

Your Inspection Report



220 Medland St
Toronto, ON M6P 2N7



PREPARED FOR:
THEODORE BABIAK

INSPECTION DATE:
Thursday, August 20, 2026

PREPARED BY:
Scott Lutz



Carson, Dunlop & Associates Ltd.
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Excellence in home inspection



August 24, 2026

Dear Theodore Babiak ,

RE: Report No. 98891, v.2
220 Medland St
Toronto, ON
M6P 2N7

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,

Scott Lutz
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

220 Medland St, Toronto, ON August 20, 2026

Report No. 98891, v.2

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

FOR THE BUYER

There are two elements to a home inspection - the inspection itself and the report. This report is helpful, but the inspection is equally important. You need both elements to make an informed decision.

When you move into the home you may find some issues not identified in the report. That is to be expected for a few 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.

Our obligation and liability are limited to the seller.

Electrical

DISTRIBUTION SYSTEM \ Aluminum wiring (wires)

Condition: • [Noted in the home. Click here to see the Ontario Electrical Safety Authority's position on this wiring system.](#)

Some insurance companies may request an electrical safety inspection, and a few may insist on replacement of the aluminum wiring.

Location: Garage Panel area

Task: Specialist to inspect all aluminum wiring connections.

Time: As soon as practical

Cost: The cost of the inspection is typically \$600 to \$1,200 for an average sized home.

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner near the end of typical life expectancy

Although the air conditioning system is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace at any time.

Task: Replace

Time: When necessary

Cost: \$3,000 - \$6,000

Plumbing

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Task: Replace

Time: When necessary

Cost: \$1,000 - \$3,000 (Depends on several variables)

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Interior

BASEMENT \ Wet basement - evidence

Condition: • Evidence of moisture noted

Location: Rear Right Corner Basement

Task: Ensure gutters and downspouts are working properly and exterior grade slopes down away from the home. Monitor the area for evidence of moisture, particularly in the spring when snow melts or after heavy or persistent rains.

Time: Immediate and ongoing

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

ROOFING

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Description

Sloped roofing material:

- Asphalt shingles



Asphalt shingles



Asphalt shingles

- [Metal](#)



Metal

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • The roof shingles are in good overall condition.

Annual inspections are recommended (on any roof) to take care of any roof damage and/or regular maintenance items (flashings/caulking).

Inspection Methods and Limitations

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

Inspection performed: • With a drone

Age determined by: • Visual inspection

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Wall surfaces and trim: • [Brick](#)

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Loose

Gutter spikes coming loose

Location: Rear

Task: Repair

Time: Less than 1 year

Cost: Minor



Loose

ROOF DRAINAGE \ Downspouts

Condition: • [As of Dec 2016, a Toronto by-law requires downspouts to discharge above grade. Exemptions may be available in some cases. Below-grade downspouts may leak or be clogged, resulting in basement leakage. Click the line above for details.](#)

Task: Re-direct downspouts to discharge above grade at least 6 feet from home.

Time: As soon as possible

Cost: Minor

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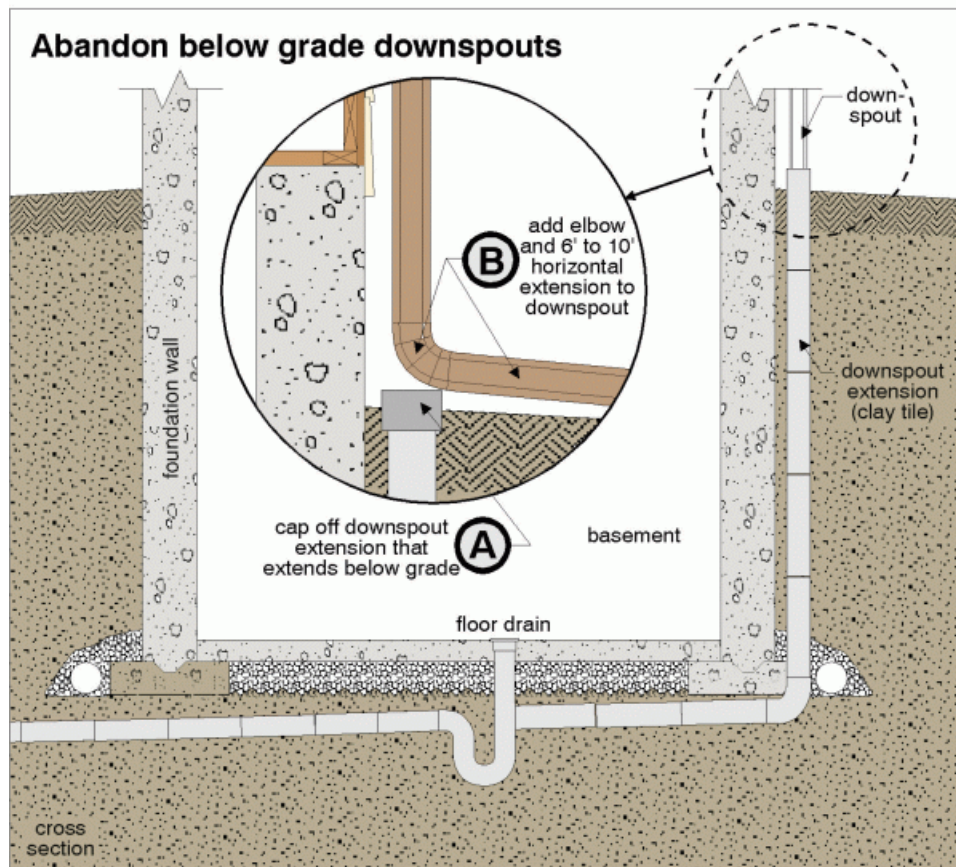
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Toronto - Discharge below grade

WALLS \ Masonry (brick, stone) and concrete

Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted.

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LANDSCAPING \ Lot grading

Condition: • The ground around some parts of the home does not slope to drain water away from 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

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage • Storage in garage • Poor access under steps, deck, porch

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Description

General: • The structure has performed well, with no evidence of significant movement.

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Subfloor - plywood • Not visible in some areas

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing:

- Rrafters/ceiling joists
- [Plank sheathing](#)



Rafters



Plank sheathing

Party wall:

- [Masonry](#)



Masonry

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Observations and Recommendations

RECOMMENDATIONS \ General

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

Condition: • Most foundation walls and masonry walls have small cracks due to minor shrinkage, settlement or shifting. These will not be individually noted, unless leakage or building movement is noted.

FLOORS \ Concrete slabs

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

Inspection Methods and Limitations

Attic/roof space: • Inspected from access hatch

Description

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

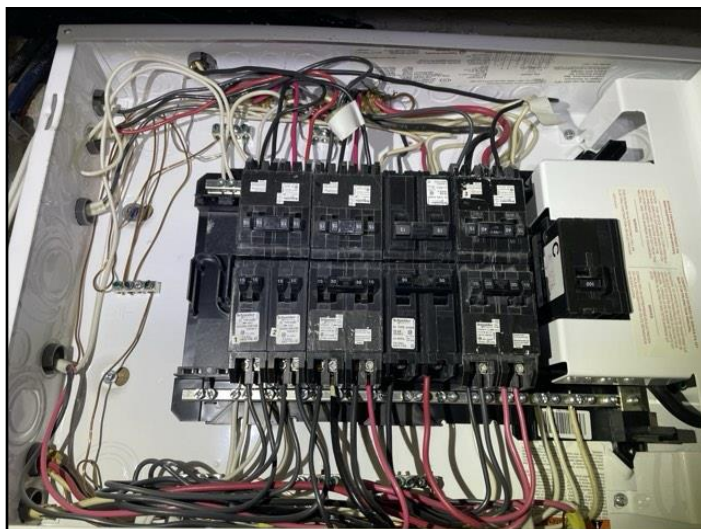
Main disconnect/service box type and location: • [Breakers - garage](#)

Distribution panel type and location:

• [Breakers - garage](#)



Breakers - garage



Breakers - garage

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Arc Fault Circuit Interrupter (AFCI) needed

Consider installing at panel

Location: Panel

Task: Provide as an improvement only

Time: When renovating

DISTRIBUTION SYSTEM \ Aluminum wiring (wires)

Condition: • [Noted in the home. Click here to see the Ontario Electrical Safety Authority's position on this wiring system.](#)

Some insurance companies may request an electrical safety inspection, and a few may insist on replacement of the aluminum wiring.

Location: Garage Panel area

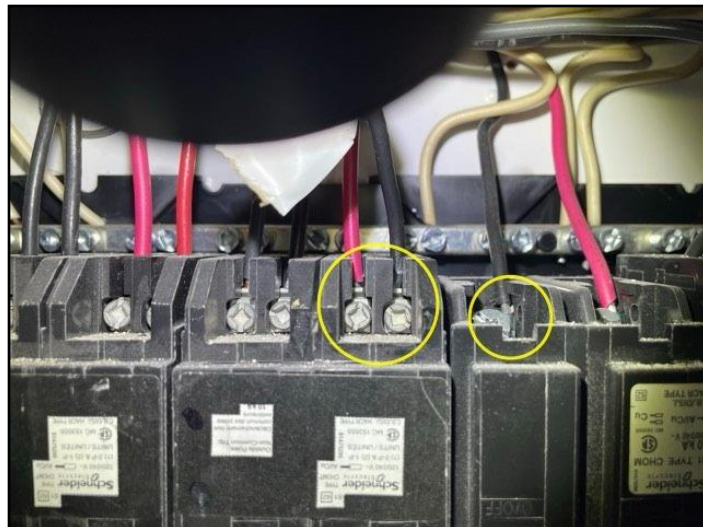
Task: Specialist to inspect all aluminum wiring connections.

Time: As soon as practical

Cost: The cost of the inspection is typically \$600 to \$1,200 for an average sized home.



Noted in the home



Aluminum wires: Example, Panel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Adding Ground Fault Circuit Interrupters (GFCIs) is a cost-effective safety improvement to existing homes. At an installed cost of roughly \$100 each, they provide enhanced protection against electric shock and are particularly useful near wet areas like outdoors, garages, and bathrooms). GFCIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.

Location: Rear Deck

Task: Provide

Time: When renovating

Cost: Minor

Inspection Methods and Limitations

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 • Testing of smoke and/or carbon monoxide alarms

HEATING

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Description

Heating system type:

- [Furnace](#)



Furnace



Furnace

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [17 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Fireplace/stove: • None

Exhaust/Chimney/vent: • [Metal](#)

Humidifier: • Not present

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

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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.

FURNACE \ Distribution air fan (blower)

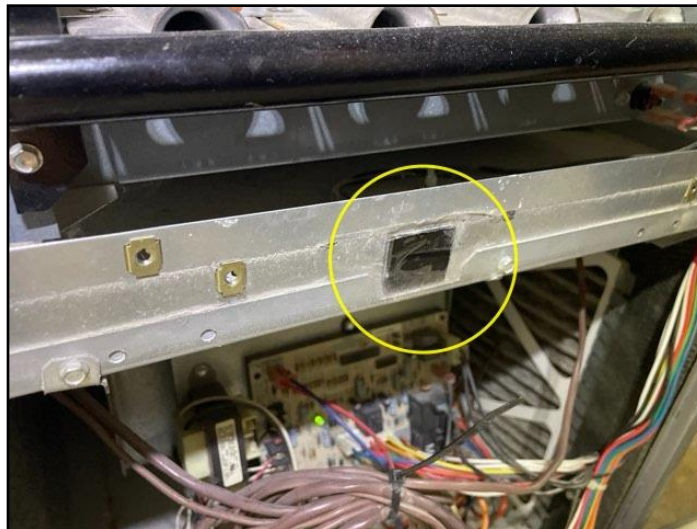
Condition: • Fan cover/access door interlock/safety switch inoperative

Location: Basement Furnace Area

Task: Correct

Time: As soon as possible

Cost: Minor



Interlock switch taped down

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: • Prevents testing heating effectiveness

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

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)



Air cooled

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

Compressor approximate age: • 15 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.

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner near the end of typical life expectancy

Although the air conditioning system is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace at any time.

Task: Replace

Time: When necessary

Cost: \$3,000 - \$6,000

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

Location: Rear

Task: Improve

Time: As soon as practical

Cost: Minor

COOLING & HEAT PUMP

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Insulation - deteriorating

Condition: • [Poor seal at building](#)

Location: Rear

Task: Improve

Time: Less than 1 year

Cost: Minor



Poor seal at building

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Description

Attic/roof insulation material:

- Fiberglass



Fiberglass

Attic/roof insulation amount/value: • [R-12](#) • [R-20](#)

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Insulation levels are below modern standards (R50-R60). 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

Condition: • Debris in attic

Task: Clean

Time: If desired

Cost: Minor



Debris in attic

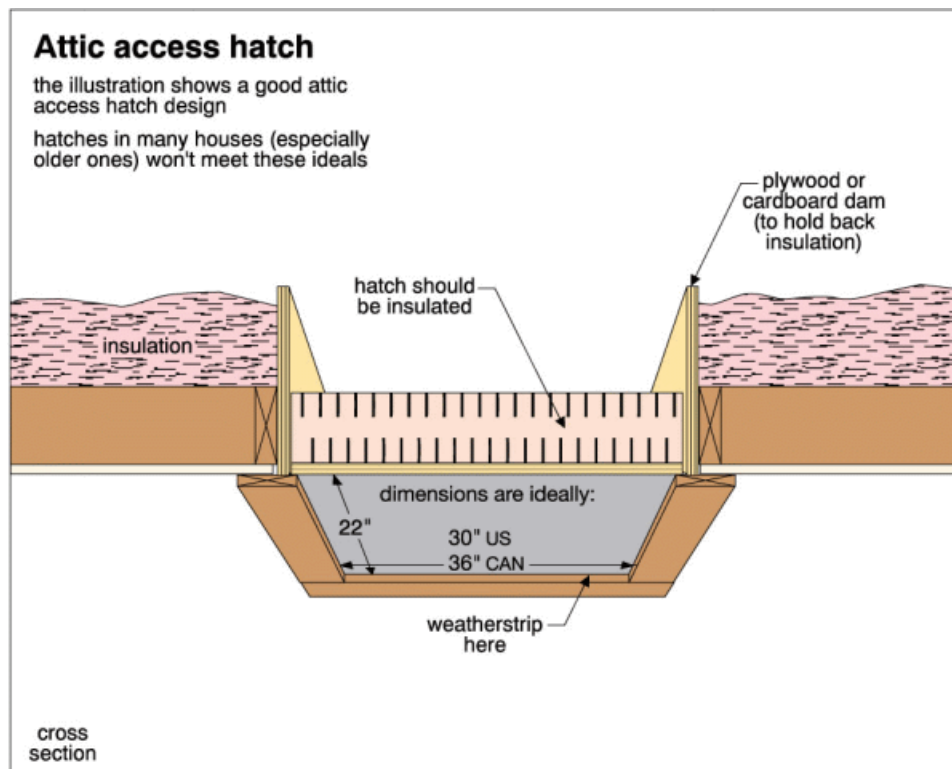
ATTIC/ROOF \ Hatch/Door

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

Task: Improve

Time: As soon as practical

Cost: Minor





Not insulated and not weatherstripped

FLOORS \ Floors over unheated areas

Condition: • Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

Location: Above Garage

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • From access hatch

Description

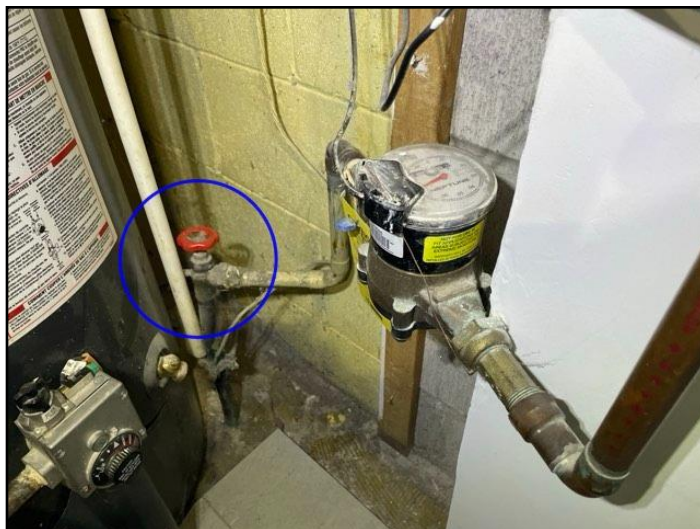
General: • The kitchen and bathrooms have been updated.

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

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

Main water shut off valve at the:

- Furnace area



Main Shut-off

Water heater type:

- [Conventional](#)



Conventional

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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: • [Plastic](#)

Pumps: • None

Floor drain location: • Near heating system

Gas meter location: • Exterior right side

Backwater valve: • None noted

Observations and Recommendations

WATER HEATER \ General notes

Condition: • Mixing/tempering valve - not present

*Recommended to reduce risk of scalding

Task: Provide

Time: When updating

Cost: Minor

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Task: Replace

Time: When necessary

Cost: \$1,000 - \$3,000 (Depends on several variables)

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.

WASTE PLUMBING \ Floor drain

Condition: • [Obstructed](#)

Location: Basement Furnace Area

Task: Correct

Time: As soon as possible

Cost: Minor



Obstructed

WASTE PLUMBING \ Backwater valve

Condition: • None noted

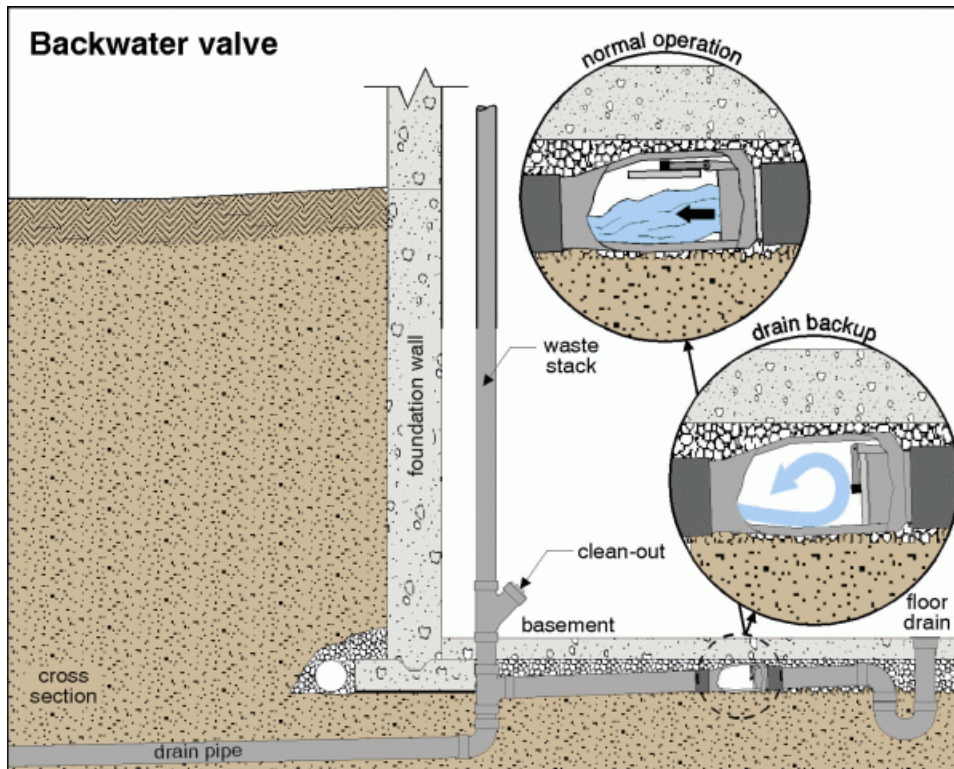
Adding a backwater valve to the main drain line is an improvement you may consider to help protect your home against sewer backups. Some municipalities provide rebates or financial assistance for installing these devices. Some insurance companies offer premium discounts or other benefits for homeowners with backwater valves. The cost is typically \$2,000 to \$4,000, with \$2,500 being a common number. Once installed, they should be inspected twice annually.

Location: Basement

Task: Provide

Time: Discretionary

Cost: \$2,000 - \$4,000



FIXTURES AND FAUCETS \ Faucet

Condition: • Low water flow

Hot water flow was less than cold

Location: Kitchen

Task: Further evaluation / Improve

Time: As soon as practical

Cost: Minor



Low water flow

FIXTURES AND FAUCETS \ Shower stall

Condition: • Window in shower enclosure

Location: Second Floor Bathroom

Task: Protect the window with a covering or, at a minimum, keep the area well sealed to prevent moisture penetration into joints.

Time: Ongoing

Cost: Regular maintenance



Window in shower enclosure

Inspection Methods and Limitations

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

Description

General: • Interior finishes are high quality for the most part.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Mechanical systems including garage door operators, exhaust fans, and appliances have life expectancies in the 10 to 15 year range, although there is considerable variation based on a number of factors.

CEILINGS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear

Location: Throughout

WALLS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear.

Location: Throughout

FLOORS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear.

Location: Throughout

BASEMENT \ Leakage

Condition: • Typical reading noted with meter during inspection.

Location: Various Basement



Interior Wall (Reference)



Front (by Garage door)

INTERIOR

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Right Side (Furnace Room)



Left Side (Common Wall) Bathroom



Rear Left



Rear Middle

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Right Wall, Rear Room



Right Wall, TV Room

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 our consultation, 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

Location: Rear Right Corner Basement

Task: Ensure gutters and downspouts are working properly and exterior grade slopes down away from the home. Monitor the area for evidence of moisture, particularly in the spring when snow melts or after heavy or persistent rains.

Time: Immediate and ongoing

Cost: Not determined

Downspouts - common leakage areas

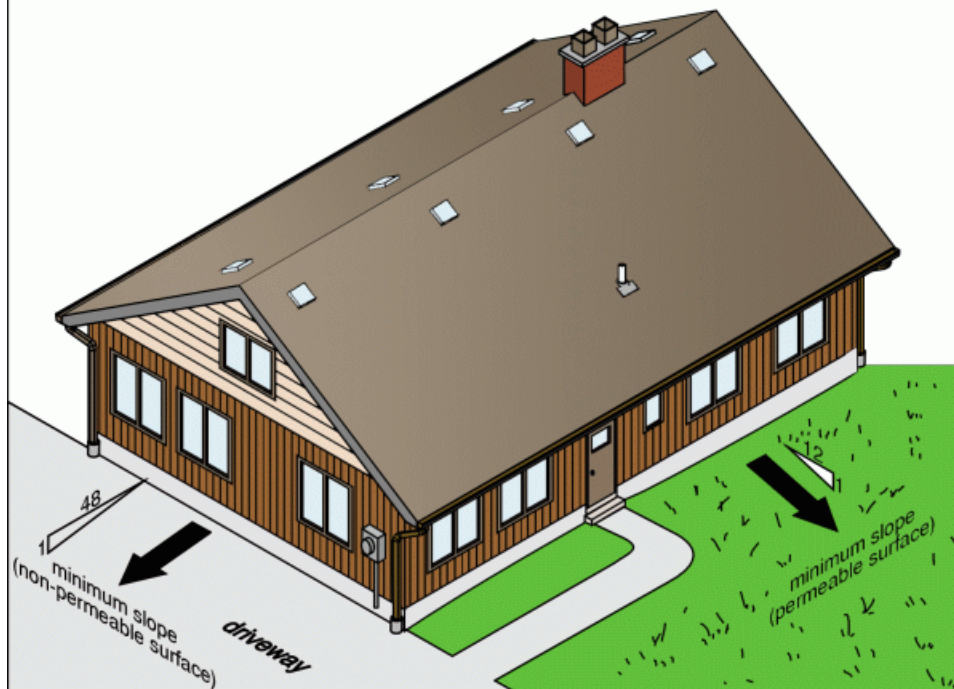
leaking elbows and seams

split along back seam

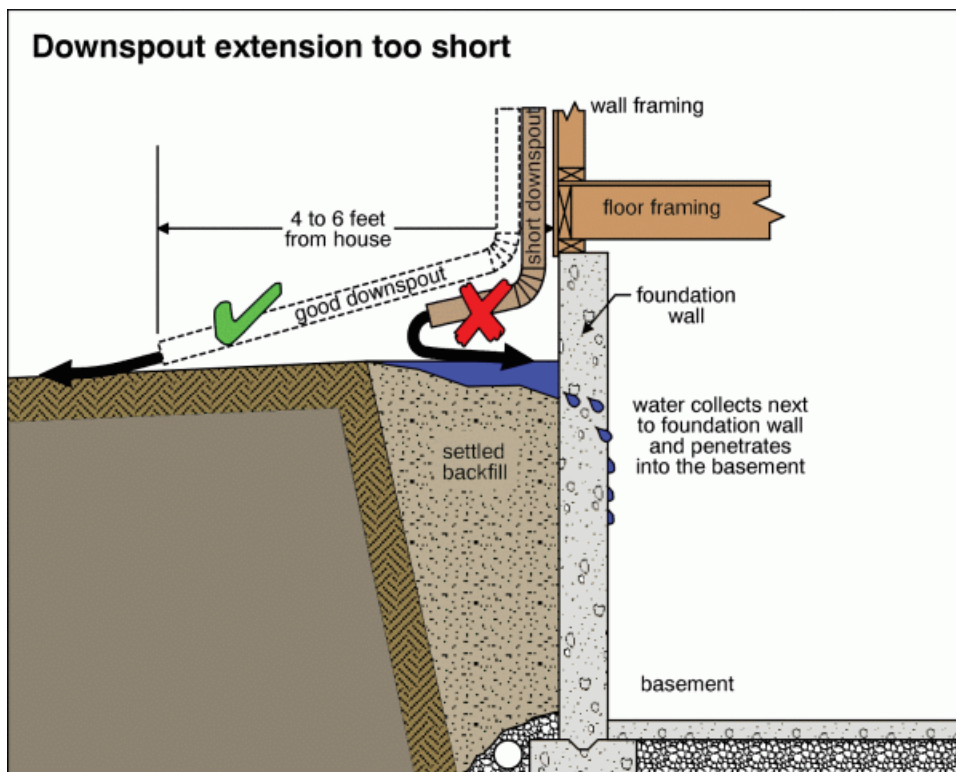
clogged

staining or efflorescence

Recommended grading slopes



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Evidence of moisture noted



Exterior View

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Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards • Limited access to cabinets and closets • 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: • 90 %

APPLIANCES

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General: • Appliances and exhaust fans have life expectancies in the range of 10 to 15 years, although there is considerable variance based on a number of factors. All appliances have been inspected and any defects are noted below.

Observations and Recommendations

CLOTHES WASHER \ General

Condition: • Mildewed Door Gasket

Location: Basement Laundry Area

Task: Clean / Replace

Time: As soon as practical

Cost: Minor

Inspection Methods and Limitations

General: • Appliances are tested for basic operation only.

Not Tested/Not In Service:

- Clothes washer and dryer
Washer in use at inspection

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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:

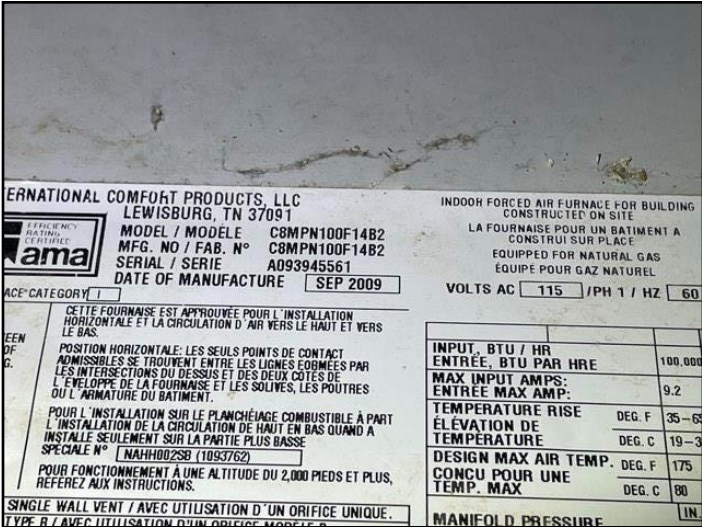
- International Comfort Products



International Comfort Products

Furnace:

- International Comfort Products

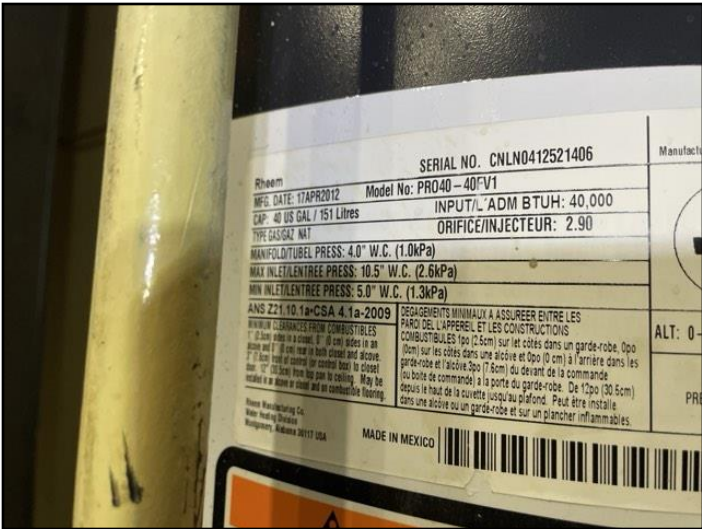


International Comfort Products

Water Heater:

- Rheem

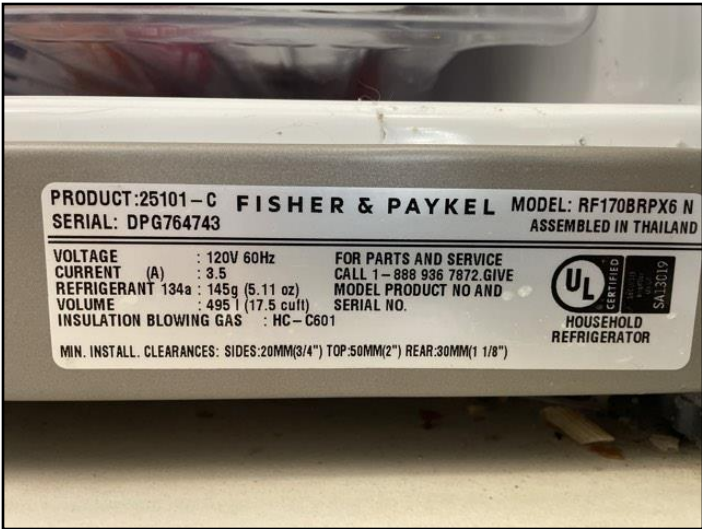
OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					



Rheem

Refrigerator:

- Fisher & Paykel



Fisher & Paykel

Wall Oven:

- IKEA

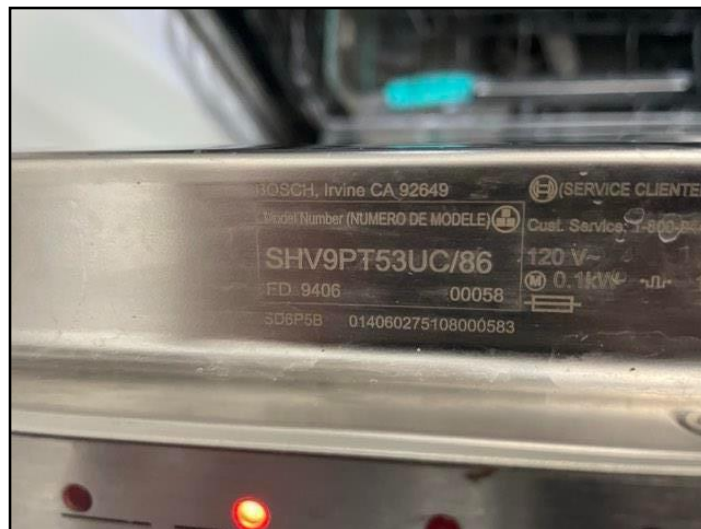
OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					



IKEA

Dishwasher:

- Bosch



Bosch

Washer:

- Electrolux

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					



Electrolux

- Dryer:
- Electrolux



Electrolux

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OUR ADVICE

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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.

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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.

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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



FLASH

19-30-FL

June 2019

Supersedes 16-30-FL

Aluminum wiring in residential installations**Issues with aluminum wiring**

The Electrical Safety Authority (ESA) has received an increasing number of questions about the safety of aluminum wiring. In particular, purchasers or owners of homes built from the mid 1960's until the late 1970's with aluminum wiring are finding that many insurers will not provide or renew insurance coverage on such properties unless the wiring is inspected and repaired or replaced as necessary and this work is inspected by ESA and a copy of the certificate of inspection is provided to the insurer. In some cases the insurer may require replacement of the aluminum wiring with copper wiring. Check with your insurance company for their requirements.

Myths

- Aluminum wiring was recalled because it is known to be a fire hazard.
- Aluminum wiring is no longer used for interior wiring systems.

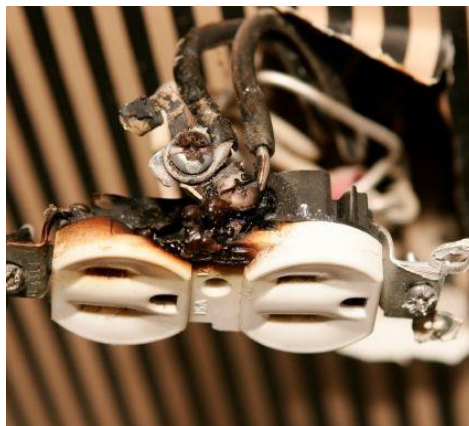
Fact

- The Ontario Electrical Safety Code (OESC) permits the installation of aluminum wiring.
- Adequate precautions shall be given to the terminations and splicing of aluminum conductors.
- Aluminum wiring itself is safe if proper connections and terminations are made, without damaging the wire and devices approved for use with aluminum wire are employed and installed in accordance with the OESC and the manufacturer's instructions.
- Aluminum wiring is widely used today for larger commercial and industrial feeders. Electrical distribution companies use it widely throughout their distribution systems including the supply service cable to most residences; in fact, it may still be used today for interior wiring systems in residential homes as well as other structures.

Some homes may have a mixture of aluminum and copper wiring.

Reported problems with aluminum wiring have been related to the overheating and failure of aluminum wiring terminations. This is due to the tendency for aluminum to oxidize and its incompatibility with devices designed for use with copper wiring. Warm cover plates or discolouration of switches or receptacles, signs of arcing within switches or receptacles as per photo F1, flickering lights, or the smell of hot plastic insulation may be evidence of these problems.

Photo F1 – Failure of aluminum wiring terminations





FLASH

19-30-FL

Each home is different and must be assessed on its own. It is highly recommended that the homeowner hire a Licensed Electrical Contractor (LEC) who is knowledgeable in the special techniques required for working with and repairing aluminum wiring. The contractor should do an assessment, make the necessary repairs and have the work inspected by ESA. The homeowner should obtain a copy of the Certificate of Inspection for their records and for their insurance company (if requested).

As mentioned above, where problems exist with aluminum wiring they are usually found at termination points. This necessitates the opening of all outlets (receptacles, switches, fixtures, appliance connections and in the panelboard) and visually inspecting terminations for signs of failure and overheating without removing or disturbing the devices or wiring. There should be no signs of overheating such as darkened or discoloured connections, melted insulation, etc.

Where problems are found the damaged aluminum conductor should be cut back to remove the damaged portion and then the necessary repairs made.

Required markings for devices used with aluminum wiring

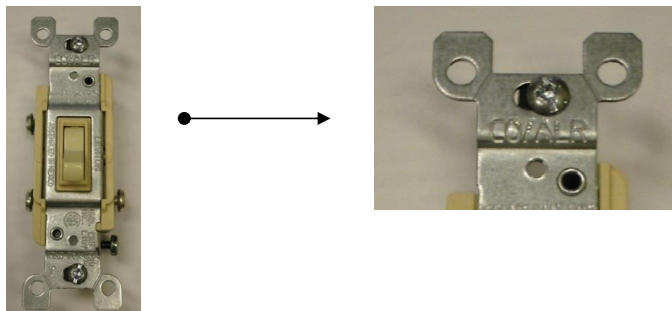
Replacement receptacles and switches shall be installed in compliance with the OESC and marked as per Table F1.

Table F1 – Required markings for devices used with aluminum wiring

Electrical Device	Required Marking
Receptacle (rated 20 amps or less)	"CO/ALR" or "AL-CU"
Receptacle (rated greater than 20 amps)	"AL-CU" Or "CU-AL"
Switch (rated 20 amps or less)	"CO/ALR"
Wire Connectors [intended for use with combinations of either an aluminum conductor(s), a copper conductor(s), or both]	"AL-CU" Or "CU-AL"
Luminaire (Lighting fixture or lampholder)	No required marking on fixture, however approved wire nuts are required.
Electric Heater	No required marking on heater, however approved wire nuts are required.

All terminations of aluminum conductors shall be to devices marked as per Table F1 and Photo F2; this includes the bare bond conductor. OESC Rule 12-118 3) provides two exceptions to this requirement. The first exception is for devices or fixtures with wire leads, in which case the joint between the wire lead and the aluminum conductor shall be made with a wire connector approved for copper to aluminum connections and marked as per Table F1. The second exception is the outlet box bonding screw, which does not require approval for connection of the aluminum bonding conductor.

Photo F2 – Required marking for devices used with aluminum wiring



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Terminations of aluminum conductors

OESC Rule 12-118 6) requires the connection of aluminum conductors to wiring devices having binding- screw terminals around which the conductors can be looped under the head of the screw, shall be made by forming the conductor in a clockwise direction around the screw into three-fourths of a complete loop and only one conductor shall be connected to any one screw.

Devices with "push-in" terminations shall not be used with aluminum conductors.

An alternative to using copper/ aluminum approved devices is to connect a copper wire "pig-tail" between the aluminum conductor and the device connection screw of a device approved for copper only connections. Pig-tailing also applies to the bond conductor. The wire connector used for the pigtail joint shall be marked as per Table F1.

OESC Rule 12-118 1) states that adequate precaution shall be given to the termination and splicing of aluminum conductors, including the removal of insulation, the cleaning of the bared conductor and the compatibility and installation of fittings.

Aluminum conductors are softer than copper and care must be taken that they are not nicked, cut or crushed during termination. Nicks, cuts, or crush spots at terminations result in a weak spot that may result in breakage of the conductor or a hot spot.

Where pig-tailing is used, OESC Rule 12-3036 must be considered with respect to the minimum volume of box required to contain the existing as well as the new conductors and connections. Where there is not enough room in the existing outlet box, a surface mounted extension box may be required to contain the extra volume necessary to safely accommodate everything.

Aluminum wiring in existing installations

If an owner is aware or has discovered that the house is wired with aluminum wiring and the original devices are not marked as suitable for aluminum wiring, there is a potential for failure which could lead to a fire, as per Photo F1. Aluminum-wired connections have been known to fail and overheat without any prior indications or problems. Do not wait for signs of overheating of the termination or signs of arcing within switches and receptacles. ESA strongly recommends eliminating a hazard by replacing the original devices with aluminum rated and properly marked devices (or have copper tails installed).

If any of the original devices have been replaced in the past with newer Cu only devices (i.e. Decora), then they are not original and are required to be replaced with a Cu/ AL device.

The use of Oxide Inhibitors

OESC Rule 12-118 2) requires that a joint compound be used with stranded aluminum conductor connections.

It has been brought to the attention of ESA that the excess use of **non-petroleum** based inhibitors may result in the failure of approved wire connectors. Figure F2 shows an example of a failure when non-petroleum based inhibitor was used for copper to aluminum connections. The "Oxide Inhibiting compound" and connector manufacturers' shall be consulted to ensure the compound used is appropriate for the application.

Unless the termination or splice is approved and so marked for use without Oxide Inhibitors, OESC Rule 12-118 2) requires a joint compound, capable of penetrating the oxide film and preventing its reforming, be used with **stranded** aluminum conductor connections.

Note

The compound is conductive and should be used sparingly and any excess compound should be removed.

APPENDIX

220 Medland St, Toronto, ON August 20, 2026

Report No. 98891, v.2

www.carsondunlop.com

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Figure F2 – Non-Petroleum based inhibitor failures



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rjb_insurance@cooperators.ca

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vel_insurance@cooperators.ca

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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

ELECTRICAL INSPECTION REPORT

Property Address:

220 Medland Street
Toronto, Ontario

Inspection Date: August 26, 2026

Electrical Contractor: Molitech Electric Inc.

ESA/ECRA Licence No.: 7013981

Purpose of Inspection

Molitech Electric inspected the property following concerns about aluminum branch-circuit wiring and a recommendation for its replacement. The inspection assessed visible and accessible aluminum wiring, including panel and device connections.

Aluminum Wiring Inspection and Conclusion

Only five cables containing aluminum conductors were identified in the electrical panel; all other visible panel wiring was copper. The associated breakers were rated for both aluminum and copper wiring.

At the accessible receptacles inspected, copper pigtails, appropriate connectors and antioxidant compound were present. Thermal imaging of the panel showed no signs of overheating at the time of inspection.

Based on these observations, complete replacement of the aluminum wiring is not required at this time. This conclusion applies only to visible and accessible wiring and connections. Concealed wiring and connections were not inspected.

Additional Electrical Recommendations

- Provide GFCI protection and in-use bubble cover for the receptacle on the rear deck.
- Provide GFCI protection for the receptacle near the laundry room sink.
- Provide GFCI protection for two kitchen-split receptacles around sink.
- Replace two receptacles on the north wall of kitchen with 20Amp receptacles.
- Replace the associated circuit breaker with a 20Amp. (Existing wiring is rated for 20A)

Inspection Limitations

This report reflects visible and accessible conditions observed on August 26, 2026. The inspection was non-destructive, and concealed or inaccessible wiring was not examined. Thermal imaging reflects conditions at the time of testing and does not guarantee future performance under different loads.

Prepared by:

Steve Molinaro
Molitech Electric Inc.

Quote

Aug 26 2026
Quote# 2695

Qty	Description	Line Total
1	Provide and install GFCI and in-use bubble cover	
1	Provide and install GFCI in laundry room	
2	Provide and install GFCI circuit breakers for kitchen-split receptacles	
2	Provide and install 20Amp kitchen receptacles	
1	Provide and install 20Amp circuit breaker for kitchen receptacles	
	Sub-total	\$1,165.00
	Tax	\$151.45
	Total	\$1,316.45

Thank You for your business!