windermere Ave
Toronto, Ont M6S 3M5

W.E.T.T Inspection report

To whom it may concern:

With respect to the wood burning insert (I1200 by Regency) and its chimney system at the above-mentioned address.
The wood insert is vented through the existing brick chimney with an approved stainless-steel liner all the way up to the cap.
The wood burning insert and the chimney liner system are all installed in accordance with B-365 compliance to Canadian standard.
All clearances have been taken into consideration and the owner operator has been shown how to operate the appliance safely as per manufacturer and Canadian standard.

Based on my inspection, I find the above installation to be code compliant and safe.

Respectfully yours,

Alan Baroey: alan@marshs.ca Cell: 416-717-7401

WETT# 4697

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**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