



BAKER STREET HOME INSPECTION SERVICES INC.

3230 Yonge Street, Suite 1717

Toronto, Ontario M4N 3P6

Telephone: 416-483-3535

Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

Attention: Prospective Purchasers

This report has been prepared for the seller to provide them with a better understanding of the condition of their house. The seller has accepted this report as an accurate assessment of the functional condition of their property at the time of the inspection. The report represents our observed opinions.

Baker Street Home Inspection Services Inc. will remain available over the phone to any interested party to answer questions regarding this property. The reader is cautioned that the report will not convey all information that a prospective buyer may deem relevant. As such, all interested buyers are advised to have their own inspection.

Should any party require further information, Baker Street Home Inspection Services Inc. will provide a 1 ½ hour on-site orientation of the house for a fee of \$325 + HST, based on a typical 3-bedroom house. This general review inspection is essential to understand the written report and to compare your expectations, intended use and any special needs with the current condition of the subject property. Interested parties should be advised that without this general review, our obligations and liability can only remain with the seller.

Please note that Baker Street Home Inspection Services Inc. remains available to all their clients, indefinitely, to address any questions or concerns.

Should you wish clarification, please do not hesitate to contact our office.

Sincerely,

BAKER STREET HOME INSPECTION SERVICES INC.



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PRELIMINARY BUILDING INSPECTION REPORT



Property Address:

34 Deloraine Avenue

Date of inspection:

February 12, 2025

Prepared By:

Jeff Clarke, CET, RHI

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PRELIMINARY BUILDING INSPECTION REPORT

Property Inspected Municipality

Inspection Date Time to Inspector

Name of Client

General Information

GENERAL DESCRIPTION OF THE BUILDING

Type of Structure

- | | |
|---|---|
| <input type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> Detached |
| <input checked="" type="checkbox"/> 2 Storey | <input type="checkbox"/> Semi-detached |
| <input type="checkbox"/> 3 Storey | <input type="checkbox"/> Row house/Fully attached |
| <input type="checkbox"/> Back split | <input type="checkbox"/> Condominium/Townhouse |
| <input type="checkbox"/> Side split | <input type="checkbox"/> Highrise condominium |
| <input type="checkbox"/> <input type="text"/> | <input type="checkbox"/> <input type="text"/> |

Occupancy Type

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single family dwelling | <input type="checkbox"/> Duplex |
| <input type="checkbox"/> Basement apt. added | <input type="checkbox"/> Triplex |
| <input type="checkbox"/> Multi-purpose occupancy | <input type="checkbox"/> Fourplex |
| <input type="checkbox"/> <input type="text"/> | <input type="checkbox"/> Multiplex |
| <input type="checkbox"/> <input type="text"/> | <input type="checkbox"/> <input type="text"/> |
| <input type="checkbox"/> <input type="text"/> | <input type="checkbox"/> <input type="text"/> |

Approximate age of building is years. Building has been substantially renovated years ago.

Construction type:

A new structure has been built approximately years ago on year old foundations.

GENERAL CONDITIONS AND PERSPECTIVES AT THE TIME OF THE PRELIMINARY INSPECTION

This building is in functional condition in comparison to other similar age and size homes in the neighbourhood.

This building requires in comparison to other similar age homes/buildings in the neighborhood.

On average; a building of similar age/size and quality will cost you for annual general repairs and on-going maintenance.

You will require \$ (minimum) to address the functional concerns listed in the the report over the next years.

MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:

Roofing systems: Secondary roofing system:

Exterior wall systems: Secondary wall siding:

Windows(general):

Electrical Systems: Main service size amp Predominant branch wiring:

Heating System: Fuel type: Age of central heating appliance: years System type:

Cooling System: System type: Age of cooling equipment: years Approx. tons:

Plumbing System: Main supply: Predominant water lines

General Interiors:

REQUIRED REPAIRS/MAJOR SYSTEMS AND COMPONENTS APPROACHING END OF EXPECTED LIFE SPAN

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Calculate

HOMEOWNER INSURANCE CONCERNS

☒ None Identified

☐

☐

YOUR RECOMMENDED COURSE OF IMMEDIATE ACTION AND CONSIDERATION:

Please review the preliminary report in its entirety and ask for clarification on any matter. This page must not be relied upon in isolation. Prior to continuing with the next step of the transaction/project consider the issues listed in the report. We advise you to consult with your realtor or lawyer regarding options on how to proceed. Also instruct your lawyer to obtain Title Insurance for you. You should request additional inspections as outlined in the full report to address your special concerns and/or matters that we can not inspect. You must also factor the limitations of the building inspection in your decision making process. 80% of first year repairs should be revealed: NOT 100%. Therefore you must anticipate and budget for the 20% first year repairs that will not be discovered by a visual inspection. You must ask the seller for invoices/applicable warranties/plans and/or permits for work completed in the last five years.

- ☒ **CONSIDER ALL DEFICIENCIES RELATED TO HEALTH/SAFETY ISSUES AND UNCONTROLLED WATER PROBLEMS AS URGENT MATTER**
- ☒ **OBTAIN CONTRACTORS QUOTE/REPAIR SPECIFICATIONS ON ANY MAJOR REPAIRS NOTED HEREIN IMMEDIATELY**

OTHER RECOMMENDATIONS

A camera inspection of the main building drain is recommended.

☐

ADDITIONAL INFORMATION REQUIRED

Obtain HVAC contractors transferable warranty for recent furnace installation (if applicable).

☐

FURTHER CLARIFICATION REGARDING: ☐

is required of the:

is required of the:

IMPORTANT NOTE ABOUT THE SUMMARY This summary report should not be considered as a complete home and property inspection. Please review the entire report prior to proceeding with the next step of the transaction. Please be cautioned that the following noted items represent the minimum amount of work that you will need to address in the foreseeable future. The inspection process is a two-part system: the verbal survey and the full written report. This report is not transferable to third parties as it will not clearly convey the information contained herein.

UNDERSTANDING THE SERVICES INCLUDED IN A HOME INSPECTION AND LIMITATIONS OF THE SERVICE:

- 1) The preliminary inspection report issued by the inspector is prepared with reasonable skill and care. This consulting service is limited to the physical evidence that was visually accessible at the time of the inspection. This report is not transferable to anyone other than the client as this report does not include the verbal information imparted by the inspector which is vital to fully understand the service and contract.
- 2) The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of the visual inspection. The client is hereby warned that not all deficiencies will be discovered. At best 80% of the first year repairs should be revealed; not 100%. Determining the presence of mold, fungi, asbestos and other indoor air quality contaminants are specifically not included.
- 3) The preliminary inspection is partially designed to reduce your risk of buying an older home. However we cannot eliminate this risk.
The inspector/inspection firm will not assume any of your risk in buying an older property. Further inspections by specialists are required. **(See Appendix.)**
- 4) The client is advised to annually budget at least 1% of the building’s value for general maintenance and unforeseen repairs.
- 5) The client is warned that resultant damages may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner. This is especially the case in matters concerning electrical and occupant safety as well as uncontrolled water/vapour.
- 6) Cost estimates if provided in this report are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment. Obtain accurate cost estimates from contractors immediately.
- 7) The preliminary inspection does not cover code compliance issues, statutory regulations or information to obtain building/homeowners insurance.
- 8) The preliminary inspection process is conducted in a fair and impartial manner. Accordingly this report is not provided as an aid for negotiation in a real estate transaction. We do not overstate or under value any issue to benefit any party.
- 9) The purchaser is advised to ask the property owner if they are aware of any defects that would not normally be detected by a visual inspection.
The purchaser is advised to revisit the property, before closing, to verify that functional conditions remain unchanged or retain the inspector for this task.
- 10) The client/buyer hereby acknowledges they are contractually obliged to contact the inspector immediately to arrange a site visit at no extra expense in the event of an unforeseen and/or unreported problem or upon receiving a conflicting opinion and also prior to undertaking any corrective work.

GENERAL CONDITIONS, SPECIAL SITUATIONS & LIMITATIONS

The primary purpose of the inspection, consultation process and report is to provide purchaser/seller/owner with an improved understanding of the general condition of the building. Repair and cost effective improvement advice is provided to increase this understanding. It is not a contractual obligation nor is it possible for the inspector to identify all potential problems solely on the basis of a single site visit and visual examination only. 80% of first year repairs should be revealed: not 100%.

DEFINITION OF TERMS USED IN THE PRELIMINARY INSPECTION REPORT:

Functional	(1) system was performing its' intended purpose at the time of the inspection, no significant loss of functionality
Monitor and/or Maintenance	(1) item is marginal; will require future repair or replacement. Owner is advised to monitor. (2) preventative maintenance repairs are required by property owner.
Minor Repair	(1) minor repair is recommended; cost should not exceed \$4000.00 and/or repair is not urgent.
Major Repair	(1) major repair is recommended; cost will exceed \$4000.00. Obtain contractor's estimates immediately.
Good Condition	(1) no defects were discovered that should require repair within the first six months, no significant loss of functionality

Note: Limitations of a visual inspection and visually accessible physical evidence are in effect.

Fair Condition	(1) system or component is performing its intended purpose; but due to its age can fail at any time.
N/A	(1) not applicable/not accessible/not inspected/not installed or does not pertain to the subject property.
(?)	(1) performance/future performance of system or component is unpredictable. Further review is required.

The inspector's objective during the summary portion of the inspection is to discuss the significant aspects of their findings. There is no time limit on these discussions. Ask as many questions as you like to ensure we have addressed your concerns. The inspection process is a two-part system: the verbal survey and the report. This report is not transferable to third parties as it will not clearly convey the information herein.

WEATHER CONDITIONS

- ☒ Snow/ rain/ limited the extent of the exterior inspection. ☒ Roof/ grade/ walkway/ decks were snow covered.
- ☒ Absence of recent heavy rainfall limited scope of basement foundation inspection.
- ☒ The outdoor temperature was too low to safely test the air conditioning system(s)/distribution systems and summer comfort.
- ☐ The outdoor temperature was too high to sufficiently test the central heating system/distribution systems and winter comfort.

Weather conditions during inspection: ☐ Rainy ☐ Snow ☐ Clear ☒ Cloudy ☐ Windy **Temperature**

INACCESSIBILITY

- ☐ Basement/ Garage storage limited access/ visibility. ☐ Excessive storage limited access to:
- ☐ Areas/systems/work in progress not fully visually inspected:
- ☐
- ☐ Other specific limitations:
- ☐ Plumbing system winterized (not fully inspected) ☒ Inspection of plumbing limited due to recent non-usage.
- ☐ Building substantially furnished ☐ Building occupied ☒ Building vacant/ partially ☒ Building unoccupied

RENOVATIONS/REMODELLING

Some recommendations contained in this report are based on the intent of the client that upgrades will be done to the following:

- ☐ Exterior ☐ Addition ☐ Kitchen ☐ Bathroom(s) ☐ Basement
-

GENERAL/ORIENTATION

- ☒ For reference purposes the front of the building is facing: ☐ north ☒ south ☐ east ☐ west
- ☒ Seller has warranted the following:
- ☐ Further inquiries to seller is recommended regarding:

TYPE OF INSPECTION/TRANSACTION

- ☐ Buyers purchase inspection ☒ Sellers inspection ☐ Newly built house inspection ☐ Post-purchase inspection
- ☐ Home owners inspection ☐ Estate sale ☐ Power of sale ☐ Private sale ☐ Pre-lease/rental inspection ☐ Buyers pre-offer inspection

ATTENDANCE

- ☐ Buyer/client not present at inspection ☐ Client partially attended inspection ☐ Client fully attended inspection

Also in attendance: ☒ Seller ☒ Seller's agent ☐ Buyer's agent

EXCLUSIONS

See Appendix

☒ Items not specifically mentioned in the report are not included within the scope of this inspection. We do not disassemble equipment/bore holes into walls/floors and ceilings/move furniture and boxes/lift up carpets. Please review this report as well as the top of each page for further clarification on the limitations of a home inspection and our service. There are many specialty inspectors that offer services not included in our home inspection which can help you reduce your risk in buying an older building.