

Your Inspection Report

130 West Lodge Avenue
Toronto, ON M6K 2T5

PREPARED FOR:

PAVLENA BROWN
KATHY ESSERY

INSPECTION DATE:

Friday, September 25, 2026

PREPARED BY:

ADAM HANNAN



TIP

**THE
INSPECTION
PROFESSIONALS**

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

416-725-5568

HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca



September 27, 2026

Dear Pavlena Brown and Kathy Essery,

RE: Report No. 9840
130 West Lodge Avenue
Toronto, ON
M6K 2T5

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

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

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

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

-Adam

BUYERS -

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

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

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

130 West Lodge Avenue, Toronto, ON September 25, 2026

Report No. 9840

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SUMMARY

ROOFING

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HIGHLIGHTS:

This century-old semi-detached solid masonry home on stone foundations is in 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 visible exterior masonry is in good condition overall.

The roof coverings are reported to have been replaced in approximately 2022 and consist of premium architectural asphalt shingles on the sloped areas and modified bitumen membrane roofing on the flat areas.

The eavestroughs are reported to have been replaced in approximately 2026.

Attic insulation levels have been upgraded to modern standards.

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

This summary outlines some of the potentially significant issues that may require short-term attention due to cost, safety, or performance concerns. The summary items below are brief references to findings detailed in the body of the report. 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.

SUMMARY:

HEATING

Furnace is functioning and past typical lifespan

COOLING

Air conditioner is functioning and nearing end of typical lifespan

PLUMBING

Water heater is nearing end of typical lifespan

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IMPORTANT NOTES:

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS.

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

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

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

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

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Sloped roofing material:

- [Asphalt shingles](#)

Newer good condition overall



1. Asphalt shingles

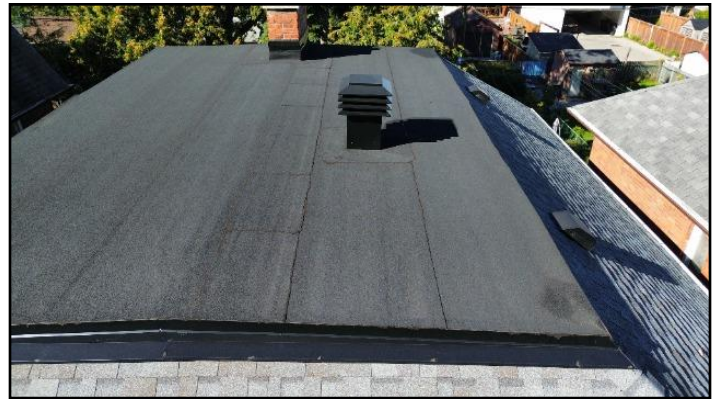
Flat roofing material:

- [Modified bitumen membrane](#)

Newer good condition



2. Full roof view



3. Modified bitumen membrane

Approximate age: • 4 years

Typical life expectancy: • 15-25 years

Observations and Recommendations

RECOMMENDATIONS \ General

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

RECOMMENDATIONS \ Overview

Condition: • Annual roof maintenance is recommended to identify and repair damage to roofing materials, flashings and

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caulking. Regular roof maintenance reduces the risk of leaks and resulting water damage and may help extend the service life of the roof.

Location: Exterior Roof

Task: Inspect annually

Time: Ongoing

SLOPED ROOF FLASHINGS \ General notes

Condition: • Lifted flashing

Location: Front flat roof / sloped roof transition

Task: Secure

Time: Less than 1 year or next annual roof inspection

Cost: Minor



4.

Inspection Methods and Limitations

Inspection performed: • With a drone

Age determined by: • Reported by seller's agent

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Gutter & downspout material:

- [Aluminum](#)

New - good condition

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

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

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

RECOMMENDATIONS \ General

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

WALLS \ Masonry (brick, stone) and concrete

Condition: • Masonry and/or mortar deterioration

Localized mortar deterioration, open joints, minor cracks and brick spalling remain at various exterior masonry areas as is common for homes of this age.

Some recent tuck-pointing repairs were also noted.

This is typical maintenance for a home of this age. Photos show representative examples.

Location: Various Exterior wall and sills

Task: Repair

Time: Ongoing regular maintenance



5. Minor spalling example



6. Typical mortar deterioration at brick sill

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7. Missing mortar example



8. Typical minor cracks at front

EXTERIOR GLASS/WINDOWS \ General notes

Condition: • Sill - Near or at Grade Level

Basement window at or near grade level. Modern standards recommend that the bottom of the window be at least 6 inches above grade or have a window well installed. Consider adding window well if regrading or when necessary. In the meantime, ensure windows remain well-sealed to prevent water intrusion.

Location: Various exterior

Task: Monitor for moisture intrusion / Improve

Time: As necessary

Cost: If/when upgrading to window wells in the future, \$2000 and up each



9. example



10. example

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

Condition: • [Spindles \(balusters\) too far apart](#)

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Space between spindles larger than modern standards

Location: Front Exterior Porch

Task: Upgrade

Time: When practical

Condition: • Spindles loose or damaged

Guard spindles and lower framing were loose/deteriorated. Some deck/stair boards were also loose or not well secured, and deck surfaces were weathered.

Location: Rear Exterior Deck and Steps

Task: Repair / Replace

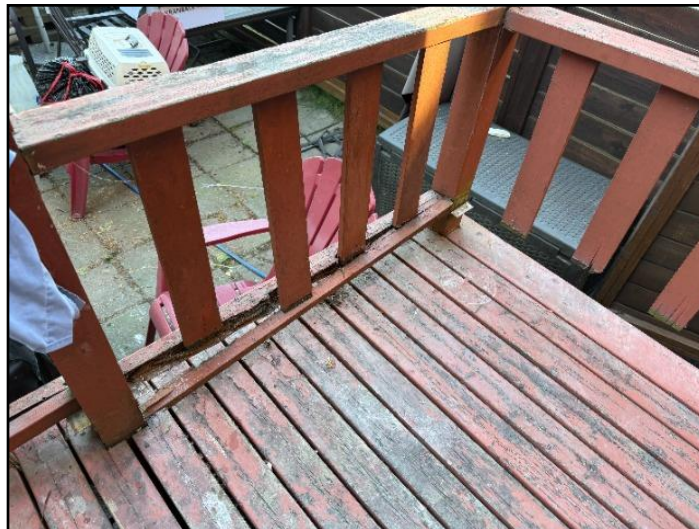
Time: As soon as practical



11. Spindles loose or damaged



12. Wood step board not secured



13. Spindles loose or damaged

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor exterior deficiencies and upkeep items noted during the inspection. These should be

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addressed through routine maintenance to help reduce the risk of deterioration, moisture intrusion, or safety concerns:

- Limited sill projection and localized masonry deterioration - Front door - Improve sill and repair masonry as needed.
- Deteriorated wood sill and minor mortar cracking - Rear door - Repair or replace sill and patch mortar as needed.
- Tree branches close to or overhang roof - Various exterior - Keep branches trimmed back at least 3 feet from roof line
- Torn window screen - Right side - Replace as needed
- Window screen not attached - Rear exterior basement window - Repair as needed
- Walkways cracked or damaged surfaces - Various walkways - Repair as needed
- Exterior doors old/weathered - Various - Update as needed

Location: Various Exterior

Task: Repair / Replace or Improve as noted

Time: Regular maintenance / Routine upkeep

Inspection Methods and Limitations

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. • The solid masonry walls and foundations that are visible are in good condition overall.

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

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, weakened structure, chance of structural movement, and personal safety

FOUNDATIONS \ Columns or piers

Condition: • Unconventional support arrangement

This is a century-plus home with original and altered structural components. Localized added wood posts, blocking and other support arrangements were noted in the basement. These types of alterations are common in homes of this age. Visible areas appeared to be performing at the time of inspection; however, the adequacy of these support arrangements is beyond the scope of a home inspection. One wood post was not secured at the base.

Location: Basement

Task: Have qualified contractor review and improve / secure as needed

Time: When practical



14.



15.



16.

FOUNDATIONS \ General notes

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

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

Location: Various Exterior Wall

Task: Monitor / Repair

Time: Ongoing / If necessary

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Water stains or discoloration - Attic plank boards

Discoloration or water staining was noted on the plank board sheathing in the attic. This is a common observation in older homes and is typically the result of historical moisture exposure, condensation, natural aging and weathering of the wood. Some darkened areas may also be associated with fungal staining; however, confirming the exact nature of the discoloration is beyond the scope of a home inspection.

Location: Various Attic

Task: For Your Information

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17. Water stains or discoloration - Attic plank...

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: • 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](#)

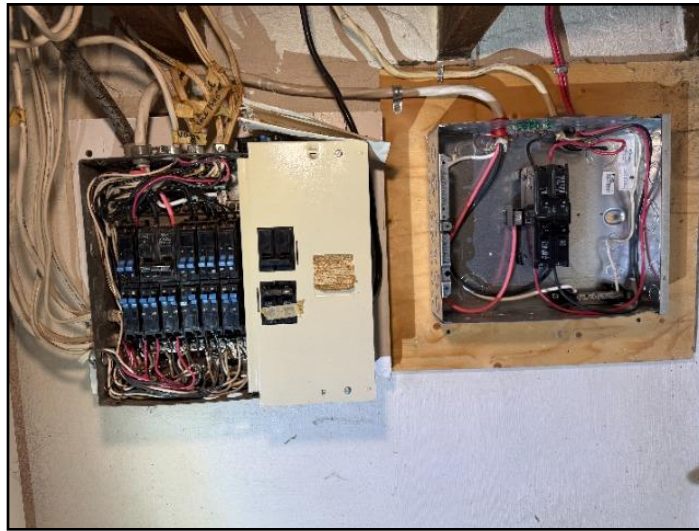
Service size: • [100 Amps \(240 Volts\)](#)

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

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

Distribution panel type and location:

• [Breakers - basement](#)



18. Breakers - basement main and sub panel

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

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

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

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

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

Observations and Recommendations

RECOMMENDATIONS \ General

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Location: Basement Panel

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

ELECTRICAL

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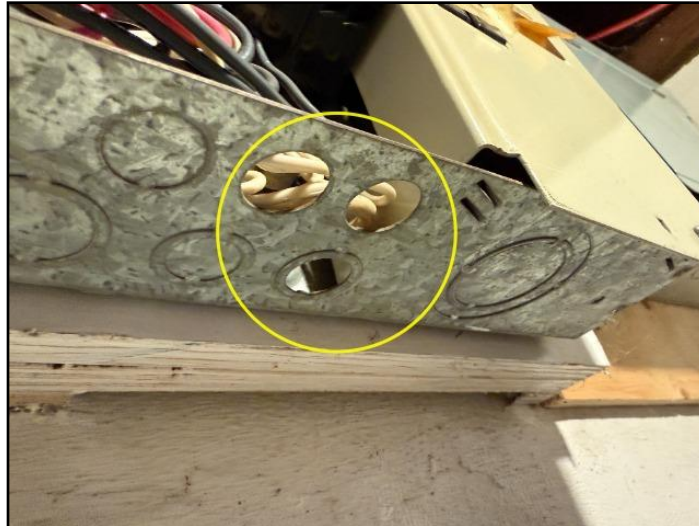
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Time: As Soon As Possible

Cost: Less than \$100



19. Openings in panel

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

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

Location: Various basement

Task: Correct - Provide protective barrier between wire and duct (such as insulation)

Time: As Soon As Possible

Cost: Minor



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



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

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover missing

Location: Various basement

Task: Provide Covers**Time:** As Soon As Possible**Cost:** Minor**22.** Cover missing**23.** Cover missing**DISTRIBUTION SYSTEM \ Outlets (receptacles)****Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

A GFCI-protected receptacle was present in the bathroom. An older two-prong receptacle integral to the light fixture was also present. GFCI protection for this receptacle could not be confirmed and it could not be tested with a standard receptacle tester. This type of fixture is common in older homes.

Location: Second Floor Bathroom**Task:** Upgrade / Replace fixture or disconnect receptacle**Time:** Prior to first use**Cost:** Minor**Condition:** • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)**Location:** Rear exterior**Task:** Replace with GFCI outlet**Time:** As Soon As Possible**Cost:** Minor**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

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

REGULAR MAINTENANCE \ Comments \ Additional

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

- No handle ties noted at adjacent breakers that may serve multi-wire circuits - Basement panel - Verify / improve if needed

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- Improper panel fasteners - Basement panel - Replace with appropriate panel fasteners

Location: Various

Task: Correct

Time: As soon as practical

Cost: Regular maintenance

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

HEATING

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Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [21 years](#)

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

Main fuel shut off at: • Meter

Fireplace/stove: • None

Observations and Recommendations

GAS FURNACE \ Life expectancy

Condition: • Past life expectancy

Typical lifespan is 15-20 years. The current unit is 21 years old. Service and have HVAC technician check heat exchanger. If the heat exchanger is in good condition, continue to use until replacement needed.

Implication(s): Equipment failure | No heat for building

Location: Basement Furnace

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,500 - and up

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: • [Rain cap missing or damaged](#)

Location: Exterior chimney

Task: Provide

Time: Less than 1 year

Cost: Minor

HEATING

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24. *Rain cap missing or damaged*

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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Descriptions

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

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 12 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

Typical Life Expectancy for this type of unit is 10-15 years but can often last longer with regular servicing. The current unit is 12 years old.

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$4,000 - and up

Inspection Methods and Limitations

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

INSULATION AND VENTILATION

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Attic/roof insulation material:

- [Glass fiber](#)

Upgraded



25. Glass fiber

Attic/roof insulation amount/value: • R-60

Attic/roof air/vapor barrier: • [None found](#) • Spot Checked Only

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

Foundation wall insulation material: • None

Foundation wall insulation amount/value: • [None found](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

PLUMBING

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Descriptions

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

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Main water shut off valve - Front of the basement



26. Main water shut off valve - Front of the...

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 40 US gallons

Water heater approximate age: • 14 years

Water heater typical life expectancy: • 10 to 15 years

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

Floor drain location: • Basement, reported by seller. Not located or inspected during the inspection

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.

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Typical life expectancy is 10-15 years. The current unit is 14 years old

Location: Basement Water Heater

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Task: Replace

Time: When necessary / Unpredictable

Cost: Rental \$35-\$55 monthly. Purchase \$2000 - and up

WASTE PLUMBING \ Traps - installation

Condition: • [Wrong type](#)

Trap arrangement appears to form an S-trap, with the drain piping turning downward after the trap. Connections are also older/irregular. Minor water droplets were noted below the sink; the source could not be confirmed and no dripping was observed during testing.

Location: Kitchen

Task: Monitor for siphoning, slow draining, sewer odours or leakage / Repair if necessary

Time: Ongoing / If necessary



27. Wrong type

WASTE PLUMBING \ Floor drain

Condition: • [Obstructed](#)

Following the inspection, the seller advised through the listing agent that a basement floor drain is present and plugged with a rubber stopper.

Location: Basement

Task: Correct / Provide appropriate grate

Time: As Soon As Possible

REGULAR MAINTENANCE \ Comments \ Additional

Condition: • The following are minor plumbing deficiencies and upkeep items noted during the inspection. These should be addressed through routine maintenance to reduce the risk of leakage and/or deterioration.

- Laundry tub loose - Basement laundry tub - Secure
- Localized corrosion at bathtub drain fitting - Second-floor bathroom - Repair / replace as needed

Location: Various

Task: Improve or Correct or Repair

Time: Regular maintenance / Routine upkeep

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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.

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Descriptions

Windows: • A representative number of windows were checked for basic operation • [Fixed](#) • [Single/double hung](#) • Sliders • Sliders - basement • Fair condition overall. Most windows tested were functional

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

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 walls/ceilings

WALLS \ Masonry or concrete

Condition: • Efflorescence, stains

Historical staining was noted at various basement wall/floor areas, typical of a 100+ year old home. The seller advised through the listing agent that the basement has remained dry and no leakage has been experienced during their ownership.

Location: Various Basement

Task: Monitor for leakage

Time: Ongoing regular maintenance

FLOORS \ Subflooring

Condition: • Slope or Sag Noted.

Some minor 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: • Inoperative

Kitchen single-hung window was painted shut and could not be operated. Bathroom hung window was very stiff/difficult to operate.

Location: Kitchen and second-floor bathroom

Task: Adjust / Repair

Time: When practical

Condition: • Windows Aging or Mixed Ages

Windows are of mixed ages, with many units dated approximately 1982 and 1992 and some older windows of unknown age. Overall, the windows are aging but generally serviceable. Replacement is not considered urgent but should be planned over time as individual windows deteriorate or become problematic.

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Location: Throughout

Task: Plan for upgrade or replacement

Time: Discretionary / As needed

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

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Location: Staircase basement

Task: Provide handrail/spindles on open side

Time: As soon as practical

Cost: Minor

STAIRS \ Guardrails

Condition: • [Too low](#)

Below modern standards

Location: Second Floor Hall

Task: Upgrade

Time: As soon as practical



28. Too low

STAIRS \ Spindles or balusters

Condition: • [Too far apart](#)

At one area

Location: Second Floor Hall

Task: Correct / Provide additional spindle

Time: As Soon As Possible

Cost: Minor

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29. Too far apart

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.

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Floor tiles 9" x 9" - possible asbestos containing materials

Old resilient floor tiles and associated mastic adhesive may contain asbestos and are typical in homes of this era. Generally, we always recommend testing before disturbing.

PRIOR LAB TESTING - The seller has documentation indicating that asbestos bulk sampling was previously completed at various areas of the property. The documentation is available from the seller/listing agent for review if requested.

Location: Front foyer and kitchen

Task: Consult listing agent for further information if desired / Verify materials have been tested before disturbing

Cost: Consult specialist

REGULAR MAINTENANCE \ Comments \ Additional

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

• Wear and deterioration at kitchen cabinets and countertops - Kitchen - Repair / refinish or update as desired

Location: Various

Task: Repair/Replace/Improve

Time: Regular maintenance / Routine upkeep

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Inspection Methods and Limitations

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: • 80 %

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.

Descriptions

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

Observations and Recommendations

RECOMMENDATIONS \ General

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

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

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

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

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

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

Condition: • ALL HOMES - PLUMBING - Sewer backup insurance is recommended.

Condition: • ALL HOMES BUILT PRIOR TO 1975 - PLUMBING - A video scan of the waste plumbing is recommended on older homes to check for tree roots, blockages, damaged pipe, or collapse. Typical cost is roughly \$300 to \$400.

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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. • ***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 \$700 per crack from the interior and \$1,500 to \$2,500 per crack from the exterior or \$300 per hole.) 4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

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

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

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

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

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.

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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 National Standards of Practice of the Canadian Association of Home & Property Inspectors (CAHPI). A copy of these Standards is available at <https://www.cahpi.ca/en/home-inspectors/inspector-standards>

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

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

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

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

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

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor, engineer, or other qualified specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life. Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

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

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling. If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

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

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

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

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

11. The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

REFERENCE LIBRARY

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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