

# INSPECTION REPORT



For the Property at:

**58 PAULINE AVENUE**

TORONTO, ON M6H 3M8

Prepared for: ALISHBA ZAMREEN

Inspection Date: Monday, February 9, 2026

Prepared by: Raj Khokhar



Canada's Professional Home Inspections Inc.  
50 Cottrelle Boulevard, Suite 302  
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[www.cphomeinspections.ca](http://www.cphomeinspections.ca)  
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The best home inspection experience available.  
"Know Your Home Before You Buy"

# AGREEMENT

58 Pauline Avenue, Toronto, ON February 9, 2026

Report No. 3658, v.3

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## PARTIES TO THE AGREEMENT

### Company

Canada's Professional Home  
Inspections Inc.  
50 Cottrelle Boulevard, Suite 302  
Brampton, ON L6S 0E1

### Client

Alishba Zamreen

This is an agreement between Alishba Zamreen and Canada's Professional Home Inspections Inc..

HOME / BUILDING INSPECTION AGREEMENT Ontario, Canada

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME/BUILDING INSPECTION COMPANY

PLEASE READ CAREFULLY THIS AGREEMENT IS FIRM AND BINDING

In addition to the limitations in the Standards of Practice, the inspection of this property is subject to the Limitations and Conditions set out below. The inspection is performed in accordance with the Standards of Practice of our national association (InterNACHI / OAH).

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this inspection. It provides a general overview of the more obvious repairs or deficiencies that may be needed. It is not intended to be an exhaustive list.

The ultimate decision of what to repair or replace is the clients. One homeowner may decide that certain conditions require repair or replacement, while another may not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE

The inspection provides a basic overview of the condition of the property.

Because the inspector has only a limited amount of time to assess the home/building, the inspection is not technically exhaustive.

Some conditions noted such as foundation cracks or other signs of settlement may be cosmetic or may indicate a potential structural issue beyond the scope of this inspection.

If you are concerned about any condition noted, we strongly recommend consulting a licensed contractor or professional engineer for a more detailed analysis at an additional cost.

### 2) INSPECTION IS AN OPINION OF VISIBLE CONDITIONS ONLY

The report represents the inspectors professional opinion of the visible and readily accessible components at the time of inspection.

The inspection does not include defects hidden behind walls, floors, or ceilings, including concealed plumbing, electrical wiring, structural framing, or insulation.

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Intermittent or weather-dependent problems (such as leaks) may not be detected during the inspection.  
The inspector does not move furniture, lift flooring, remove wall coverings, or disturb stored items.

### 3) HAZARDOUS MATERIALS ARE EXCLUDED

The inspection does not include identifying or testing for hazardous materials such as:

Asbestos, vermiculite, fiberglass, urea-formaldehyde, lead, or other toxic substances;

Environmental contaminants such as radon, mold, or carbon monoxide;

Past use of pesticides, herbicides, or chemical treatments.

If there are health or safety concerns, the client should retain a qualified environmental consultant for further investigation at additional cost.

### 4) AIR QUALITY NOT ASSESSED

The inspector does not test or comment on air quality, presence of spores, mold, mildew, allergens, or any biological contaminants.

Whenever water damage or moisture intrusion is noted, there is a possibility of hidden mold or mildew.  
If any occupants have allergies or sensitivities, consult a qualified environmental specialist for air testing.

### 5) UNDERGROUND AND BURIED COMPONENTS EXCLUDED

The inspector does not inspect or locate:

Buried fuel oil or septic tanks;

Underground drainage or sewer pipes;

Underground electrical or gas services;

Irrigation or sump discharge systems.

If a property was converted from oil heating, there may still be a buried oil tank on-site.  
If you suspect a buried tank or underground issue, retain a qualified environmental consultant for evaluation.

### 6) TIME TO INVESTIGATE

The inspection company shall have a reasonable opportunity to re-inspect any reported issue before the client undertakes repair, replacement, or alteration.

Failure to provide such opportunity releases the inspection company from any and all liability relating to that condition.

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## 7) REPORT IS FOR CLIENT ONLY

The inspection report is prepared exclusively for the client named herein.

No other person or entity may rely on the report without the written consent of the inspection company.

The company assumes no responsibility to any third party.

## 8) CANCELLATION FEE

If the inspection appointment is cancelled within 24 hours of the scheduled time, a cancellation fee equal to 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY, OR INSURANCE POLICY

The inspection and report do not constitute a guarantee, warranty, or insurance policy regarding the condition, future performance, or expected lifespan of any component of the property.

## 10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The total liability of the home/building inspector and inspection company, for any and all causes of action related to this inspection whether in contract, negligence, or otherwise is strictly limited to a refund of the fee paid for the inspection.

No claim shall be valid after one (1) year from the inspection date.

This limitation applies to all claims collectively, including those by multiple parties or assignees.

## 11) ACCEPTANCE BY CONDUCT

If the client receives or uses the inspection report without signing this agreement, such use shall constitute acceptance of all terms and limitations stated herein.

Use of the report for any purpose (including negotiations or claims) confirms that the client agrees to be bound by this agreement.

## 12) ENTIRE AGREEMENT

This document represents the entire agreement between the parties.

No verbal statements or prior discussions shall modify or contradict its terms.

If any portion of this agreement is found invalid, the remaining provisions shall remain in full force and effect.

Please sign this agreement and send us the signed copy.

**I, Alishba Zamreen (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Vulnerable areas

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

**Location:** Front Area

**Task:** Repair the Vulnerable Area

**Time:** Immediate

**Cost:** Depends on work needed

## Exterior

### EXTERIOR GLASS/WINDOWS \ Window wells

**Condition:** • Missing

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

**Location:** Exterior Window tro basement

**Task:** Install Window Wells

**Time:** Immediate

**Cost:** Depends on work needed

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

It is recommended that GFCIs be installed in areas where appliances and power tools are used in close proximity to water. Tap water or wet objects are able to conduct electricity very easily and can connect your body to a ground potential, thus increasing your chances of receiving a shock from a ground fault.

**Implication(s):** Electric shock

**Location:** Bathrooms & Kitchen

**Task:** Replace the Outlets with GFCI

**Time:** Immediate

**Condition:** • Poor Location

**Location:** Kitchen outlet

**Task:** Relocate or Close the Outlet

**Time:** Immediate

**Cost:** Depends on approach

### DISTRIBUTION SYSTEM \ Lights

**Condition:** • Inoperative

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**Implication(s):** Inadequate lighting

**Location:** Bathroom Light

**Task:** Replace the Light

**Time:** Immediate

**Cost:** \$100 - \$200

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Missing

**Implication(s):** Safety issue

**Location:** Second Floor & Third Floor

**Task:** Install Smoke Alarms

**Time:** Immediate

**Cost:** Depends on work needed

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

**Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Install CO Alarms

**Time:** Immediate

**Cost:** Depend on the work Needed

## Plumbing

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

**Condition:** • Surface defects

**Implication(s):** Hygiene issue

**Location:** Upper Bathroom Sink

**Task:** Replace Sink

**Time:** When necessary

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • Loose

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

**Location:** Second Floor Bathroom

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

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## Interior

### DOORS \ General notes

**Condition:** • Door Stoppers recommended

Door stoppers were observed to be missing. It is recommended that they be installed promptly to prevent damage to walls and doors.

**Location:** Bedroom Doors

**Task:** Install Door Stoppers

**Time:** Immediate

**Cost:** Less than \$100

### DOORS \ Hardware

**Condition:** • Loose Handles

**Location:** Bedroom Door Handle

**Task:** Repair the Loose Handle

**Time:** Immediate

**Cost:** Minor

### STAIRS \ Landings

**Condition:** • Slopy

**Location:** Second Floor Landing

**Task:** Repair the Slopy Landing

**Time:** Immediately

**Cost:** Depend on the work Needed

### APPLIANCES \ Oven

**Condition:** • Inoperative

At the time of inspection , the oven was disconnected and it was not inspected as a part of inspection . It is recommended to connect it & Check the functionality.

**Implication(s):** Equipment inoperative

**Location:** Kitchen

**Task:** Connect it

**Time:** When necessary

**Cost:** Depends on approach

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

[Home Improvement - ballpark costs](#)

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## Description

### General:

- General

The roof was inspected from the ground and/or accessible areas only. The inspection is limited to visible and accessible components; hidden defects may exist. Roofing materials appear to be aging normally for their type and age. Regular maintenance, including cleaning gutters and monitoring for leaks or damaged shingles, is recommended.

### Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles



5. Asphalt shingles



6. Asphalt shingles

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7. Asphalt shingles

**Probability of leakage:** • Low

**Approximate age:** • 7 years

**Typical life expectancy:** • 15-20 years

## Limitations

### Inspection limited/prevented by:

- Snow

During the inspection, snow accumulation on the roof limited access and visibility, which restricted a full assessment of its condition.



8. Snow on the Roof



9. Snow on the Roof

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10. Snow on the Roof



11. Snow on the Roof



12. Snow on the Roof



13. Snow on the Roof



14. Snow on the Roof

**Inspection performed:** • From the ground • With a drone

**Age determined by:** • Visual inspection from ground

**Not included as part of a building inspection:** • Not readily accessible interiors of vent systems, flues, and chimneys

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • Vulnerable areas

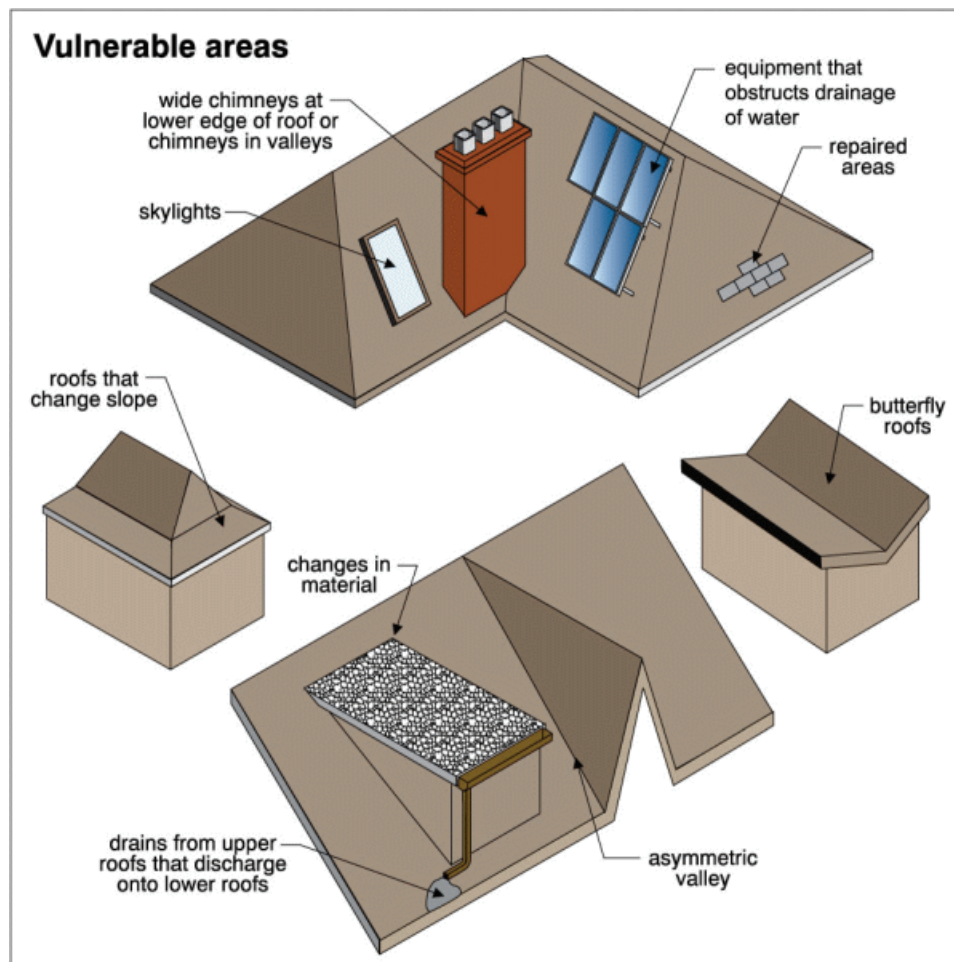
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Front Area

**Task:** Repair the Vulnerable Area

**Time:** Immediate

**Cost:** Depends on work needed



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15. *Vulnerable areas*

# EXTERIOR

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## Description

### General:

#### • General

The inspection of the exterior is limited to visible and accessible components at the time of inspection. The inspector does not determine the condition of concealed wall structures, underground drainage, or waterproofing systems. Seasonal conditions, grading, and vegetation can affect exterior performance and drainage. Ongoing maintenance, including sealing gaps and monitoring surface drainage, is recommended to help prevent water intrusion and deterioration.

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:** • Eave mounted

**Downspout discharge:** • Above grade

**Lot slope:** • not determined

**Wall surfaces and trim:** • Brick

**Wall surfaces - masonry:** • Brick

**Driveway:** • Interlocking brick

**Exterior steps:** • Concrete

**Fence:** • Wood

## Limitations

### Inspection limited/prevented by:

#### • Snow / ice / frost

Balconies were not inspected due to the snow.

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

### Not included as part of a building inspection:

#### • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

The underground drainage systems/components were not inspected as part of this inspection. Evaluation of underground or concealed drainage components lies beyond the scope of a standard home inspection. Further assessment by a qualified drainage or plumbing contractor is recommended if concerns exist.

#### • Fences and boundary walls

#### • Geological and soil conditions

#### • Outbuildings other than garages and carports

#### • Erosion control, earth stabilization measures

## Recommendations

### EXTERIOR GLASS/WINDOWS \ Window wells

**2. Condition:** • Missing

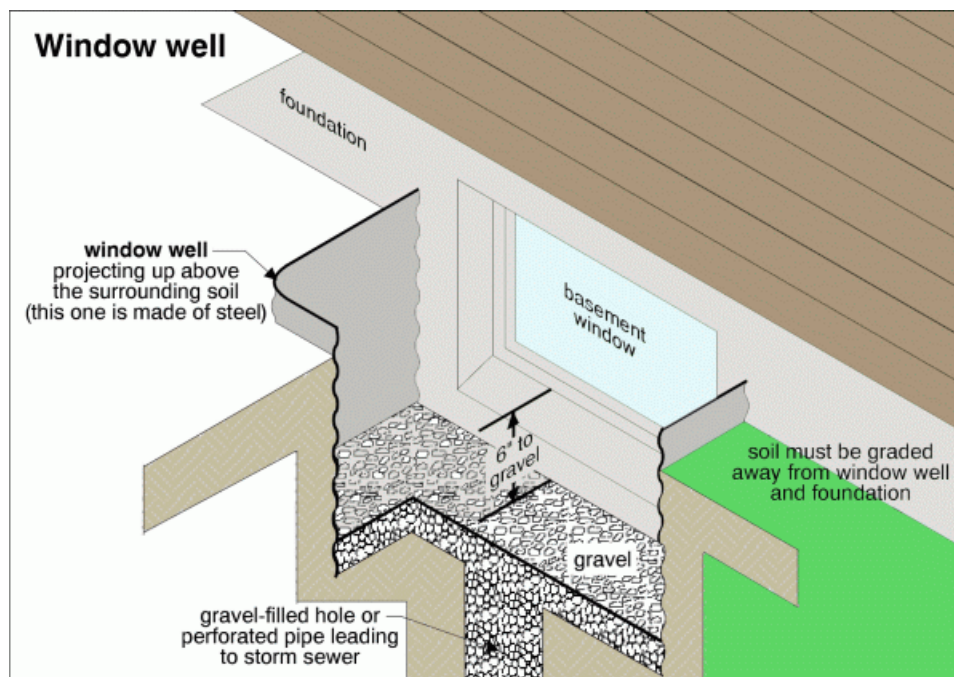
**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration

**Location:** Exterior Window tro basement

**Task:** Install Window Wells

**Time:** Immediate

**Cost:** Depends on work needed



# EXTERIOR

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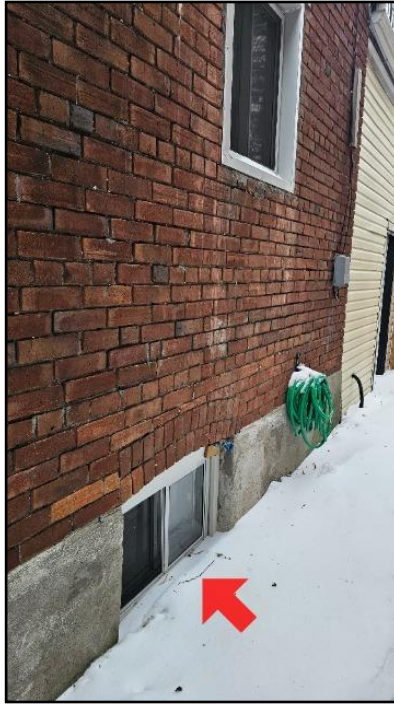
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**16.** *Missing Window Wells*

## Description

**General:**

- General

The structural components of the home were inspected visually from accessible areas only. No invasive or engineering analysis was performed. The inspection is limited to identifying visible signs of distress, movement, or damage at the time of inspection.

Minor settlement cracks are common in most homes and generally not a concern unless significant movement or displacement is observed.

It is recommended to monitor any visible cracks or movement over time. If further movement, moisture intrusion, or significant cracking is noted, evaluation by a qualified structural engineer is advised.

Proper surface drainage and grading around the foundation are important to prevent water accumulation, which can affect structural stability. Maintain downspouts, gutters, and grading to direct water away from the structure.

**Configuration:**

- Basement



17. Basement



18. Basement

# STRUCTURE

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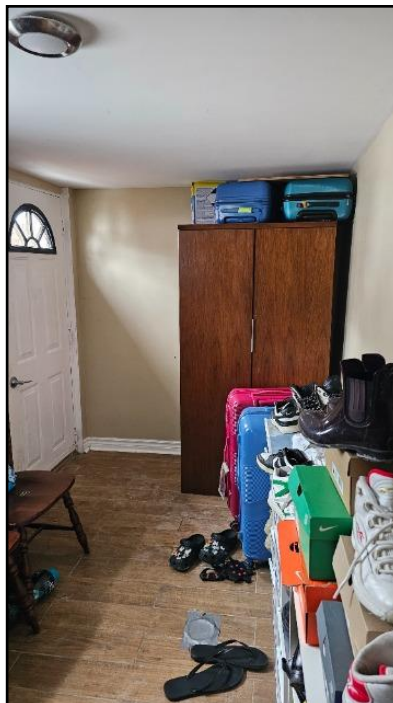
REFERENCE



19. Basement



20. Basement



21. Basement

**Foundation material:** • Stone

**Floor construction:** • Wood I-joists

**Exterior wall construction:** • Not visible

**Roof and ceiling framing:**

- Not visible

Attic was not inspected due to limited access.

## Limitations

**Inspection limited/prevented by:** • Storage • Snow

**Attic/roof space:** • No access

**Percent of foundation not visible:** • 95 %

**Not included as part of a building inspection:**

- An opinion about the adequacy of structural components  
home inspectors typically provide general assessments of a home's condition but are not qualified to perform detailed structural evaluations. For any concerns related to a home's structural integrity, consulting a licensed structural engineer is the best course of action. Since the property is very old it is recommended to contact structural Engineer for Structural Evaluation.
- Attic load bearing components concealed by insulation cannot be traversed

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Description

**General:**

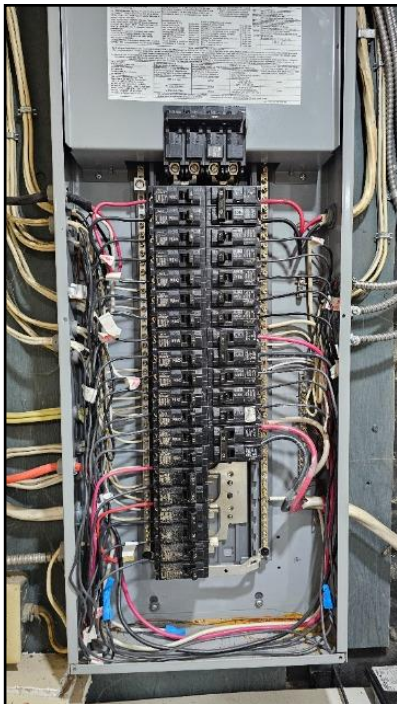
- General

The inspector is not qualified to verify whether electrical work was performed by a licensed electrician. Any concerns regarding the qualifications of the individual who completed electrical work should be directed to a licensed electrical professional. The inspector disclaims any responsibility for the legality, compliance, or workmanship of electrical installations.

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

**Service size:**

- 200 Amps (240 Volts)



22. 200 Amps (240 Volts)



23. 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 200 Amps

**Main disconnect/service box type and location:** • Breakers - basement

**System grounding material and type:** • Not visible

**Distribution wire (conductor) material and type:**

- Copper - non-metallic sheathed

The aluminum wiring was not observed during the inspection. Based on its age, the Site Building may contain aluminum wiring. If aluminum wiring is present, regular inspection of the electrical systems by a licensed electrician and an electrical evaluation is recommended.

No problems were reported relating to the electrical systems within the Site Building. The visible sections of the electrical services appear to be in satisfactory condition with no major deficiencies noted.

**Type and number of outlets (receptacles):** • Grounded - typical

**Smoke alarms (detectors):**

• Present

smoke alarm is present at main Floor only. There was no alarm at the upper floor.

**Fire Extinguishers:** • None

## Limitations

**Inspection limited/prevented by:** • Restricted access

**System ground:** • Continuity not verified • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

**Not included as part of a building inspection:** • Low voltage wiring systems and components • Amperage, voltage, and impedance measurements

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**3. Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

It is recommended that GFCIs be installed in areas where appliances and power tools are used in close proximity to water. Tap water or wet objects are able to conduct electricity very easily and can connect your body to a ground potential, thus increasing your chances of receiving a shock from a ground fault.

**Implication(s):** Electric shock

**Location:** Bathrooms & Kitchen

**Task:** Replace the Outlets with GFCI

**Time:** Immediate

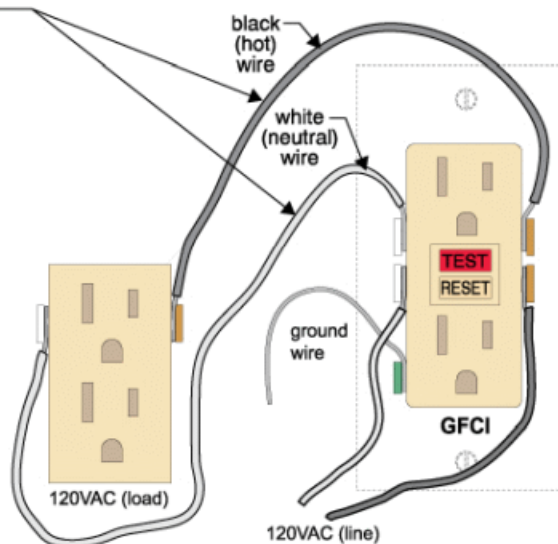
**Ground fault circuit interrupter**  
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

**note:**

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



24. GFCI/GFI needed (Ground Fault Circuit...



25. GFCI/GFI needed (Ground Fault Circuit...

# ELECTRICAL

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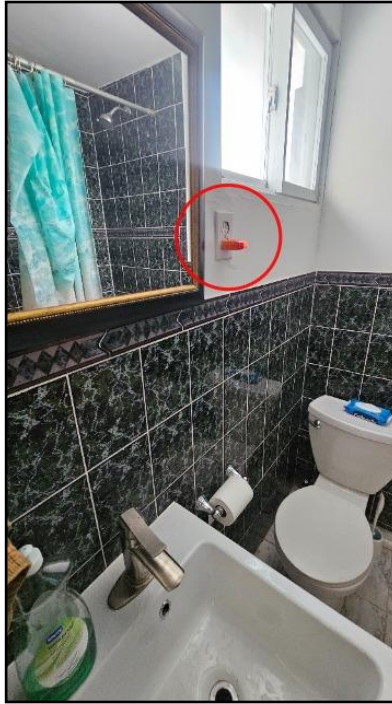
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26. GFCI/GFI needed (Ground Fault Circuit...

**4. Condition:** • Poor Location

**Location:** Kitchen outlet

**Task:** Relocate or Close the Outlet

**Time:** Immediate

**Cost:** Depends on approach

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27. Poor Location

## DISTRIBUTION SYSTEM \ Lights

**5. Condition:** • Inoperative

**Implication(s):** Inadequate lighting

**Location:** Bathroom Light

**Task:** Replace the Light

**Time:** Immediate

**Cost:** \$100 - \$200



28. Inoperative Light

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**6. Condition:** • Missing

**Implication(s):** Safety issue

**Location:** Second Floor & Third Floor

**Task:** Install Smoke Alarms

**Time:** Immediate

**Cost:** Depends on work needed

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

**7. Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Install CO Alarms

**Time:** Immediate

**Cost:** Depend on the work Needed

## Description

### General:

- General

The inspection of the heating system is limited to a visual assessment and operation of the unit using normal controls, where accessible and safe to do so. The inspector does not dismantle components, verify internal conditions, or determine the remaining life expectancy of the system. No determination is made regarding heat distribution balance or efficiency. It is recommended that the furnace be serviced and inspected annually by a licensed HVAC technician, and that the air filter be checked and replaced regularly to maintain proper performance and air quality. Carbon monoxide (CO) alarms are strongly recommended near all fuel-burning appliances, such as furnaces, gas stoves, and fireplaces, and on every level of the home for safety.

### Heating system type:

- Furnace



29. Furnace

**Fuel/energy source:** • Gas

**Furnace manufacturer:** • Carrier

**Heat distribution:** • Ducts and registers

**Efficiency:** • High-efficiency

**Exhaust venting method:** • Forced draft

**Combustion air source:** • Outside

**Approximate age:**

- 3 years

# HEATING

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Furnace was replaced in 2023.

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

**Main fuel shut off at:** • Basement

**Failure probability:** • Low

**Air filter:** • Disposable

**Fireplace/stove:**

• Electric fireplace



30. Electric fireplace

**Mechanical ventilation system for building:** • Bathroom exhaust fan

## Limitations

**Inspection prevented/limited by:** • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

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

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

**Heat exchanger:** • Not accessible

**Not included as part of a building inspection:** • Heat loss calculations • Heat exchangers • Fireplace screens and doors • Fireplace seals and gaskets

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Heat Pump

Model number: 38MARBQ24AA3 Serial number: 1523V13941



31. Heat Pump

**Heat pump type:** • Split Type Air Conditioner Heat Pump

**Manufacturer:** • Carrier

**Cooling capacity:** • 24,000 BTU/hr

**Compressor approximate age:** • 3 years

**Typical life expectancy:** • 15 - 20 Years

**Failure probability:** • Low

**Refrigerant type:** • R-410A

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

**Heat pump only tested in:** • Heating mode

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

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

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**Not part of a home inspection:** • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

**Not included as part of a building inspection:** • Cooling system adequacy • Cooling system distribution balance • Heat gain or heat loss calculations

## Description

### General:

#### • General

Inspection of insulation is limited to visible and accessible areas only. The inspector cannot determine the presence or condition of insulation within concealed spaces such as wall cavities or areas not safely accessible. Insulation levels and effectiveness may vary throughout the home. It is recommended to maintain proper insulation and ventilation to improve energy efficiency and prevent moisture-related issues.

**Attic/roof insulation material:** • Not determined • Not visible

**Attic/roof insulation amount/value:** • Not determined • Not visible

**Attic/roof air/vapor barrier:** • Not determined • Not visible

**Attic/roof ventilation:** • None found

**Wall insulation material:** • Not determined • Not visible

**Wall insulation amount/value:** • Not determined • Not visible

**Wall air/vapor barrier:** • Not determined

**Foundation wall insulation material:** • Not determined • Not visible

**Foundation wall insulation amount/value:** • Not determined • Not visible

**Foundation wall air/vapor barrier:** • Not determined

**Mechanical ventilation system for building:** • Bathroom exhaust fan

## Limitations

**Attic inspection performed:** • No Access

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

**Mechanical ventilation effectiveness:** • Not verified

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

**Not included as part of a building inspection:** • Insulation cannot be disturbed

## Description

### General:

- General

The plumbing inspection is limited to visible and accessible components only. The inspector cannot assess or verify the condition or performance of concealed plumbing, underground drain pipes, or any plumbing components not visible at the time of inspection. It is strongly recommended that the plumbing system be rechecked prior to closing to ensure it remains in proper working condition. If any concerns arise, consultation with a licensed plumber is advised for further evaluation and necessary repairs.

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

**Service piping into building:** • Copper

### Supply piping in building:

- Copper

there were instances where plastic plumbing materials have been used. These renovations could include, but are not limited to, the addition of bathrooms, kitchens, or utility spaces.

- Plastic

**Main water shut off valve at the:** • Basement

**Water flow and pressure:** • Functional

**Water heater type:** • Tankless/On demand

**Water heater location:** • Basement

**Water heater fuel/energy source:** • Gas

**Water heater approximate age:** • 3 years

**Waste and vent piping in building:** • Not visible

### Pumps:

- Sump pump



32. Sump pump

**Floor drain location:** • Not visible

**Gas piping material:** • Steel

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):** • Present

## Limitations

### Items excluded from a building inspection:

- Water quality
- Isolating/relief valves & main shut-off valve
- Concealed plumbing

The home inspector is unable to inspect concealed plumbing systems, including pipes hidden behind walls, ceilings, or finished surfaces. Evaluation of these components is beyond the scope of a visual inspection and may require further assessment by a licensed plumber if concerns arise.

- Tub/sink overflows
- Water heater relief valves are not tested
- The performance of floor drains or clothes washing machine drains
- Under ground drainage System

The underground drainage systems were not inspected as part of this inspection. Evaluation of underground or concealed drainage components lies beyond the scope of a standard home inspection. Further assessment by a qualified drainage or plumbing contractor is recommended if concerns exist.

**Not included as part of a building inspection:** • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys

## Recommendations

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

**8. Condition:** • Surface defects

**Implication(s):** Hygiene issue

**Location:** Upper Bathroom Sink

**Task:** Replace Sink

**Time:** When necessary



**33.** *Surface defects*

### FIXTURES AND FAUCETS \ Toilet

**9. Condition:** • Loose

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

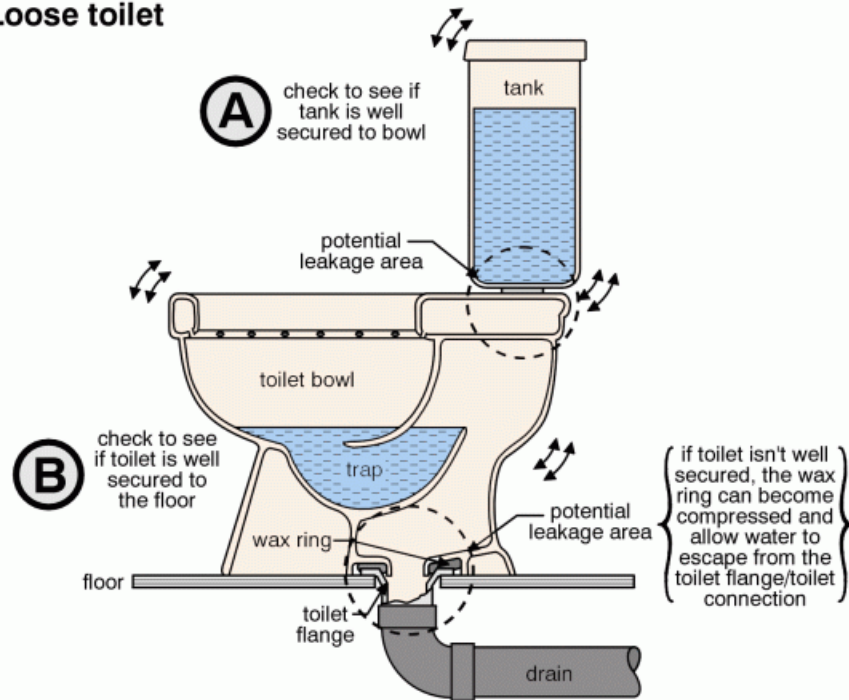
**Location:** Second Floor Bathroom

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

## Loose toilet



34. Loose Toilet Seat

## Description

### General:

#### • General

Since there is typically a gap of 60-90 days between the home inspection and the closing, it's crucial for buyers to recheck the property closer to the closing date. Conditions can change during this time, and identifying new damages or issues ensures you address them before finalizing the purchase.

#### Key Steps for Buyers Before Closing:

##### Conduct a Final Walkthrough:

Schedule a walkthrough within 24-48 hours before closing.

Inspect the property thoroughly to ensure it's in the agreed-upon condition.

##### Check for New Damages:

Look for signs of water damage, leaks, or structural issues.

Inspect walls, ceilings, windows, and doors for cracks or other visible changes.

Verify that any repairs agreed upon during negotiations have been completed.

##### Test All Appliances:

Turn on and test major appliances (e.g., stove, refrigerator, dishwasher, HVAC system).

Check for functionality and ensure no new issues have arisen since the initial inspection.

##### Confirm Utilities:

Ensure water, electricity, and gas are operational.

Test faucets, flush toilets, and check for leaks or low water pressure.

##### Inspect Outdoor Features:

Check the roof, gutters, and exterior for damage or wear that may have occurred after the inspection.

Review the condition of fences, driveways, and landscaping.

##### Review Seller Obligations:

If the seller agreed to make repairs or leave specific items, confirm these have been fulfilled.

#### Why is This Important?

The final walkthrough is your last chance to ensure everything is as promised before ownership is transferred. If you identify any issues during this time, you can request the seller to address them or negotiate a credit at closing.

#### Major floor finishes: • Laminate

#### Major wall and ceiling finishes: • Plaster/drywall

#### Windows: • Fixed • Sliders

#### Glazing: • Single • Double

#### Exterior doors - type/material:

##### • Hinged

# INTERIOR

58 Pauline Avenue, Toronto, ON February 9, 2026

Report No. 3658, v.3

[www.cphomeinspections.ca](http://www.cphomeinspections.ca)

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35. Main Entrance

**Doors:** • Inspected

**Oven type:**

• Conventional



36. Basement Oven



37. Oven

**Oven fuel:** • Electricity

**Appliances:**

- Refrigerator



**38. Refrigerator**

- Range hood
- Dishwasher



**39. Refrigerator**

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40. Dishwasher



41. Dishwasher

- Door bell

## Laundry facilities:

- Washer



42. Laundry

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- Hot/cold water supply
- Dryer
- 240-Volt outlet

**Kitchen ventilation:** • Range hood discharges to the exterior

**Bathroom ventilation:** • Window

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

## Recommendations

### DOORS \ General notes

**10. Condition:** • Door Stoppers recommended

Door stoppers were observed to be missing. It is recommended that they be installed promptly to prevent damage to walls and doors.

**Location:** Bedroom Doors

**Task:** Install Door Stoppers

**Time:** Immediate

**Cost:** Less than \$100

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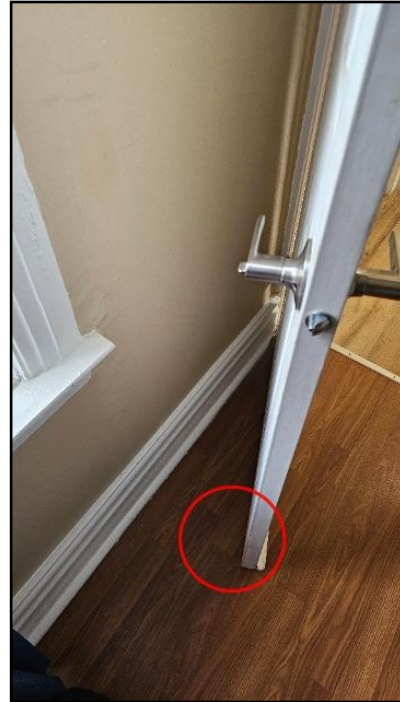
PLUMBING

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43. Door Stoppers recommended



44. Door Stoppers recommended

## DOORS \ Hardware

**11. Condition:** • Loose Handles

**Location:** Bedroom Door Handle

**Task:** Repair the Loose Handle

**Time:** Immediate

**Cost:** Minor

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45. Loose Handle

## STAIRS \ Landings

**12. Condition:** • Slopy

**Location:** Second Floor Landing

**Task:** Repair the Slopy Landing

**Time:** Immediately

**Cost:** Depend on the work Needed

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46. Slopy landing

## APPLIANCES \ Oven

**13. Condition:** • Inoperative

At the time of inspection , the oven was disconnected and it was not inspected as a part of inspection . It is recommended to connect it & Check the functionality.

**Implication(s):** Equipment inoperative

**Location:** Kitchen

**Task:** Connect it

**Time:** When necessary

**Cost:** Depends on approach

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**47.** *Inoperative Oven*

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 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