



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:**

86 Cortleigh Blvd.

Date of inspection:

September 8, 2025

Prepared By:

Ian Smith, 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

- ☐ 1 Storey
- ☒ 2 Storey
- ☐ 3 Storey
- ☐ Back split
- ☐ Side split
- ☐
- ☒ Detached
- ☐ Semi-detached
- ☐ Row house/ Fully attached
- ☐ Condominium/Townhouse
- ☐ Highrise condominium
- ☐

Occupancy Type

- ☒ Single family dwelling
- ☐ Duplex
- ☐ Basement apt. added
- ☐ Triplex
- ☐ Multi-purpose occupancy
- ☐ Fourplex
- ☐
- ☐ Multiplex
- ☐
- ☐
- ☐

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

<input type="text" value="Miscellaneous exterior repairs & future maintenance"/>	Time frame <input type="text" value="0-2"/> years	Budget \$ <input type="text" value="6,000.00+"/>
<input type="text" value="Miscellaneous interior repairs & future maintenance"/>	Time frame <input type="text" value="0-2"/> years	Budget \$ <input type="text" value="5,000.00+"/>
<input type="text"/>	Time frame <input type="text"/>	Budget \$ <input type="text"/>
<input type="text"/>	Time frame <input type="text"/>	Budget \$ <input type="text"/>
<input type="text"/>	Time frame <input type="text"/>	Budget \$ <input type="text"/>
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<input type="text"/>	Time frame <input type="text"/>	Budget \$ <input type="text"/>

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 MAT**

☒ **OBTAIN CONTRACTORS QUOTE/REPAIR SPECIFICATIONS ON ANY MAJOR REPAIRS NOTED HEREIN IMMEDIATE**

OTHER RECOMMENDATIONS

A camera inspection of the main building drain is recommended. ▼

CO emission test of furnace recommended ▼

An Arborist is recommended for trimming/maintenance of trees on property ▼

▼

▼

☐

ADDITIONAL INFORMATION REQUIRED

▼

▼

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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.