Your Inspection Report

60 Clendenan Ave
Toronto, ON M6P 2W5

PREPARED FOR:
THEODORE BABIAK

INSPECTION DATE:
Friday, September 18, 2026

PREPARED BY:
Jonathan Dube

CARSONDUNLOP

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Excellence in home inspection

September 20, 2026

Dear Theodore Babiak,

RE: Report No. 99254, v.2
60 Clendenan Ave
Toronto, ON
M6P 2W5

Thank you for choosing us to perform your home inspection. We hope the experience met your expectations.

The enclosed report includes an Overview tab which summarizes key findings, and the report body. The Good Advice tab provides helpful tips for looking after your home; and the Appendix tab includes valuable added benefits. You can navigate by clicking the tabs at the top of each page.

TO THE PROSPECTIVE BUYER: Our obligation and liability are limited to the seller.

Thanks again for choosing Carson Dunlop

Sincerely,

Jonathan Dube
on behalf of
Carson, Dunlop & Associates Ltd.

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This Overview lists some (if any were identified) of the significant report items. Please read the entire report before making any decisions about the home; do not rely solely on the Overview.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of issues.

When you move into the home you may find some issues not identified in the report. That is to be expected for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly 1% of the value of the home annually for maintenance and repair.

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Be prepared to replace at any time.

Task: Replace

Time: Soon

Cost: $1,000 - $3,000

Interior

BASEMENT \ Wet basement - evidence

Condition: • Evidence of moisture noted

Low spot / garden against the house, and missing window wells/windows below grade are suspected to be contributing. Remove affected finishes and complete exterior recommendations.

Location: Front and left side basement

Task: Remove garden / Improve basement windows, Seal gap between driveway and house

Time: As soon as practical

Cost: Not determined

Here are a few thoughts to help you stay warm, safe and dry in your home.

All homes require regular maintenance and periodic updates. Maintenance programs help keep homes safe, comfortable and efficient. Roofs, furnaces and air conditioners for example, wear out and have to be replaced. Good maintenance extends the life of these house systems. Refer to Our Advice tab for more details regarding maintenance of your home.

Water is the biggest enemy of homes, whether from leaks through the roof, walls or foundation, or from plumbing inside the home. Preventative maintenance and quick response to water problems are important to minimize damage, costs and help prevent mould.

Environmental consultants can help with issues like mould, indoor air quality and asbestos. If you need help in these areas, we can connect you with professionals.

All recommendations in the report should be addressed by qualified specialists. Our ballpark costs and time frames are provided as a courtesy and should be confirmed with quotes from specialists. Minor costs in the report are typically under $1,000.

END OF OVERVIEW

Description

Sloped roofing material: • Asphalt shingles

Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With a drone

Age determined by: • Visual inspection

Description

Wall surfaces and trim: • Brick

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • Discharge too close to building

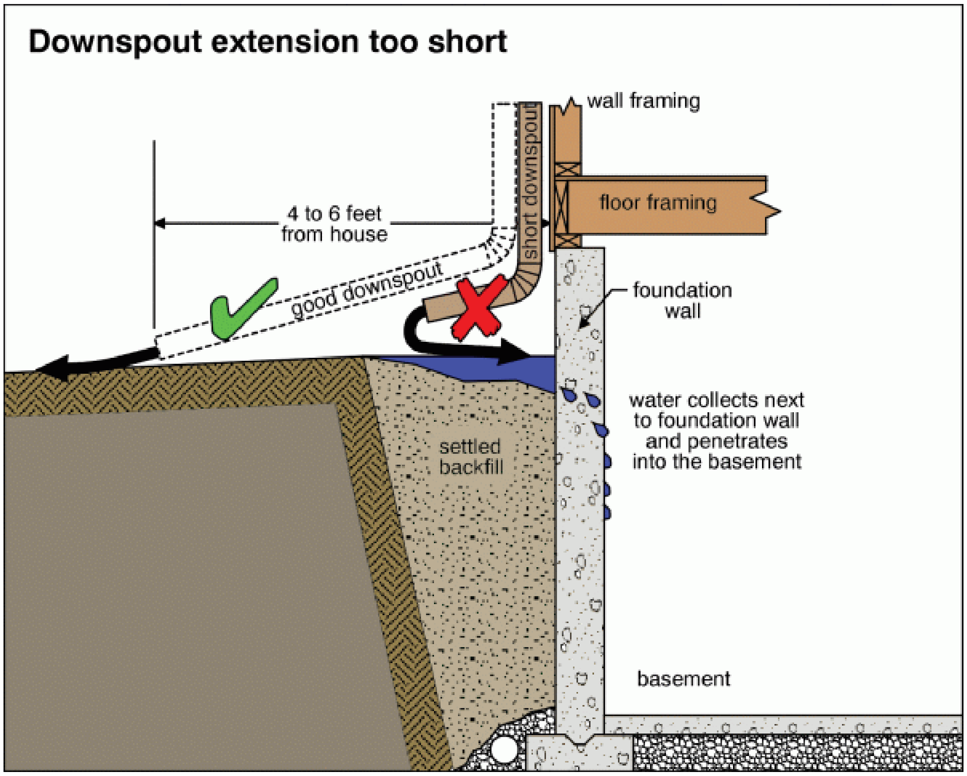
Always transfer water as far away from the house as practical. However attention to erosion, tripping hazard, or creating a slippery ice surface should also be considered.

Location: Various

Task: Improve

Time: Less than 1 year

Cost: Minor



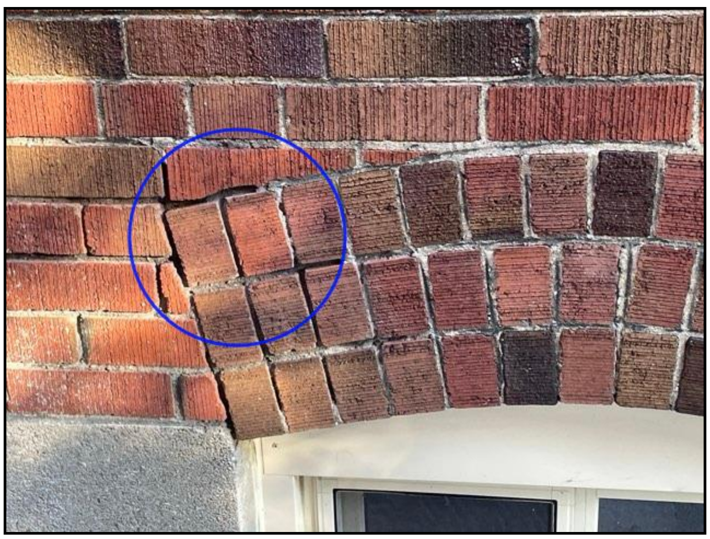
WALLS \ Masonry (brick, stone) and concrete

Condition: • Mortar deterioration

Minor mortar deterioration was observed, which is consistent with the age and normal weathering of the home. Periodic maintenance is expected with any masonry structure and typically includes repointing deteriorated mortar joints as needed to help prevent water penetration and further deterioration. Monitoring and routine repairs are recommended to maintain the integrity of the masonry.

Minor mortar deterioration

Excelent condition overall



Mortar deterioration

WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Cover damaged

Abandoned duct missing cover.

Location: Left side

Task: Patch with masonry

Time: As needed

Cost: Minor

Cover damaged

EXTERIOR \ Window wells

Condition: • Missing

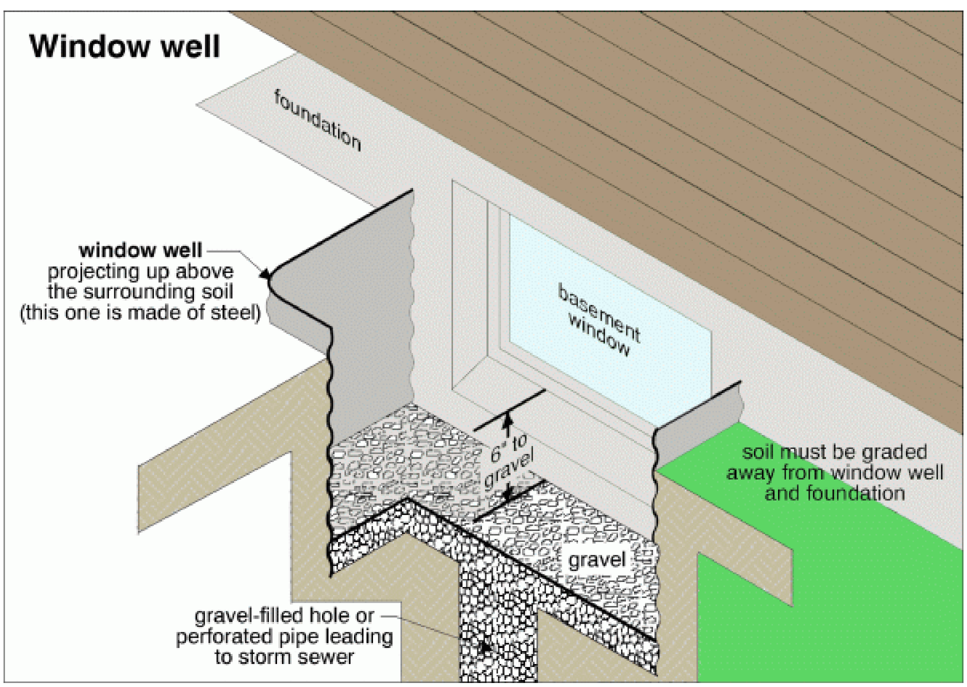
windows below grade, no drain observed. Moisture detected in this location in the basement.

Location: Left side

Task: Improve

Time: As soon as possible

Cost: $1,000-$2,000




Missing


Missing


Missing

DOORS \ General notes

Condition: • Threshold - ineffective

The threshold is too low, and the sill is wood, wood embedded in concrete is prone to premature deterioration. Consider removing the wood sill and replacing with an elevated masonry sill, the door would have to be cut to fit in he new opening.

Location: Left side entrance

Task: Keep area, clear of accumulated snow and debris

Time: As needed

Threshold - ineffective

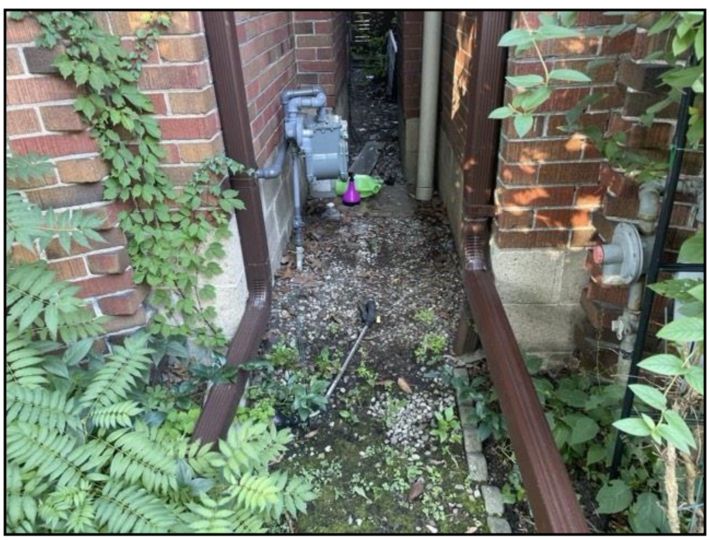
Threshold - ineffective

LANDSCAPING \ Lot grading

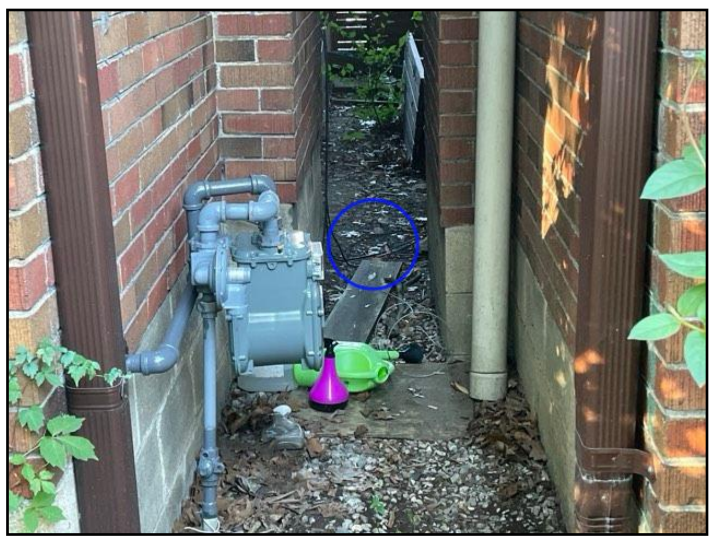
Condition: • The ground around some parts of the home does not slope to drain water away from the foundation.
Low spot on right side between houses and the front garden create areas where water may collect against the foundation

Task: Improve grading so the ground slopes down at least 1 inch per foot for the first 6 feet away from the home. Note: Less slope is needed on hard surfaces like driveways

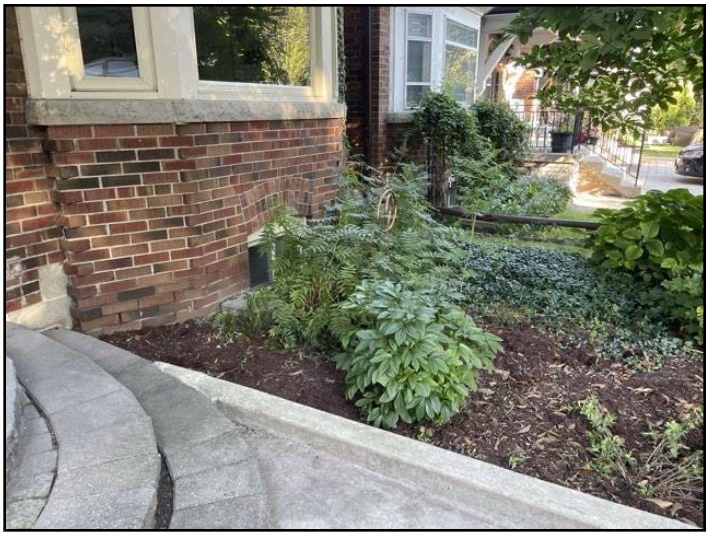
Time: As necessary



Left sidee



Elevated moisture Left side basement bedroom

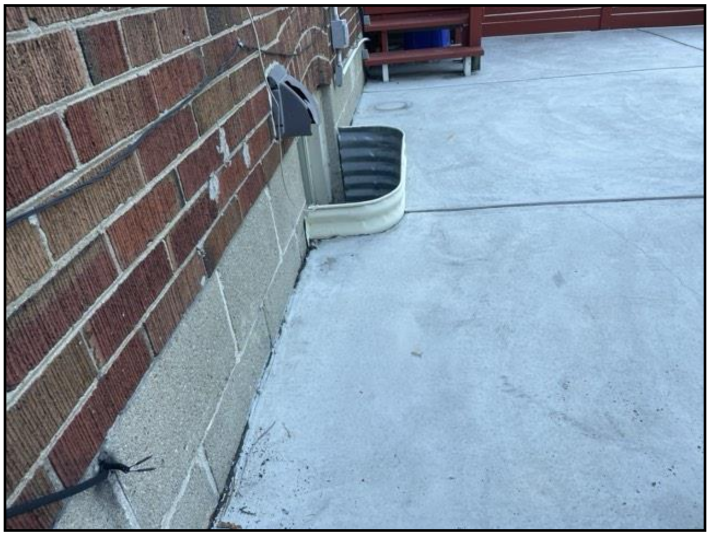


The Garden is a soft low spot

LANDSCAPING \ Walkway

Condition: • Unsealed gap at building

Location: Rear and left side



Unsealed gap at building

GARAGE \ General notes

Condition: • Older Garage

The garage looked generally solid, despite the slight lean. the wood in contact with the ground is prone to premature rot/deterioration. replace as needed

Task: Monitor / Replace as needed

Older Garage - Appears to lean

Wood ground contact

Inspection Methods and Limitations

Inspection limited/prevented by: • Inaccessible wall

Exterior inspected from: • Ground level

Description

Configuration: • Basement

Foundation material: • Masonry block • Not visible in areas

Floor construction: • Joists • Subfloor - plank • Not visible in some areas

Exterior wall construction: • Masonry

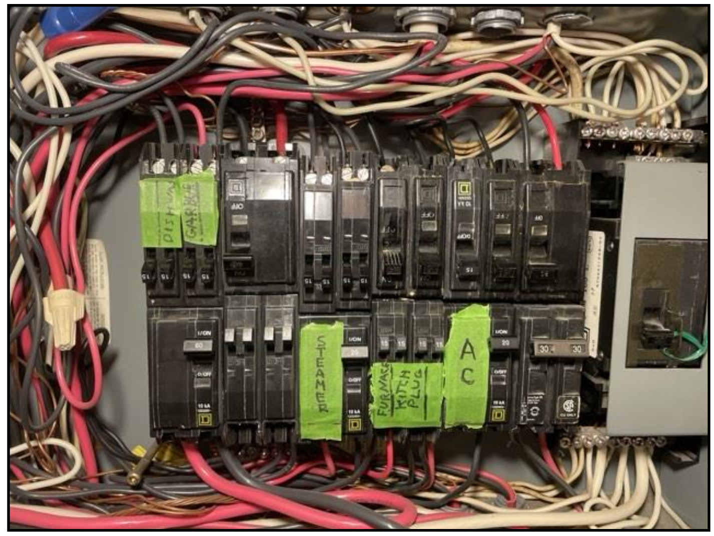
Roof and ceiling framing: • Rafters/roof joists

Description

Service size: • 100 Amps (240 Volts)

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

Breakers - basement



Breakers - basement

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • No AFCI

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)

Condition: • Although no active knob-and-tube wiring was noted there may be some present based on the age of the home. Click on the line above to see the Ontario Electrical Safety Authority's position on this wiring system.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Adding ARC Fault Circuit Interrupters (AFCIs) is a cost-effective safety improvement to existing homes. AFCI's are a circuit breaker in the electrical panel> When installed they provide enhanced protection by detecting an electric arc in the circuit and will "trip or shut off" the circuit to prevent electrical fires. (cost of roughly $100 each). They could be installed in all the bedroom circuits (as an improvement only).

Location: Panel

Task: Provide as an improvement only

Time: When renovating

Inspection Methods and Limitations

Inspection limited/prevented by: • Main disconnect cover not removed - unsafe to do so.

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms

Description

Heating system type:
• Boiler

Boiler

Fuel/energy source: • Gas

Approximate capacity: • 110,000 BTU/hr

Efficiency: • Mid-efficiency

Approximate age: • 14 years

Typical life expectancy: • Boiler (steel) 20 to 25 years

Auxiliary heat: • Electric baseboard heater

Fireplace/stove: • Wood-burning fireplace

Exhaust/Chimney/vent: • Masonry • Sidewall venting

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • It is common to feel the airflow stronger at some registers, depending on the length of the ductwork and the number of turns required to get there. Different preferences and seasons often necessitate different setups (balancing).
A service agreement that covers parts and labour (for heating and cooling equipment) is typically advised.

Location: Throughout

Task: Monitor / improve

RECOMMENDATIONS \ Overview

Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • Rain cap missing or damaged

Task: Provide / replace

Time: As soon as practical

Cost: Minor

FIREPLACE \ General notes

Condition: • Before you use the fireplace, it should be inspected, cleaned and improved if necessary by a WETT (Wood Energy Technology Transfer Inc.) certified technician

Task: Provide

Time: Before using

COMMENTS \ Additional

Condition: • The insulation on boiler piping may contain asbestos. Health Canada recommends the insulation be left in place undisturbed. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work.

The insulation on boiler piping may contain...

Inspection Methods and Limitations

General: • The inspection does not include gas leak detection, carbon monoxide testing, combustion analysis, or evaluation of internal furnace components.

Warm weather: • Prevented testing in heating mode

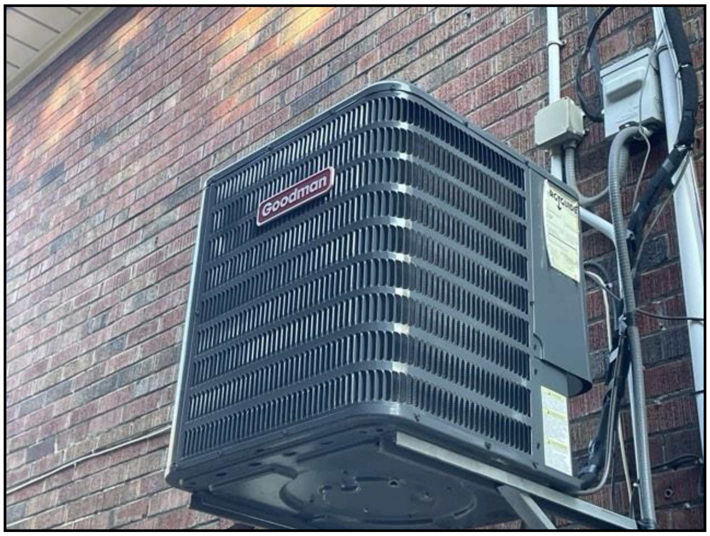
Description

General: • The relatively new air conditioning system operated properly during the inspection.

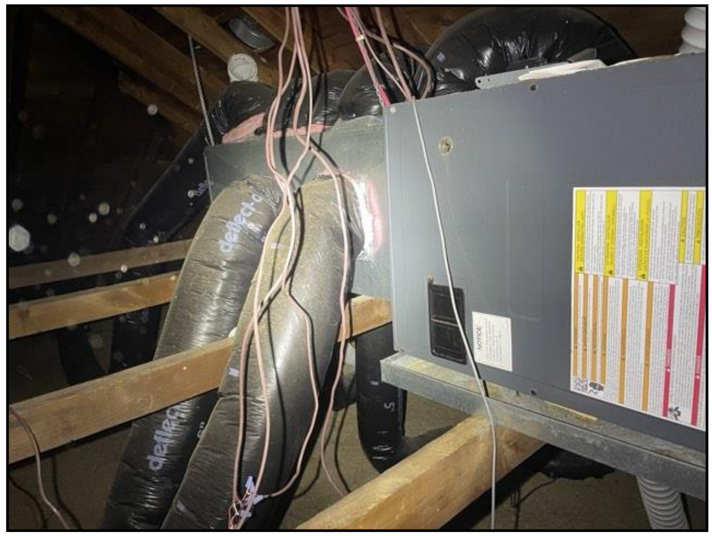
Air conditioning type:

• Independent system

Air conditioning is provided via an air handling unit in the attic and ducts in the ceiling of the upper floor.



Air cooled - Outdoor unit



Air handling unit in attic

Cooling capacity: • 30,000 BTU/hr

Compressor approximate age: • 4 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Description

Attic/roof insulation material: • Cellulose

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

Attic/roof air/vapor barrier: • Not visible

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Insulation levels are below modern standards (R50-R60) and, in many cases, it is not practical (or cost effective) to improve it unless the opportunity presents itself (e.g. during renovations). Improvements may lead to lower heating/air conditioning costs and improved comfort.

Location: Attic

Task: Improve

Time: Discretionary

Cost: $1,500 - and up

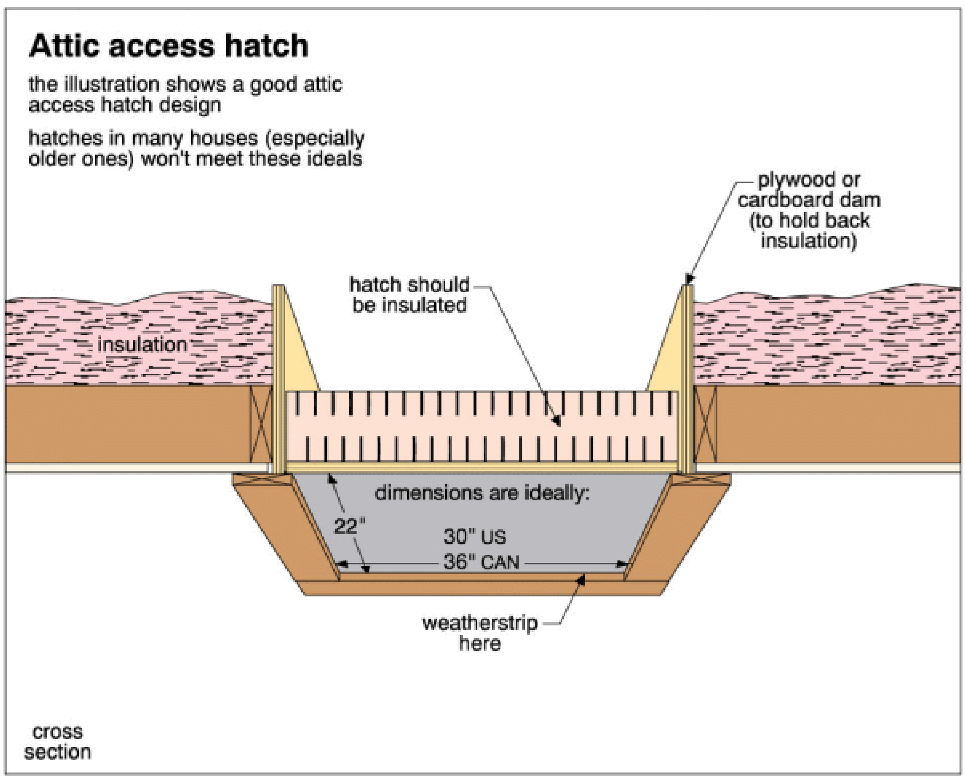
ATTIC/ROOF \ Hatch/Door

Condition: • Not insulated and not weatherstripped

Task: Improve

Time: As soon as practical

Cost: Minor



ATTIC/ROOF \ Ductwork

Condition: • Not insulated in unconditioned space

Task: Improve/Replace

Time: As soon as possible

Cost: $150-$300

Uninsulated vent discharges in attic

Uninsulated duct

Condition: • Not vented to exterior

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Wall space - access not gained

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Description

Service piping into building: • Copper

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

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

Water heater type:
• Conventional

Conventional

Water heater fuel/energy source: • Gas

Water heater approximate age: • 14 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • ABS plastic • Cast iron

Floor drain location: • Furnace area

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

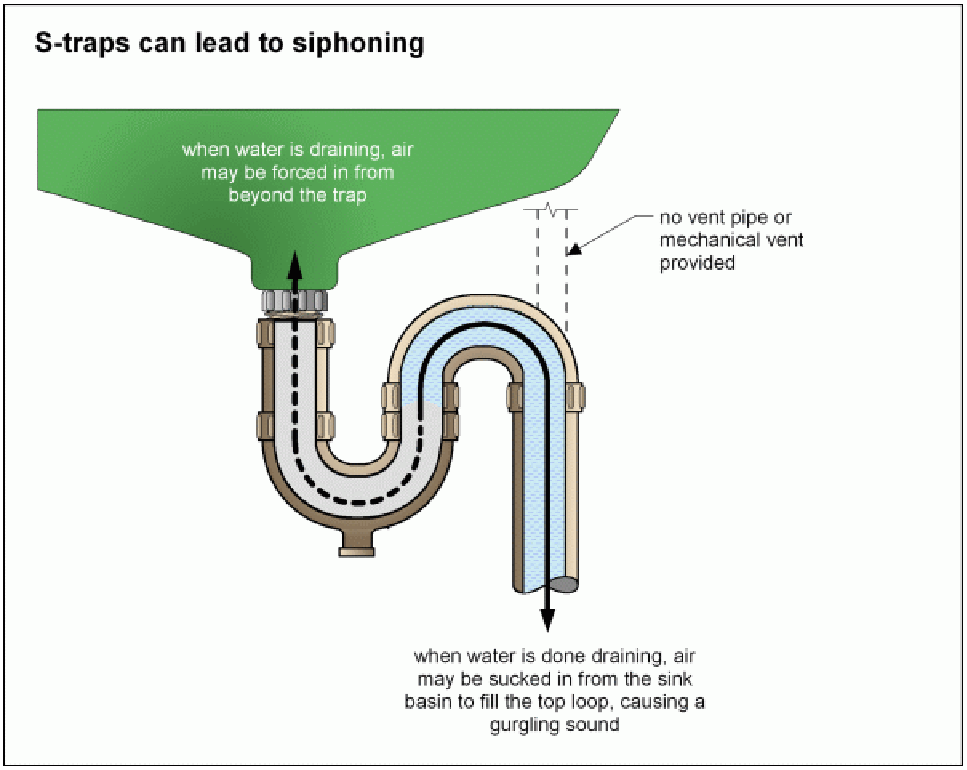
WATER HEATER \ Life expectancy

Condition: • Past life expectancy
Be prepared to replace at any time.

Task: Replace
Time: Soon
Cost: $1,000 - $3,000

WASTE PLUMBING \ Drain piping - performance
Condition: • The main sewer line to the street cannot be inspected during a home inspection. A video scan dramatically reduces the risk of expensive and unhealthy sewer back-ups.
Task: Provide after possession of the home.
Cost: $300 and up

WASTE PLUMBING \ Traps - performance
Condition: • S-trap
Location: Basement bathroom
Task: Improve
Time: As needed
Cost: Minor



S-trap

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

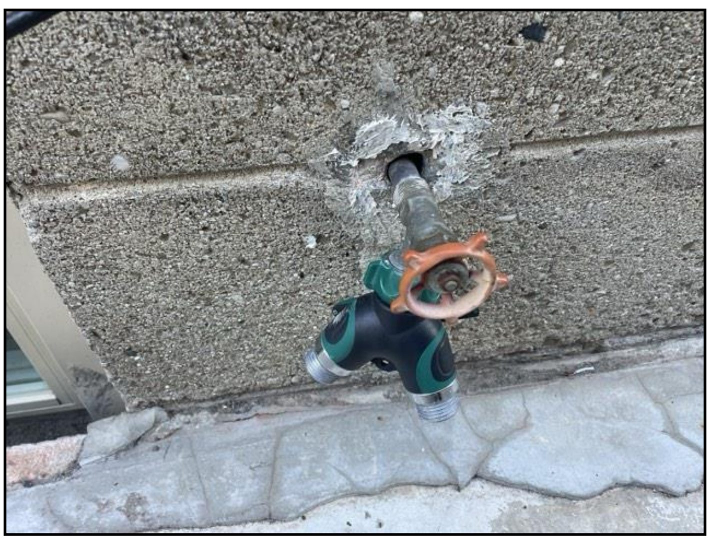
Condition: • Pipe spins in place hole is un sealed

Location: Left side

Task: Improve (remove or repair, and seal)

Time: As soon as possible

Cost: Minor



FIXTURES AND FAUCETS \ Shower stall

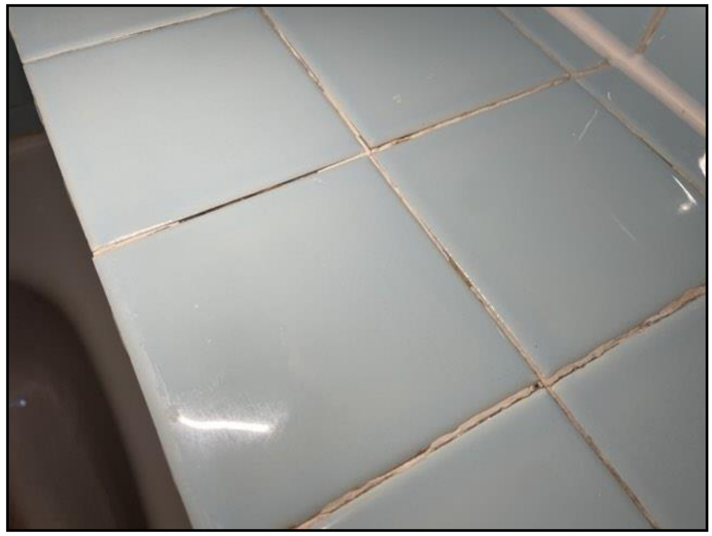
Condition: • Caulking loose, missing or deteriorated

Task: Improve/renovate

Time: As needed/desired

Cost: $350-$700 for repair, $1,500-$3,000 to re tile

Caulking loose, missing or deteriorated



Caulking loose, missing or deteriorated

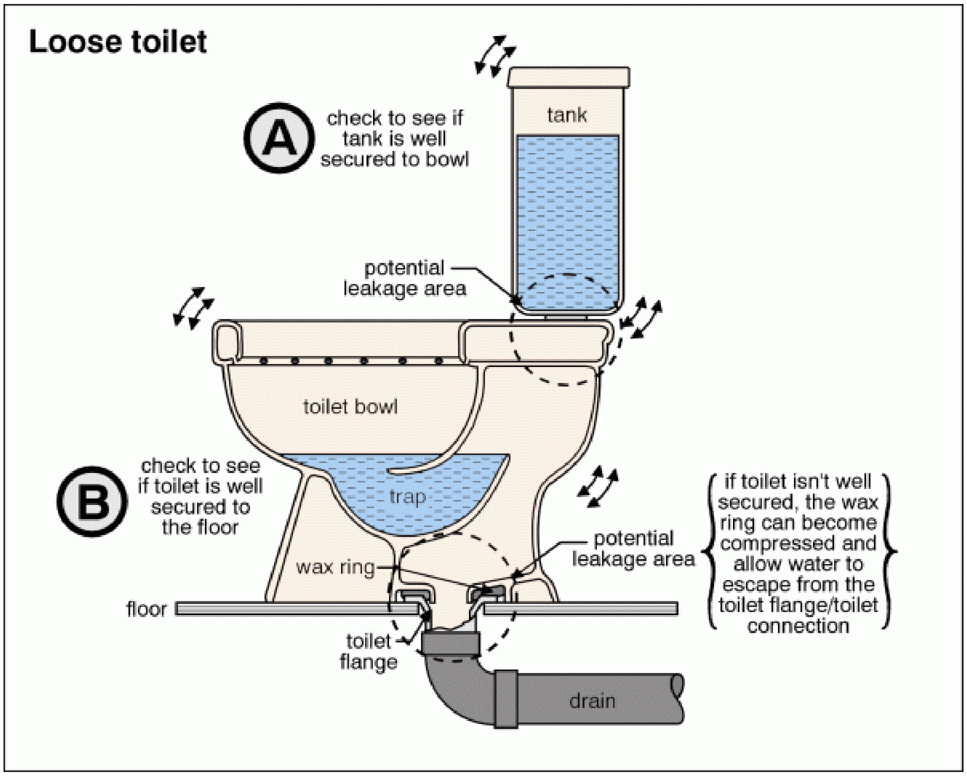
Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

Location: Second floor bathroom

Task: Secure



Inspection Methods and Limitations

Items excluded from a building inspection: • Tub/sink overflows

Description

General: • Interior finishes are in good repair overall.

Observations and Recommendations

CEILINGS AND WALLS \ General notes

Condition: • Typical minor flaws

FLOORS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear.

Location: Throughout

BASEMENT \ Leakage

Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during ourconsultation, 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. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action. You can find this in the Reference tab at the end of the report.

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 $300 to $600 per crack or 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 basement - evidence

Condition: • Evidence of moisture noted

Low spot / garden against the house, and missing window wells/windows below grade are suspected to be contributing. Remove affected finishes and complete exterior recommendations.

Location: Front and left side basement

Task: Remove garden / Improve basement windows, Seal gap between driveway and house

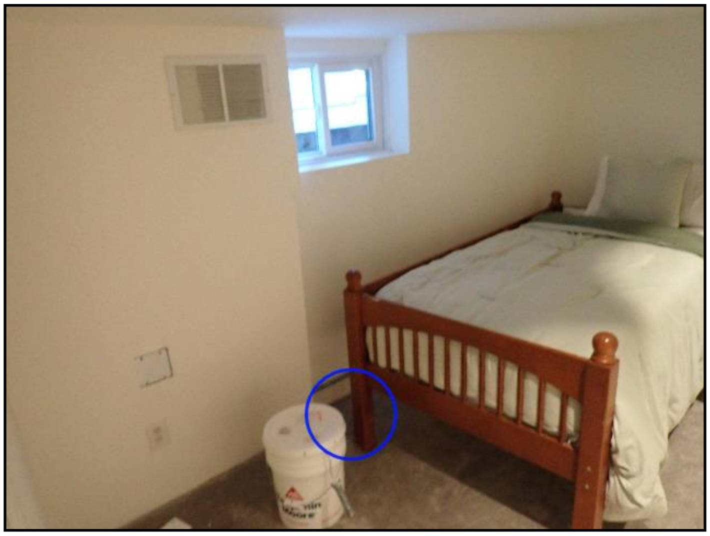
Time: As soon as practical

Cost: Not determined

Elevated moisture lear laundry area

Elevated moisture lear laundry area

Elevated moisture Left side basement bedroom



Elevated moisture Left side basement bedroom

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Appliances inspections are limited scope, and some issues may not be identified.

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), smoke detectors, security systems, central vacuum, window coatings and seals between panes of glass.

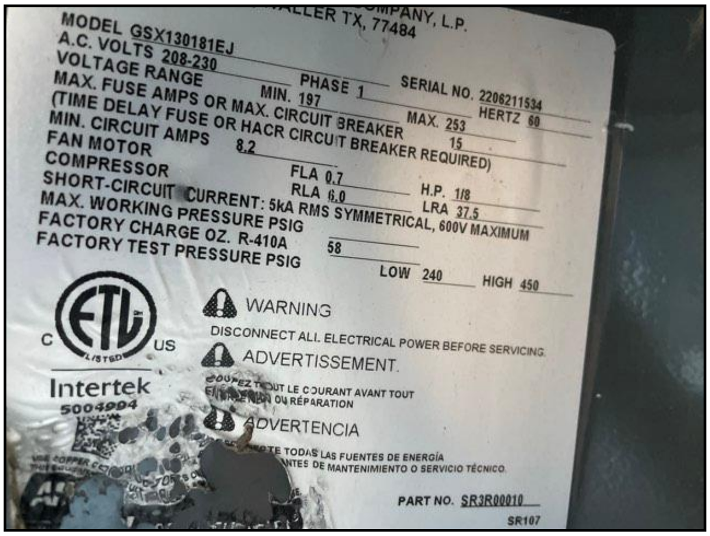
Percent of interior foundation not visible: • 99 %

Description

General: • We include a check for product recalls on major appliances at no extra cost. You will receive a separate report from RecallChek with any notices of product recalls and who to contact to get parts replaced, often free of charge. If there are recalls down the road, you will be notified. If you replace the equipment, just let RecallChek know and you will receive recall notices on these too.

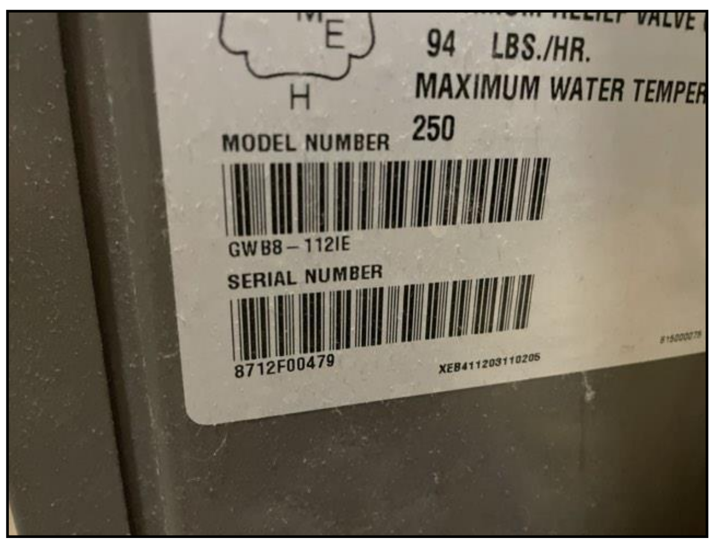
Air Conditioner / Heat Pump:

• Goodman



Goodman

Furnace: • Lennox



Refrigerator:

• Frigidaire

Frigidaire

Range:

- Frigidaire

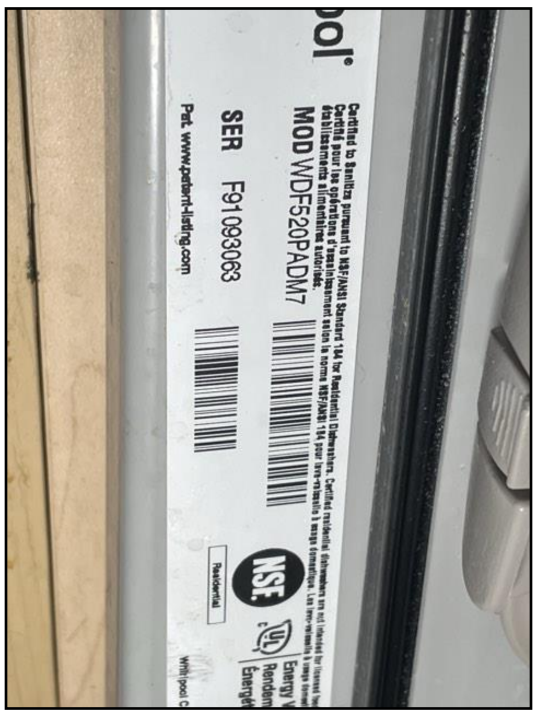
Frigidaire

Dishwasher:

- Bosch

Bosch

- Whirlpool



Whirlpool

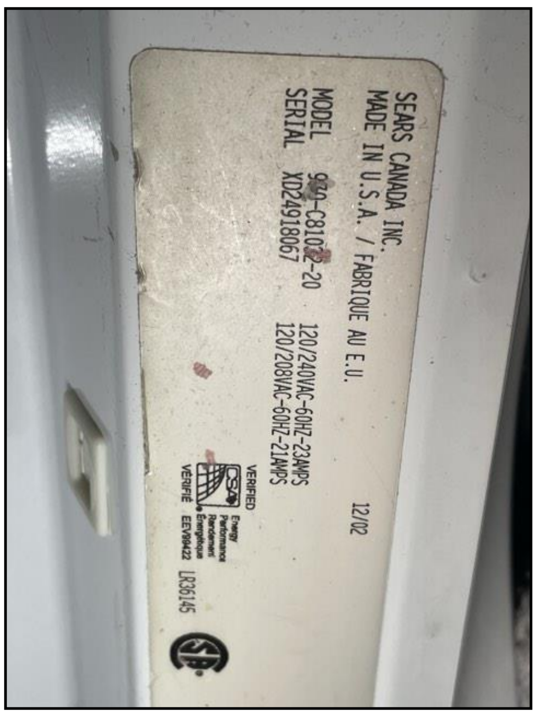
Washer:

- Maytag

Maytag

Dryer:

• Sears



Sears

Inspection Methods and Limitations

Model number plate not found or not legible on: • Range

Description

OUR ADVICE FOR LOOKING AFTER YOUR HOME: • Home maintenance is an important responsibility. It protects your investment, extends life expectancy and helps avoid significant expenses. This document is an integral part of the report, and will help you avoid many common problems and reduce costs.

Priority Maintenance and Home Set-Up: • The Home Set-Up and Maintenance chapter in the Home Reference Book provides important information regarding things that are done once when moving in, as well as regular maintenance activities.

Please be sure to follow these maintenance guidelines. The Home Reference Book is included under the REFERENCE tab in this report.

Basement/Crawlspace Leakage: • Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions. Good maintenance of exterior grading, gutters and downspouts is critically important.

For more details, please refer to Section 10 of the Interior chapter of the Home Reference Book, which is in the REFERENCE tab in this report.

Roof - Annual Maintenance: • It is important to set up an annual inspection and tune-up program to minimize the risk of leakage and maximize the life of the roof. Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced.

Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years.

Also, in a mature neighborhood with mature trees, gutters and downspouts can readily become clogged with leaves and debris. Seasonal maintenance and cleaning can help promote adequate drainage from the roof structure and help keep water away from the home and foundation.

Exterior - Annual Maintenance: • Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components. Grading around the home should slope to drain water away from the foundation to help keep the basement dry.

Painting and caulking should be well maintained. Particular attention should be paid to horizontal surfaces where water may collect.

Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

The water supply for all hose bibbs should be shut off from the interior shut-off valve(s) provided and the line(s) drained each season before winter; to help prevent potential freezing of the water supply pipe(s) and subsequent possible flooding issues.

Garage Door Operators: • The auto reverse mechanism on your garage door opener should be tested monthly. The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.

Electrical System - Label the Panel: • Each circuit in the electrical panel should be labelled to indicate what it controls. This improves both safety and convenience. Where the panel is already labelled, the labelling should be verified as correct. Do not rely on existing labeling.

Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters: • These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Heating and Cooling System - Annual Maintenance: • Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement. Arrange the first visit as soon as possible after taking possession.

Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively.

For hot water systems, balancing should be done by a specialist due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every 6 months, and improved as necessary to prevent leakage and water damage behind walls and below floors.

Water Heaters: • All water heaters should be flushed by a specialist every year to maximize performance and life expectancy. This is even more critical on tankless water heaters.

Washing Machine Hoses: • We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished part of the home.

Clothes Dryer Vents: • We recommend that vents for clothes dryers discharge outside the home. The vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces energy consumption and cost, as well as drying time for clothes. It also minimizes the risk of a lint fire inside the vent.

Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also be a duct fan controlled by a wall switch. The fan should
be ON whenever the dryer is used.

Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and chimneys should be inspected and cleaned before you use them, and annually thereafter. We recommend that specialists with a WETT (Wood Energy Technology Transfer, Inc.) designation perform this work. Many insurance companies require a WETT inspection for a property with a wood burning device.

Smoke and Carbon Monoxide (CO) Detectors/Alarms: • Smoke detectors are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors. We strongly recommend photoelectric smoke detectors rather than ionization type detectors. Carbon monoxide detectors should be provided adjacent to all sleeping areas.

These devices are not tested during a home inspection. Detectors should be tested every 6 months, and replaced every 10 years. Batteries for smoke and carbon monoxide detectors should be replaced annually. If unsure of the age of a smoke detector, it should be replaced.

Backwater Valve: • A backwater valve protects your home from a backup of the municipal sewer system. The valve may be equipped with an alarm to notify you of a backup. Please note: if the valve is closed due to a municipal sewer backup, you cannot use the plumbing fixtures in the home. The waste water is unable to leave the building and will back up through floor drains and the lowest plumbing fixtures. • The valve should be inspected and cleaned as necessary at least twice a year.

Sump Pump: • A sump pump collects storm water below the basement floor and discharges it safely to the exterior to prevent flooding. The discharge point should be at least 6 feet (2 m) away from the home. Best installations include backup power for the sump pump, so it will work in the event of a power outage. A high water alarm in the sump pump will notify you if the pump fails. Some installations include a backup pump.

The sump and pump should be inspected and tested four times a year.

For condominium owners: • Condominium owners - Maintenance and Repairs: There are two types of repairs that may be performed in a condo - repairs to an individual condo unit and repairs to common elements. Common elements are set out in the Condominium Declaration and will differ from one building to another. If repairs must be made inside your unit, you are responsible for making the repairs at your own expense. You are also responsible for the ongoing maintenance of your unit. The condominium corporation's board of directors is responsible for maintenance and repair of the common elements. Exclusive-use common elements, such as parking spaces or balconies are generally maintained by the condominium board.

Be Ready for Emergencies: Be sure you know where to shut off the water. Some condos have more than one shut off, and others need a special tool (key) to turn off water. Label each circuit on the electrical panel, and make sure you should know how to turn off the power. Keep a fire extinguisher suitable for grease fires near the kitchen.

Property Manager and Concierge/Security: Keep the contact information for these folks handy (perhaps on your phone) wherever you are. • Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

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.