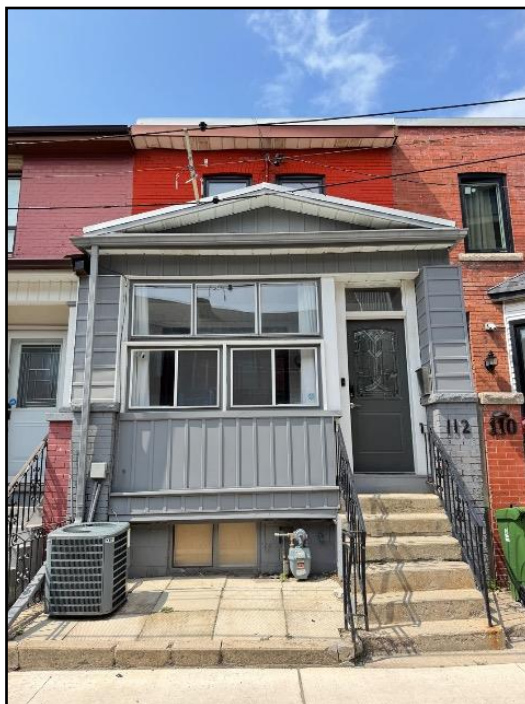


# INSPECTION REPORT



For the Property at:  
**112 WOLSELEY STREET**  
TORONTO, ON M6J 1K2

Prepared for: BRAD KOTSPOULOS  
Inspection Date: Monday, July 6, 2026  
Prepared by: Stefano Ramacciato



Quantum Home Inspections  
9235 Jane St., Suite 103  
Maple, ON L6A0J8  
416 844-0747

[www.quantumhomeinspections.ca](http://www.quantumhomeinspections.ca)  
[info@quantumhomeinspections.ca](mailto:info@quantumhomeinspections.ca)



July 7, 2026

Dear Brad Kotsopoulos,

RE: Report No. 4043, v.0  
112 Wolseley Street  
Toronto, ON  
M6J 1K2

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Stefano Ramacciato  
on behalf of  
Quantum Home Inspections

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# ROOFING

112 Wolseley Street, Toronto, ON July 6, 2026

Report No. 4043, v.0

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

REFERENCE

## Description

### Flat roofing material:

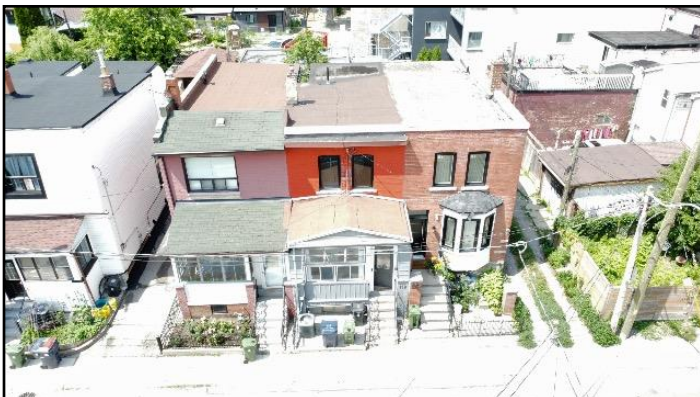
- Modified bitumen membrane

In good condition.

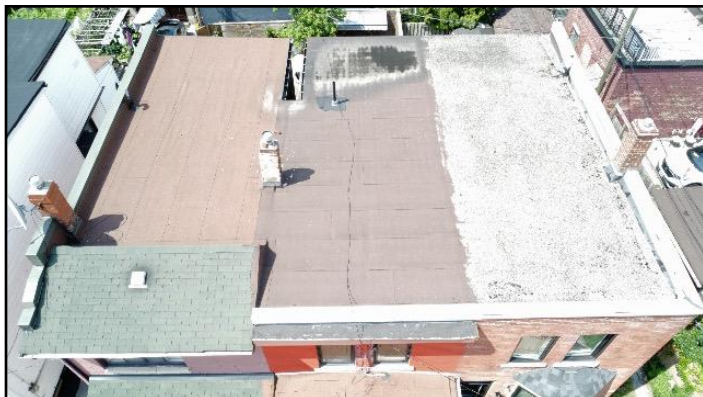
Approximate age 12 years old.

Noticed signs ponding in the rear roof.

Contact a professional roofing company for further evaluation.



1.



2.

# EXTERIOR

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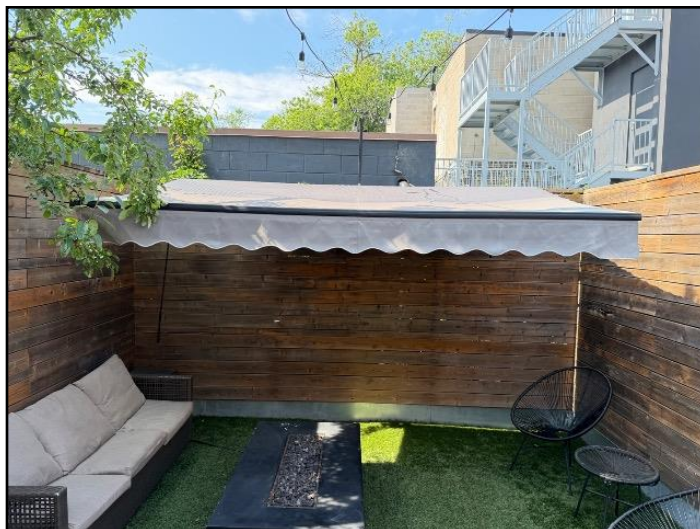
PLUMBING

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## Description

**General:** • Installed outdoor awning



3.

**Gutter & downspout material:** • Aluminum

**Deck:** • Wood

**Fence:** • Wood

## Recommendations

### EXTERIOR GLASS/WINDOWS \ General notes

**1. Condition:** • Deteriorated outdoor caulking

**Location:** Front Basement Exterior Wall

**Task:** Repair

**Time:** ASAP



4.

# EXTERIOR

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## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

**2. Condition:** • Cracked concrete steps

**Task:** Repair



5.

## Description

**Configuration:** • Basement

**Foundation material:**

• Brick

Has been waterproofed & sprayed foamed in the front & rear basement

**Floor construction:** • Joists

**Exterior wall construction:** • Wood frame/ Brick

## Recommendations

### FOUNDATIONS \ General notes

**3. Condition:** • Cracked parging

**Location:** Front Exterior Wall

**Task:** Repair



6.



ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

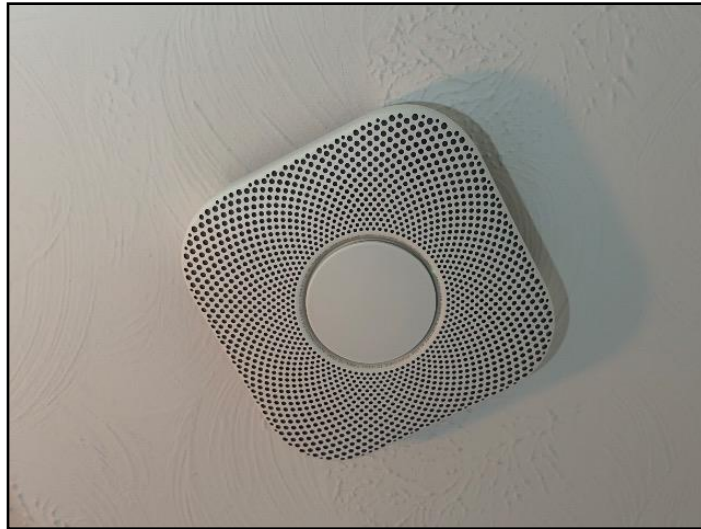
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9.

# HEATING

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## Description

### Heating system type:

- Furnace
- Model Year 2011  
46,000 BTU's  
High Efficiency  
In good working condition  
Replace filter every 3 months  
Service annually



10.



11.

# HEATING

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12. Filter

**Fuel/energy source:** • Gas

**Heat distribution:** • Ducts and registers

**Main fuel shut off at:**

- Meter

Located front exterior wall



13. Meter

# HEATING

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## Recommendations

### CHIMNEY AND VENT \ Masonry chimney

**4. Condition:** • Mortar deterioration

Non-functioning chimney has been sealed

**Task:** Repair



14.

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Central

Model Year 2007

Near end of life expectancy

2.5 Tons Unit

In good working condition



15.

## Description

**Service piping into building:** • Copper

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

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

• Meter

Located in the basement utility room



16. Meter

**Water heater type:** • Boiler / Owned

Mode Year 2017



17.

# PLUMBING

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**Pumps:** • None

**Water treatment system:** • Filters

Replace annually

Located in the basement utility room



18.

**Backwater valve:**

• Present

Located front basement.



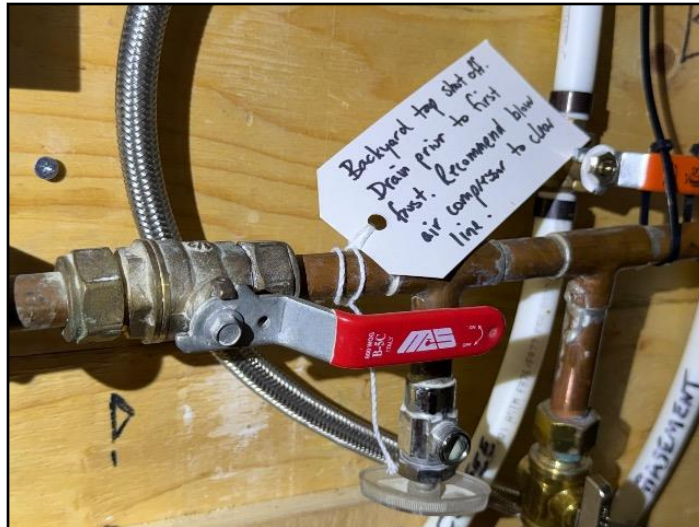
19.

## Exterior hose bibb (outdoor faucet):

- Present

Winterizing Hosebib

Shut off valve is located in the basement utility room



20. Hosebib shut off valve

- Frost free

Located front exterior wall



21. Frost free

## Recommendations

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

**5. Condition:** • Clogged faucet filter cap

**Location:** Kitchen Sink & Bar Sink

**Task:** Clean

**Time:** ASAP



22.



23.

### FIXTURES AND FAUCETS \ Bathtub

**6. Condition:** • Missing silicone caulking at the bottom of the tub

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** ASAP

# PLUMBING

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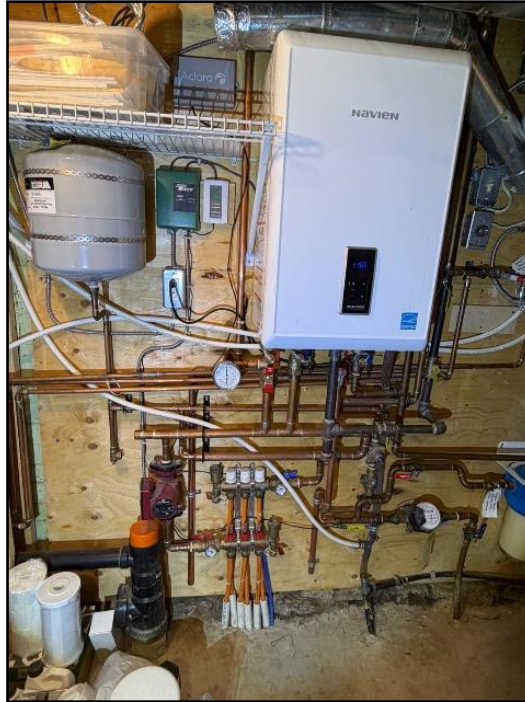
REFERENCE



24.

## Description

**General:** • Radiant floor heating system for the basement.  
System is turned off for the summer



25.

**Major floor finishes:** • Hardwood • Porcelain • Ceramic

**Windows:** • Vinyl

**Appliances:** • Tested all appliances, all in good working condition.

# INTERIOR

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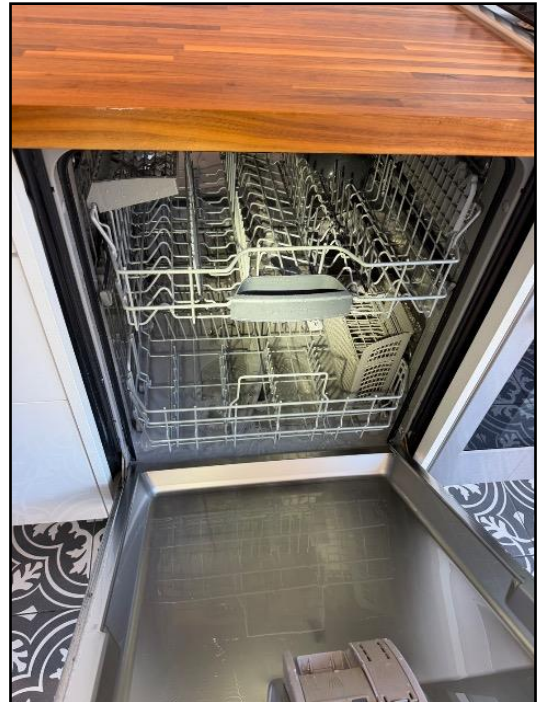
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30.



31.



32.



33.

# INTERIOR

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34.

**Kitchen ventilation:** • Exhaust fan

**Bathroom ventilation:** • Exhaust fan

## Limitations

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

**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