

Your Inspection Report

222 Chatham Ave
Toronto, ON M4J 1K9



PREPARED FOR:
OLIVIA ROLFE

INSPECTION DATE:
Wednesday, October 7, 2026

PREPARED BY:
Winston Zhang

CARSONDUNLOP

Carson, Dunlop & Associates Ltd.
1243 Islington Ave, Suite 900
Etobicoke, ON M8X 1Y9

416-964-9415
www.carsondunlop.com
inspection@carsondunlop.com

October 7, 2026

Dear Olivia Rolfe,

RE: Report No. 99581
222 Chatham Ave
Toronto, ON
M4J 1K9

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,

Winston Zhang
on behalf of
Carson, Dunlop & Associates Ltd.

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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.

Heating

FURNACE \ Life expectancy

Condition: • Near end of life expectancy
Although the furnace is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace the furnace at any time.
Location: Furnace room
Task: Replace
Time: When necessary
Cost: $3,500-$7,000

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

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



Asphalt shingles



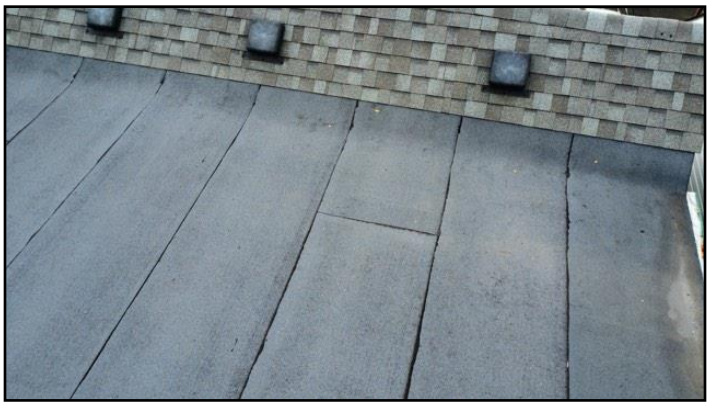
Asphalt shingles

Flat roofing material:

• Modified bitumen membrane



Modified bitumen membrane



Modified bitumen membrane

Observations and Recommendations

RECOMMENDATIONS \ General

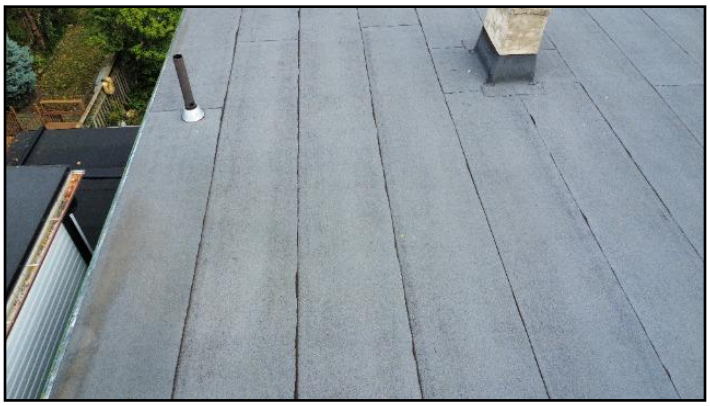
Condition: • The roof shingles are in good overall condition.

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

Time: Regular maintenance

Cost: Minor






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

General: • The exterior has been well maintained and is in good condition.

Wall surfaces and trim: • Asphalt shingles • Brick • Vinyl siding • Wood

Observations and Recommendations

WALLS \ Wood siding

Condition: • Paint or stain - needed

Location: Rear

Task: Regular maintenace

Time: Ongoing

Cost: Minor



Paint or stain - needed



Paint or stain - needed

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.

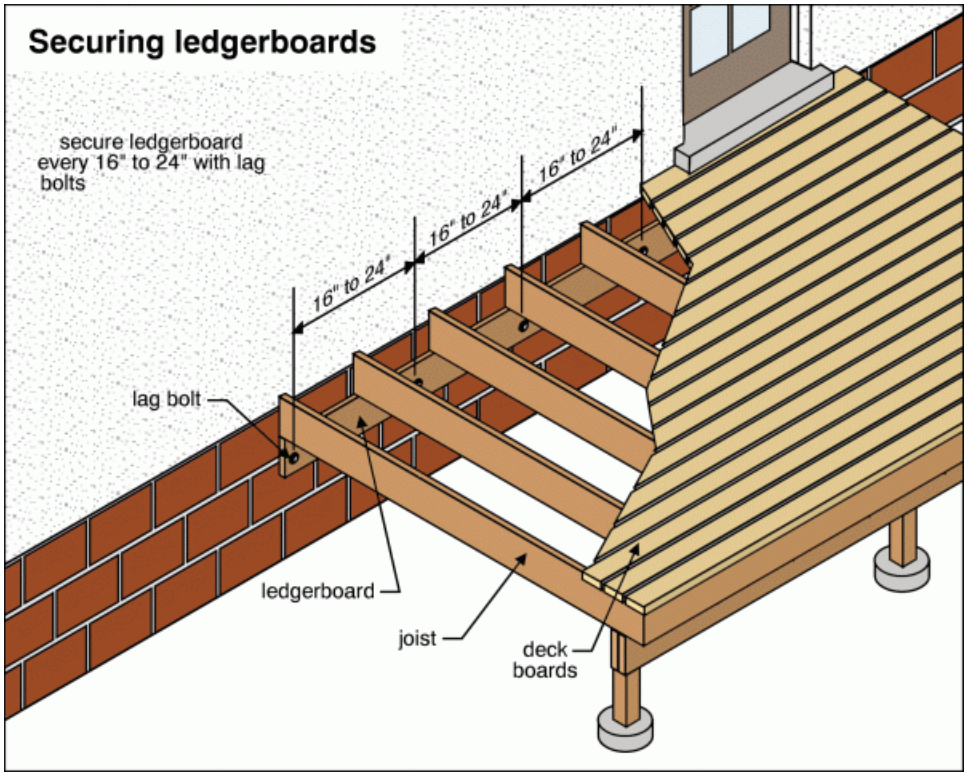
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • The quality of the connection of a deck to the building is a common issue. This cannot be verified during a home inspection, but you should understand this is a potential weak spot in any deck system.

Task: Inspect Annually

Time: Ongoing

Cost: Minor



Inspection Methods and Limitations

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

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Geological and soil conditions • Erosion control, earth stabilization measures

Description

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

Configuration: • Basement

Foundation material: • Masonry block • Not visible in areas

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

Exterior wall construction: • Wood frame • Masonry

Roof and ceiling framing: • Not visible

Party wall: • Masonry • Wood frame

Observations and Recommendations

RECOMMENDATIONS \ General

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: • Flat roof space - no access • Cathedral roof - no access

Description

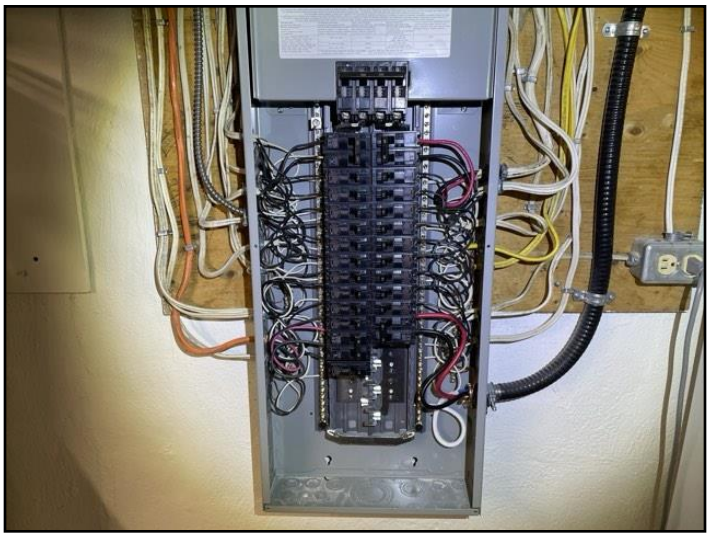
Service size: • 200 Amps (240 Volts)

Main disconnect/service box type and location:

• Breakers - basement



Breakers - basement



Breakers - basement

Auxiliary panel (subpanel) type and location:

• Breakers - garage



Breakers - garage



Breakers - garage

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

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:

• Furnace



Furnace

Fuel/energy source: • Gas

Approximate capacity: • 65,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 15 years

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

Exhaust/Chimney/vent: • Masonry • Metal • Plastic • High temperature plastic

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

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.
Time: Regular maintenance
Cost: Minor

FURNACE \ Life expectancy

Condition: • Near end of life expectancy

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

Location: Furnace room

Task: Replace

Time: When necessary

Cost: $3,500-$7,000

Inspection Methods and Limitations

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

Inspection limited by: • Top of chimney not inspected due to height

Warm weather: • Prevents testing heating effectiveness

Description

Air conditioning type:

• Air cooled



Air cooled

Cooling capacity: • 18,000 BTU/hr

Compressor approximate age: • 11 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Due to weather conditions and temperature (below 16 C) - the unit could not be tested.
Task: Verify functionality with the seller and/or check in the spring
Time: When weather permit
Cost: Minor

RECOMMENDATIONS \ Overview

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

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

Inspection Methods and Limitations

Inspection limited by: • Low outdoor temperature

Description

Attic/roof insulation material: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

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

Inspection Methods and Limitations

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

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

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:

• Tankless/On demand



Tankless/On demand

Water heater fuel/energy source: • Gas

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 10 to 20 years

Waste and vent piping in building: • ABS plastic • Cast iron • Not visible in some areas.

Floor drain location: • Center of basement

Backwater valve: • None noted

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.

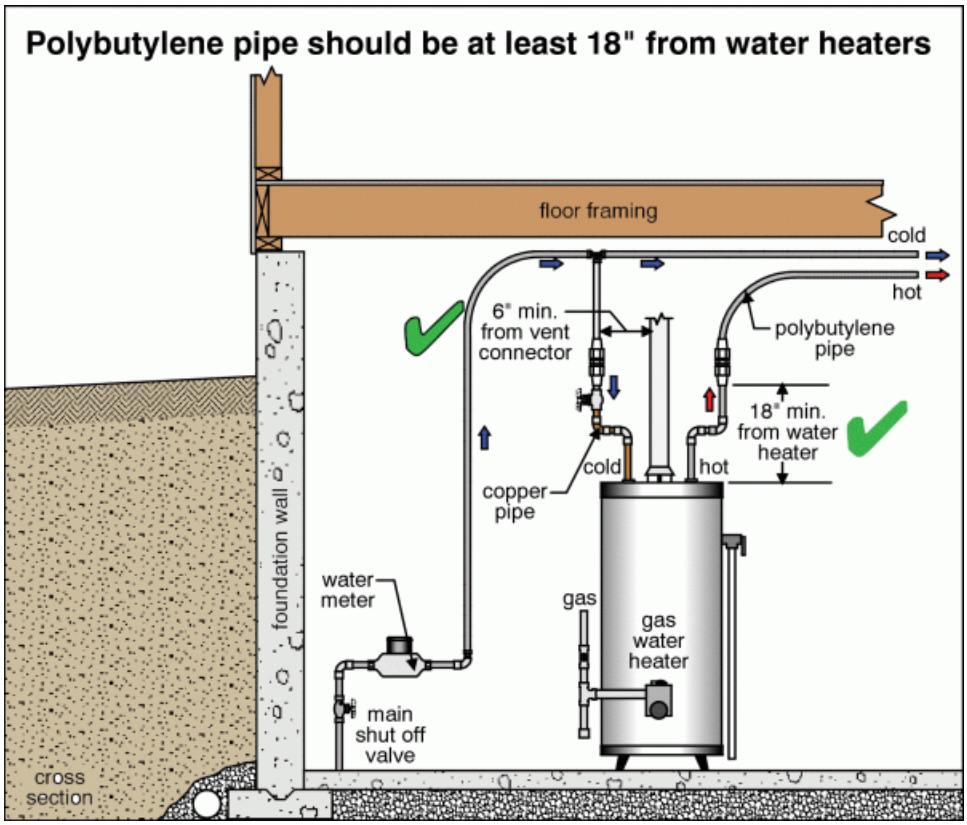
WATER HEATER \ Hot/cold piping

Condition: • Plastic pipe within 18 inches of water heater

Task: Improve

Time: When necessary

Cost: Minor





Plastic pipe within 18 inches of water heater

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.

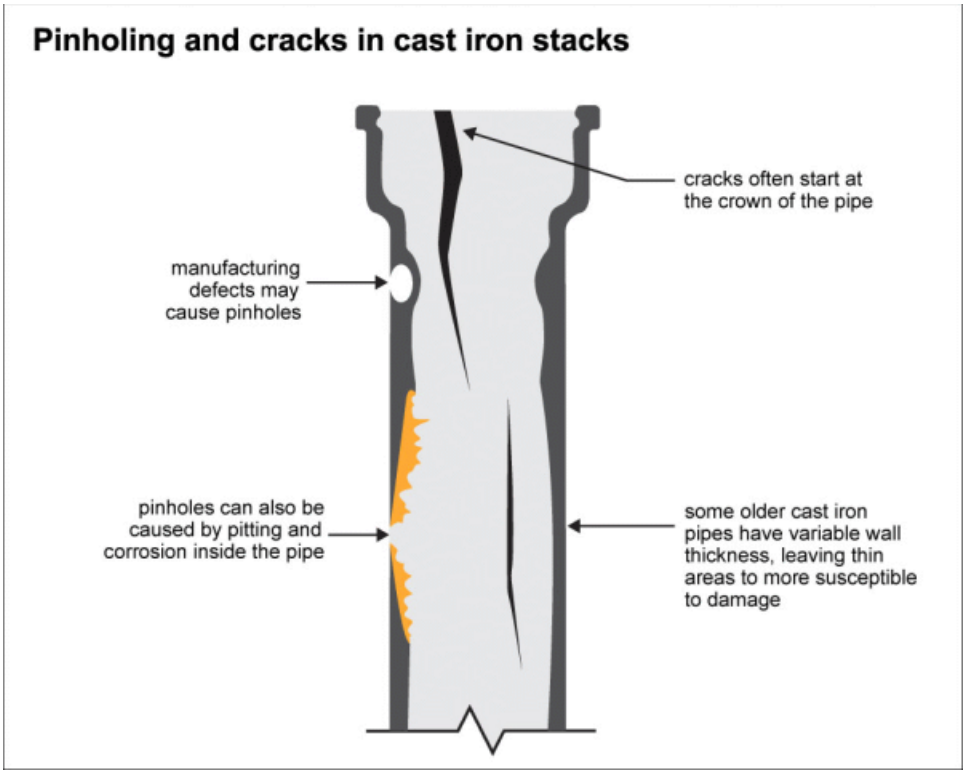
Cost: $300 and up

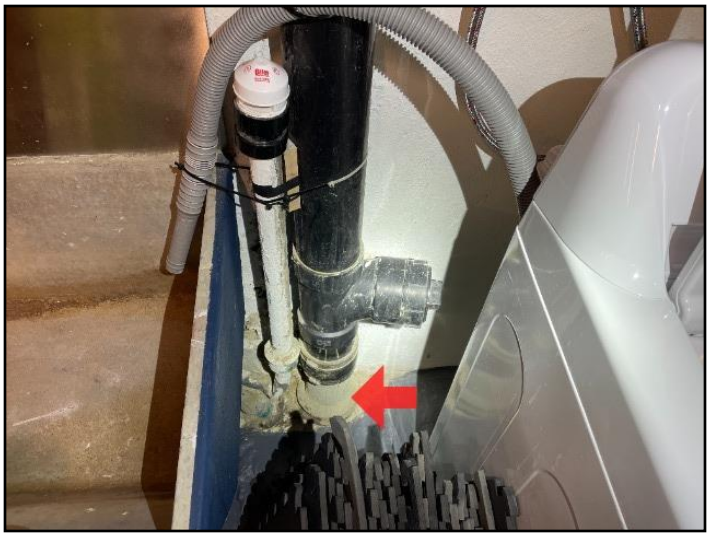
Condition: • Cast iron waste stack
Task: Monitor / replace
Time: When renovating
Cost: Minor



Cast iron waste stack

Condition: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.
Task: Monitor / replace
Time: When necessary
Cost: Minor



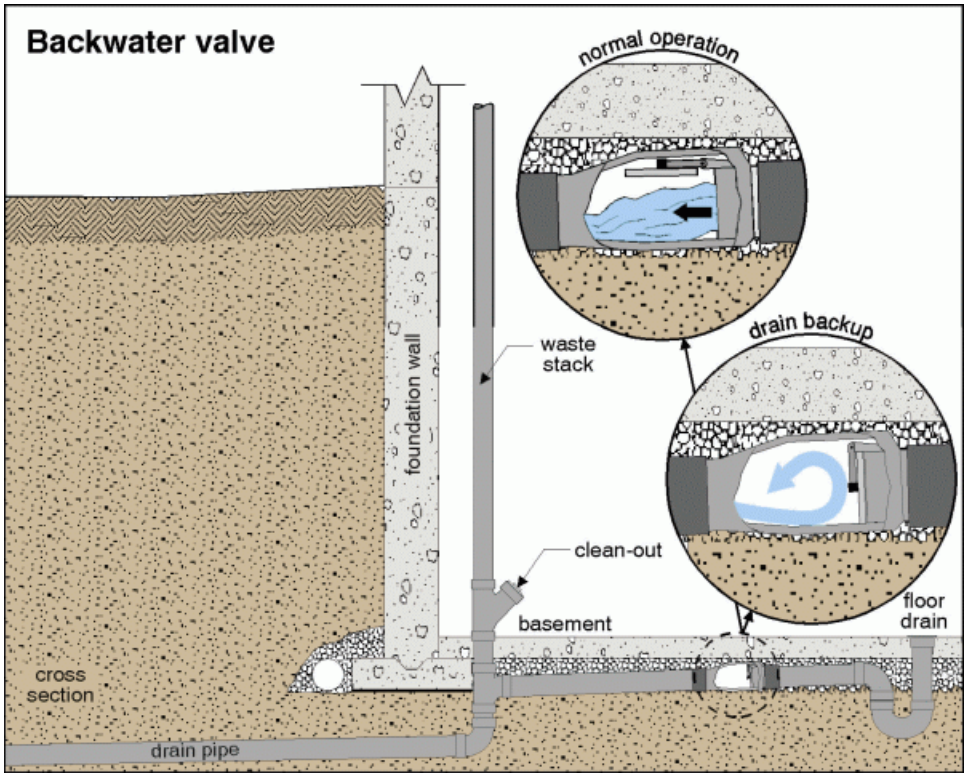


Cast iron waste piping



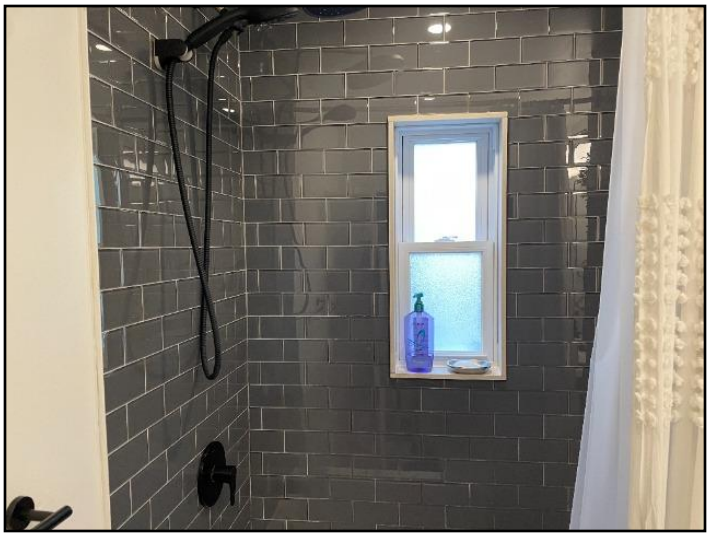
Cast iron waste piping

Condition: • No backwater valve 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 a year.



FIXTURES AND FAUCETS \ Shower stall

Condition: • Unprotected window
Location: Second Floor Bathroom
Task: Improve/ Protect
Time: Less than 1 year
Cost: Minor



Unprotected window

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 \ 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: • 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)

COMMENTS \ Additional

Condition: • Homes built before the early 1980s may have some building components that could potentially include

asbestos, such as stipple, ceiling tiles, drywall mud, flooring, etc. Professional laboratory testing of materials could be considered prior to any future renovations.

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards • 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: • 65 %

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:

• Lennox



Lennox

Furnace:

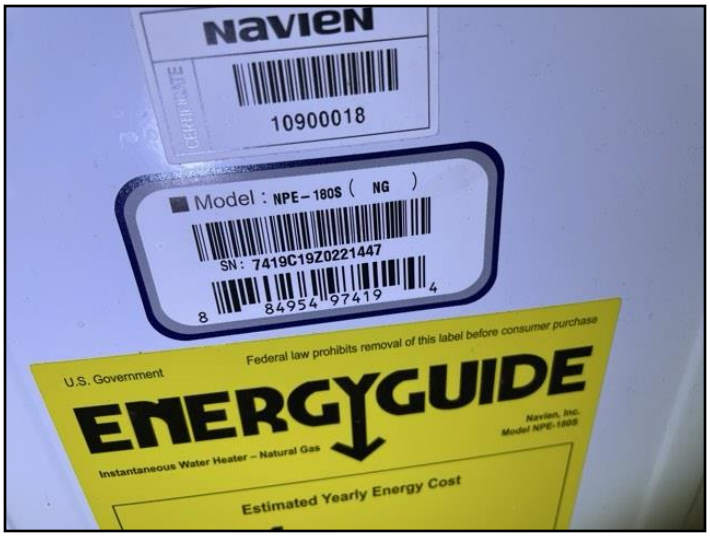
• Lennox



Lennox

Water Heater:

• Navien



Navien

Refrigerator:

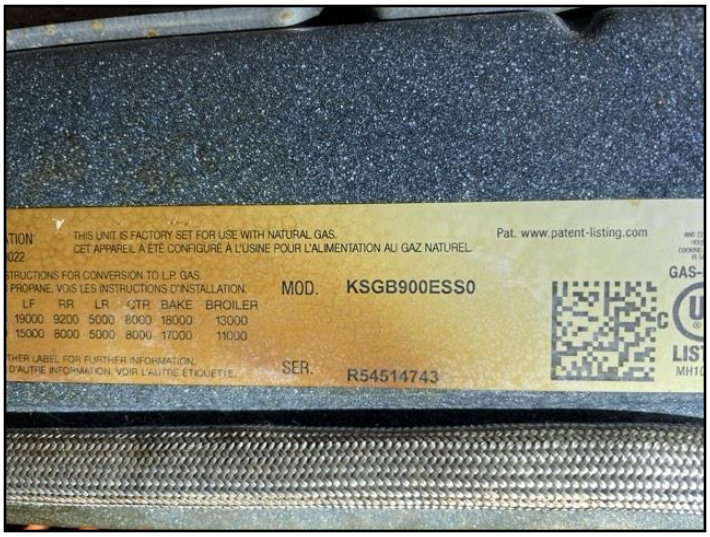
• KitchenAid



KitchenAid

Range:

• KitchenAid



KitchenAid

Dishwasher:

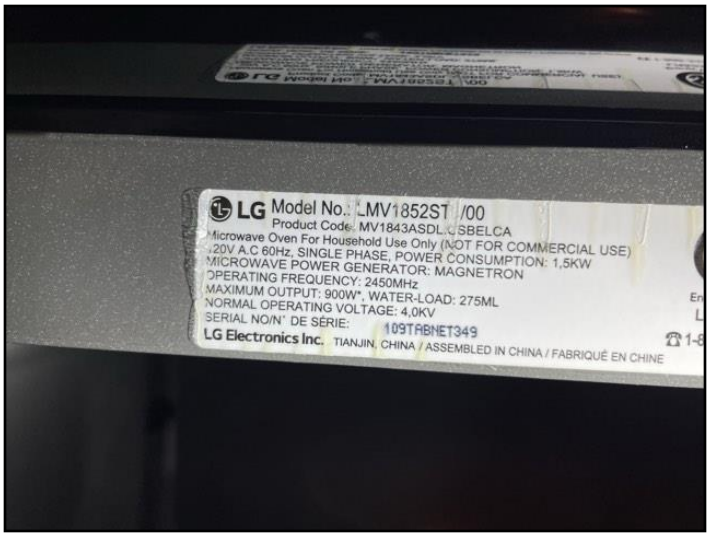
• GE



GE

Microwave:

• LG



LG

Washer:

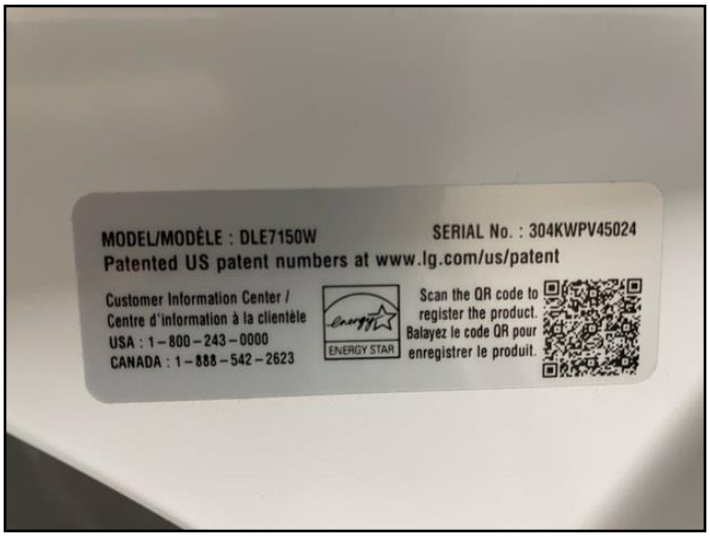
• LG



LG

Dryer:

• LG


MODEL/MODÈLE : DLE7150W
SERIAL No. : 304KWPV45024
Patented US patent numbers at www.lg.com/us/patent
Customer Information Center /
Centre d'information à la clientèle
USA : 1 – 800 – 243 – 0000
CANADA : 1 – 888 – 542 – 2623
ENERGY STAR
Scan the QR code to register the product.
Balayez le code QR pour enregistrer le produit.

LG

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

Investments. Insurance. Advice. All in one place.

For more than 75 years, we've been helping Canadians, like you, build financial security. Whether you're looking for investments, insurance or both, count on us for the personalized advice and solutions you need to keep what matters safe and save for what matters. Let us help you with:



Investments
Choose from straightforward saving and investing options to help you achieve financial success, however you define it.



Life
Protect your loved ones, your assets and your financial future, with the right type and amount of coverage.



Home
Keep your living space and everything within it safe, with a customized policy for your home, condominium or cottage.



Auto
Get coverage that factors in what you drive, when you drive, and discounts for a clean driving record. Add a policy for greater savings!



Business
Design a plan that protects what you've worked so hard to build. And access unique services that help your business grow.



Farm
Secure your property and your livelihood, with a plan that accounts for the specifics of your farming operation.



Travel*
Enjoy affordable coverage, whether you're travelling for work or play, and whether it's a short visit or an extended stay.



Group Benefits
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*Travel offered is both inbound and outbound travel and is administered by Allianz Global Assistance.
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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

