

Inspection Report

Provided by:



INSPEKT.ca

Inspector: Stan Nevolovich

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Property Address

27 Rean Drive, Toronto, ON, M2K 0A6

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Report Information

Client Information

Client Name John Smith
Client Phone 1800-000-0000

Property Information

Approximate Year Built 2009
Approximate Square Footage 529 sf
Number of Bedroom One (1)
Number of Bath One (1)

Inspection Information

Inspection Date July 28th, 2026
Inspection Time 12pm
Price for Inspection \$199 + Hst

INSPECTION DISCLAIMER & LIMITATION OF LIABILITY

INSPECTION DISCLAIMER & LIMITATION OF LIABILITY (Please read carefully. Initial each section and sign at the end.)

This Condominium Inspection (the “Inspection”) is a limited, non-invasive, visual examination of readily accessible systems and components within the boundaries of the subject unit only, performed for the sole benefit of the client.

1. What This Inspection Includes

This inspection is a visual check of the accessible areas of the condo unit—what can be easily seen at the time. It’s non-invasive, meaning we don’t move furniture, open walls, lift flooring, or take anything apart and it is not technically exhaustive meaning it does not include destructive testing, dismantling of equipment, or the use of specialized tools or diagnostic instruments, unless expressly agreed in writing.

INSPEKT.ca operates solely as a walk-through inspection service offered at the pre-occupancy and/or post-occupancy stage between Landlords, Tenants, Buyers, and Sellers. The Inspector is not responsible for inspecting any area or item that is:

not visible at the time of the Inspection,
concealed by finishes, stored items, furniture, insulation, or equipment,
unsafe to access, or
otherwise beyond the scope of a non-invasive home inspection.

The Inspection gives you a snapshot of the unit's condition today, not a guarantee of future performance or hidden issues.

Client Initials: _____

2. What's Not Included

We do not inspect anything outside your unit or anything controlled by the condo corporation—this includes:

The building structure, roof, foundation

Hallways, elevators, balconies

Shared plumbing, HVAC, or electrical systems

Mechanical or storage rooms

Anything we can't safely or reasonably access

The Inspector does not operate every system or appliance, and does not confirm manufacturer specifications, code compliance, or future performance.

Client Initials: _____

3. No Warranty

We do not make any warranty, representation or guarantee, express or implied, as to the present or future performance, life span, adequacy, merchantability or fitness for a particular purpose, or safety of any system or item component inspected. You acknowledge that the Inspection is not a warranty, insurance policy, or code compliance check.

If we see signs of issues, we may recommend that you call a licensed specialist for further evaluation.

Client Initials: _____

4. Our Liability is Limited By signing this agreement, you agree that the maximum amount you can claim from us—under any circumstances—is the fee you paid for the Inspection.

You also agree that we are not responsible for any other type of loss or damage, including:

The cost to repair or replace anything

Loss of use or enjoyment of the home

Loss of rental income, business opportunities, or resale value

Stress, inconvenience, or time lost

Legal fees, expert reports, or other related costs

This limit of liability to you applies no matter what the cause is—whether it's because we missed something, made a mistake, were negligent, or for any other reason, and survives termination or completion of the Inspector's services. You acknowledge that the Inspector's fee is not

commensurate with the potential risk of loss associated with hidden or undetectable defects, and that this limitation of liability is a fair allocation of risk, agreed to by both parties as a fundamental term of this agreement. You agree that this inspection is offered to you only on the condition that our liability to you is strictly limited this way.

This limitation applies regardless of the nature or cause of the claim, including negligence, breach of contract, misrepresentation, or breach of statutory duty,
The Client

Client Initials: _____

5. You Understand and Accept the Risk

You understand this is a limited inspection, and we can't see through walls or predict the future. You've read and agree to everything above, and you accept that you may need to do further checks or hire specialists.

Client Initials: _____

DEFINITIONS USED IN THIS REPORT:

AS – Appears Serviceable: Item appeared operational or functional with no material deficiencies noted at the time of inspection.

R – Repair: Item is defective, damaged, or not performing as intended; repair is required to restore proper function or safety.

RM – Recommend Maintenance: Routine upkeep, cleaning, or adjustment is advisable; maintenance as needed is recommended to preserve function and extend service life.

S – Safety Issue: Item poses a potential hazard to persons or property; immediate repair or correction is advised.

NI – Not Inspected: Item was not inspected due to inaccessibility, limitation, or exclusion from scope.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

1 Electrical

Electrical Panel - Distribution - Outlets- Smoke Detectors

1.1) Distribution Panel Location

Bedroom

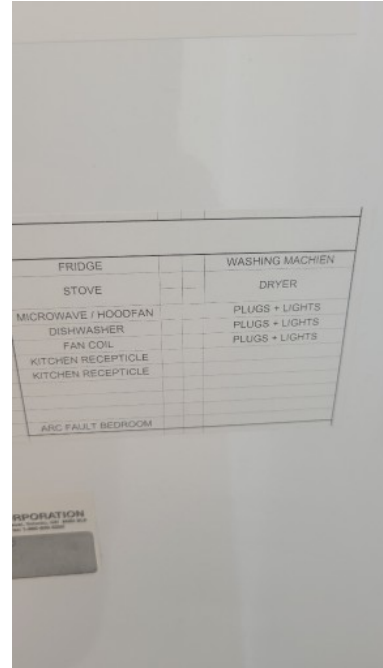


1.2) Electrical Panel Condition

AS

The Electrical Panel is equipped with circuit breakers and all breakers were on during the time of inspection. The panel appears to be generally in good condition and is labeled. A full assessment of the electrical panel, electrical load capacity, and circuit performance is beyond the scope of a visual inspection. For a full electrical evaluation please contact a licensed electrician if any issues arise or for any planned upgrades.

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1.3) Circuit Interrupters

AS

Ground Fault (GFCI) & Arc Fault (AFCI): GFCI'S present and appeared to be in working or usable condition with no major discrepancies noted during the time of inspection.



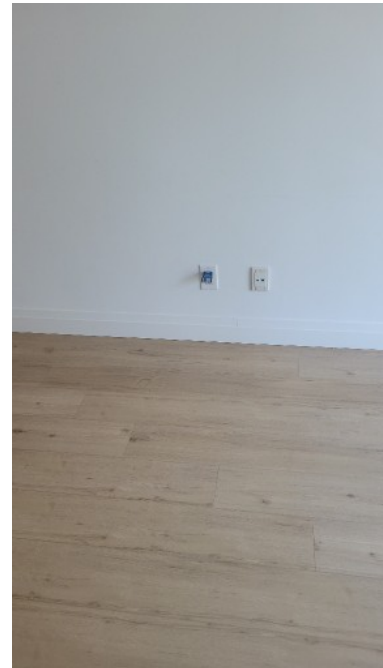
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1.4) Outlets (receptacles)

R

All accessible electrical receptacles were tested during the inspection. The receptacles appeared to be in working and usable condition, with the exception of the middle receptacle on the east wall of the living room, as shown in the accompanying photo. This receptacle did not operate as expected. Repair or further evaluation by a licensed electrician is recommended.



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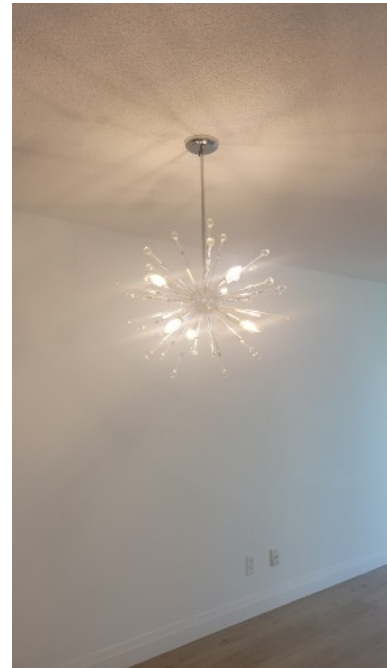
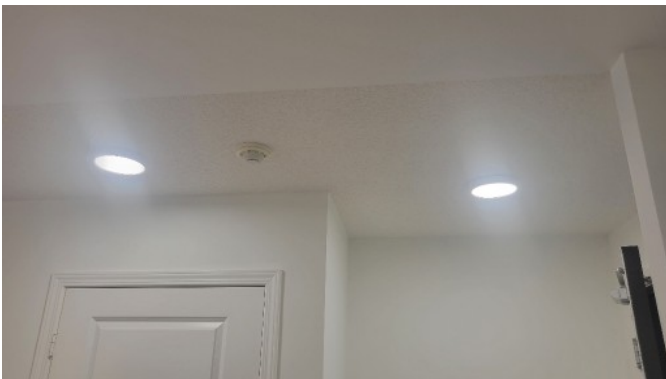
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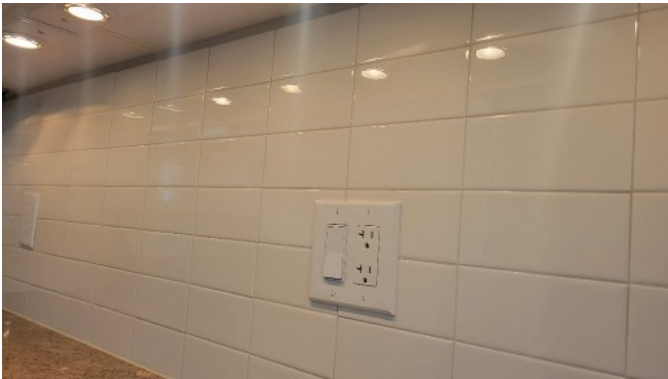
1.5) Light Fixtures and Switches

AS

All accessible light fixtures were tested during the inspection. The light fixtures appeared to be in working or usable condition with no major discrepancies noted during the time of inspection.



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**1.6) Smoke Alarms (detectors)**

AS

Present

Condition: Recommend to test all smoke and carbon monoxide detectors (alarms) monthly, replace battery annually and replace detectors every 10 years. This may be the responsibility of the property corporation. Contact the property management team before repairing / replacement work(s).



2 Heating and Cooling - Air

HVAC

System Type

Fan Coil



Location of Unit Living Room



2.1) Filter Conditions

AS

The filter appeared to be clean and operational at time of inspection.

Filters should be inspected monthly and replaced or cleaned as needed—typically every 1 to 3 months, depending on usage and type. A dirty or clogged filter can reduce efficiency and airflow. Recommend regular maintenance and replacement in accordance with the manufacturer's guidelines.

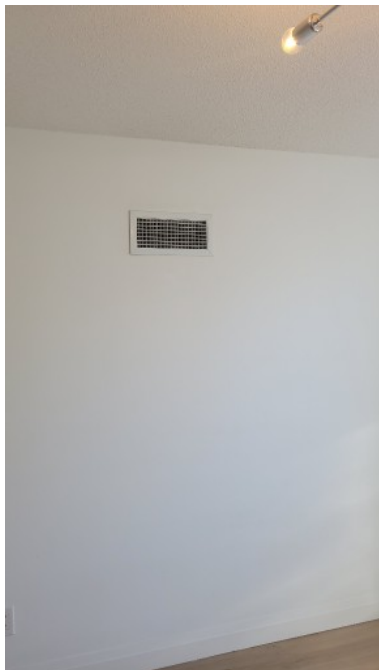


2.2) Distribution Type and Condition

AS

Ductwork with registers.

The visible portions of the duct system appeared generally serviceable at the time of inspection. Ducts distribute conditioned air throughout the unit and should be kept clean and properly sealed for optimal performance. Over time, dust and debris can accumulate, affecting airflow and efficiency. Recommend professional cleaning every few years and sealing any visible gaps or loose connections as needed.



2.3) Thermostat Condition

AS

The thermostat appeared to be in working or usable condition with no major discrepancies noted during the time of inspection.

The thermostat controls the temperature and operation of the HVAC system. During the inspection, it was operated to verify basic functionality and response. Thermostats should be set to the desired comfort level and used according to the manufacturer's instructions. Recommend periodic testing and replacing batteries (if applicable) as needed.

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3 Plumbing

Water Pressure- Drainage-Faucets-Fixtures

3.1) Water Pressure Condition

AS

Water pressure at the unit was tested and found to be within a normal and functional range at the time of inspection. All fixtures, including sinks, shower(s), and toilet(s), produced adequate flow without noticeable drops in pressure when operated simultaneously. No signs of water hammer or pressure-related issues were observed.





3.2) Drainage Condition

AS

Drainage from sink(s), tub(s), and other plumbing fixtures was tested and found to be functional at the time of inspection. Water drained at an acceptable rate with no signs of slow drainage, gurgling, or backup, which can indicate partial blockages or venting issues. No visible leaks were observed beneath the fixtures. Regular use of strainers and periodic cleaning of drains is recommended to prevent buildup and maintain proper flow. If any signs of slow drainage or odors develop, further evaluation by a licensed plumber may be necessary.



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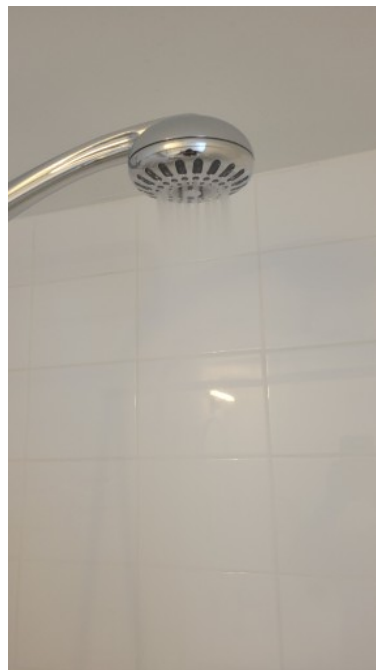
3.3) Faucets, Sinks, Tub(s), Shower(s), Toilet(s)

AS

All accessible items were tested during the time of inspection and appeared to be in working and usable condition with no major discrepancies noted.



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4 Ventilation

Bathroom(s) - Kitchen - Laundry Room

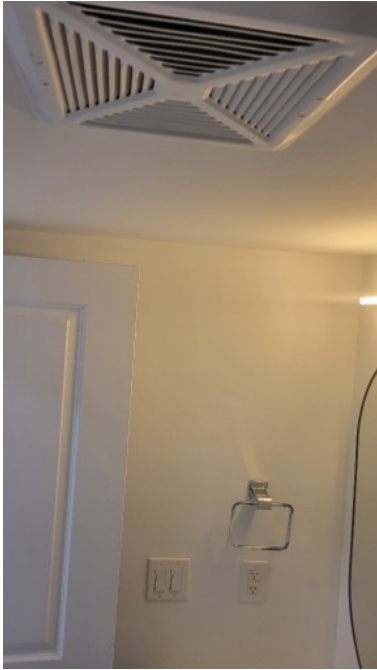
4.1) Bathroom(s)

AS

The bathroom is equipped with an exhaust fan, which was tested and found to be operational at the time of inspection. However, the airflow strength was not measured, and ducting could not be visually inspected due to inaccessibility behind walls or ceilings.

It is recommended to run the fan during and after showers for at least 20–30 minutes to ensure proper ventilation. Regular cleaning of the fan cover and blades is also advised to maintain efficiency and extend the life of the unit.





4.2) Kitchen

AS

The kitchen is equipped with a range hood located above the stove. The ventilation system was tested and found to be operational at the time of inspection. Filters should be cleaned or replaced regularly according to manufacturer recommendations to maintain performance.



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4.3) Laundry Room

AS

The laundry area is equipped with a dryer exhaust vent serving the clothes dryer. The ventilation system was inspected to the extent accessible and was operational at the time of inspection. Proper ventilation is important for removing heat, moisture, and lint from the laundry space. The dryer lint screen should be cleaned after each use, and the vent duct should be professionally cleaned on a routine basis—typically every 1–2 years—to maintain safe and efficient operation.

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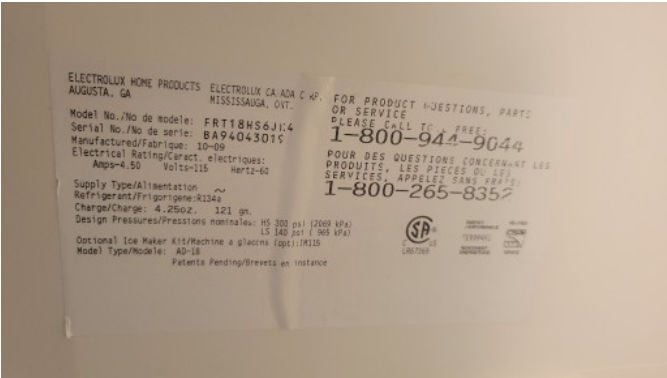
5 Appliances

Refrigerator-Dishwasher-Oven-Stove-Microwave-Washer-Dryer

5.1) Refrigerator-Freezer

AS

The refrigerator-freezer appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed during basic testing..



5.2) Oven-Stove

AS

The oven and stove appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed during basic testing.

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5.3) Microwave

AS

The microwave appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed during basic testing.



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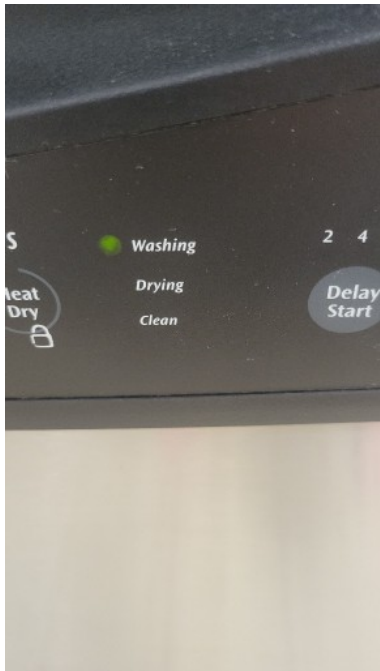
5.4) Dishwasher

AS

The dishwasher appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed during basic testing.



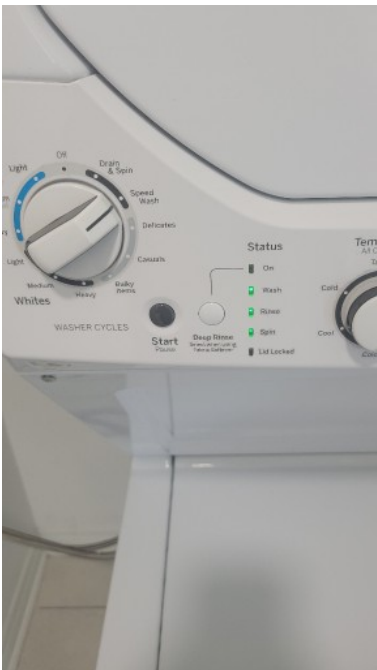
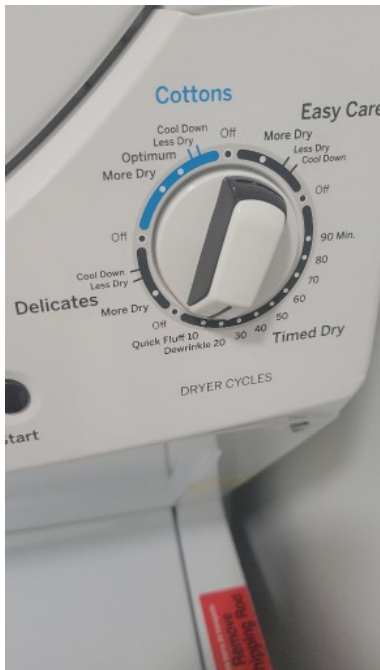
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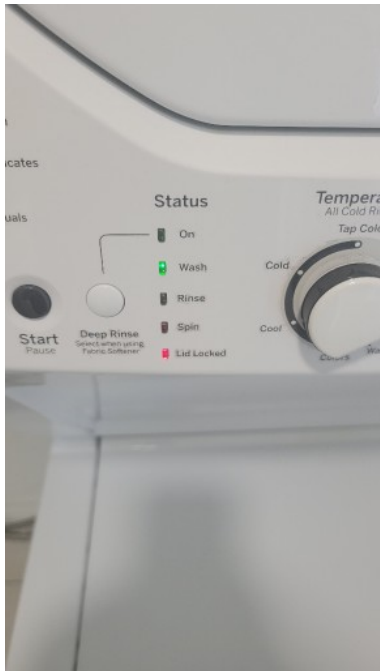
5.5) Washer-Dryer

AS

The washer-dryer appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed during basic testing.



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6 Interiors

Walls-Ceilings-Windows-Doors-Floors-Trim-Sealant

6.1) Walls and Ceilings

The accessible areas of walls and ceilings were reviewed during the inspection. There were common minor settlement type cracks, chips, and scuff marks observed. These conditions are common in most homes which were previously occupied.



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6.2) Windows and Sliding Door(s)

R

All accessible windows and balcony doors were reviewed at the time of inspection. The bedroom window crank is not operational. Recommend repair.

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6.3) Window Sills, Trim, and Casing

RM

The sealant near the window sills and window trim generally starts to split over time. This is common in most homes. It is advisable to apply caulk/silicone to close the gaps and prevent moisture/dirt/debris.

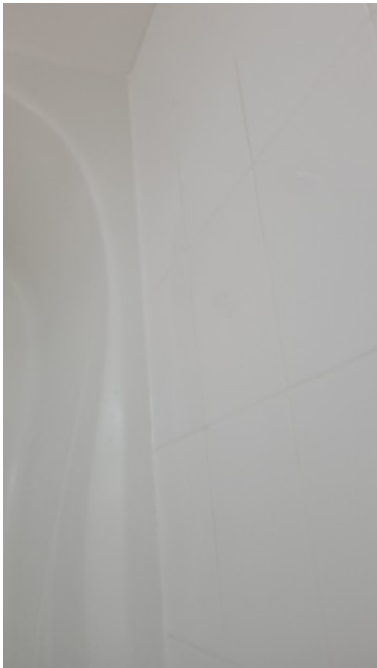
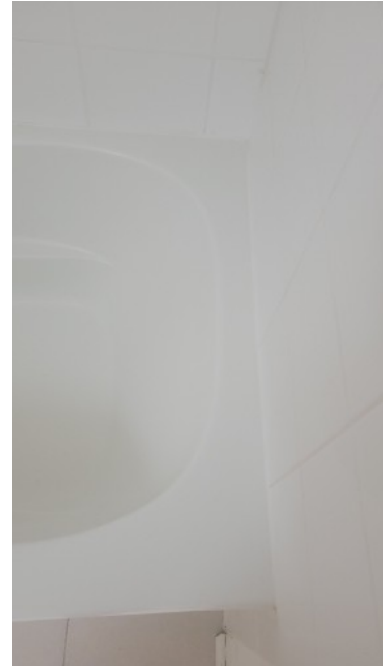
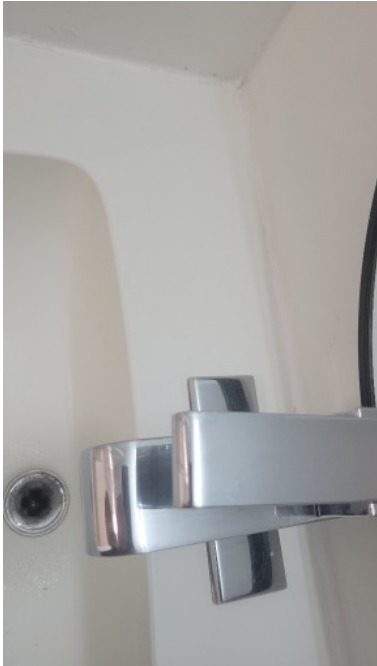


6.4) Interior Bathroom(s) and Kitchen Sealant

AS

Caulking and silicone sealants around plumbing fixtures, countertops, sinks, tub(s), and shower(s) are subject to shrinkage, cracking, or separation over time due to normal building movement and seasonal changes. This is common in most homes. Gaps or deteriorated sealant should be repaired or re-caulked as needed to maintain a proper seal, prevent moisture intrusion, and reduce the accumulation of dirt, debris, or mold. Routine inspection and maintenance are recommended to prolong the service life of finishes.

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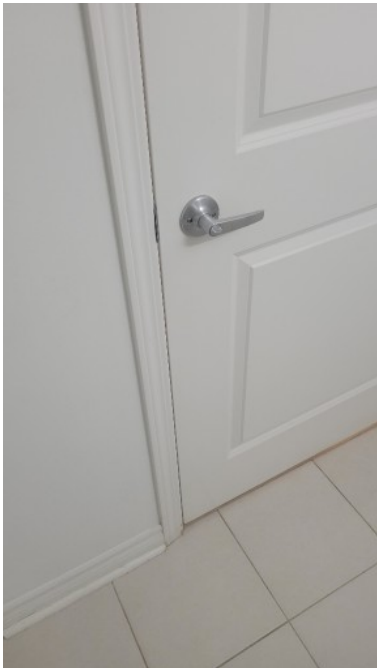
6.5) Interior Doors and Hardware

RM

All visible portions of the doors and associated hardware were inspected.

The bedroom and bathroom doors do not properly latch when closed. This is most likely due to misalignment between the door latch and strike plate. Minor adjustment to the strike plate and/or door hardware is recommended to ensure the doors latch and close properly.

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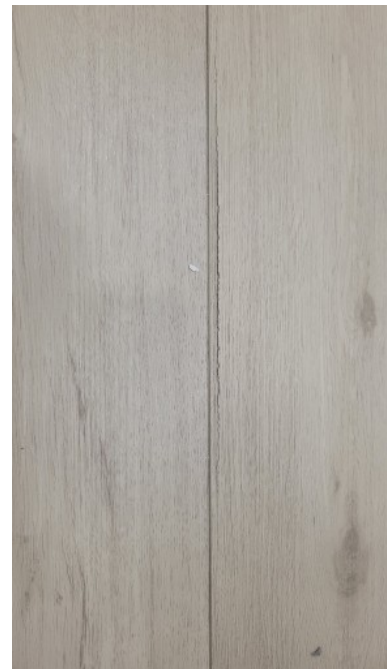
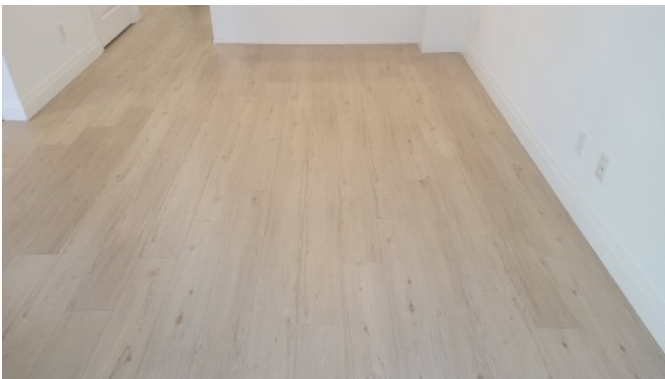
6.6) Baseboards, Trim, Molding & Door Frames

The sealant and joints along the baseboards, door frames, molding, and trim can begin to separate over time due to normal expansion and contraction. This is common in most homes. It is advisable to re-caulk these gaps as needed to improve appearance and help prevent dust, drafts, and debris from accumulating behind the trim.



6.7) Flooring

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Minor scratches and chips are common to most floors especially in previously occupied units.



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7 Cosmetics

Countertops - Cabinets - Closets - Mirrors

7.1) Countertops

AS

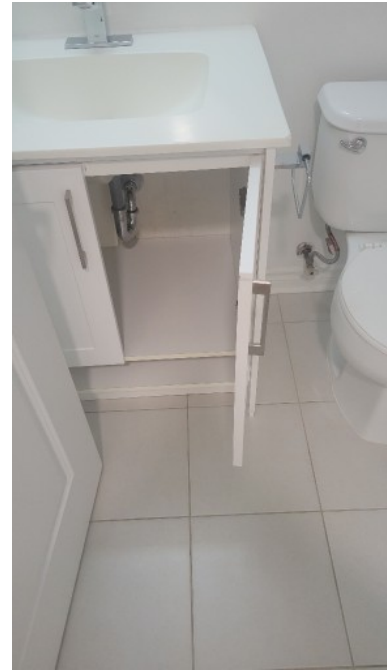
All visible portions of the countertops were inspected and appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed.



7.2) Cabinets

AS

All visible portions of the cabinets were inspected and appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed.

**7.3) Closets**

AS

All visible portions of the closets were inspected and appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed.



7.4) Mirror(s)

AS

The mirror(s) located in the bathroom(s) appeared to be in working and usable condition at the time of inspection, with no major discrepancies observed.

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8 Observations and Recommendations

Inspector Feedback

Observations and Recommendations

Based on a visual, non-invasive inspection of the accessible components at the time of inspection, the condominium unit was found to be in generally reasonable and serviceable condition for an occupied unit of this age. The electrical, heating and cooling, plumbing, ventilation, and appliance systems that were accessible and tested were functioning as intended, with no active safety hazards or major deficiencies observed during normal operation. Interior finishes, doors, windows, floors, and cosmetic elements showed typical wear consistent with normal use, including minor scuffs, sealant separation, and localized cosmetic deficiencies.

Several routine maintenance and minor repair items were noted, including areas of deteriorated or splitting caulking and sealant, minor interior finish repairs, cabinet wear, and ventilation fan cleaning. These items are common in previously occupied units and are generally considered maintenance-related rather than structural or safety concerns. No active water leaks, abnormal electrical conditions, or significant mechanical performance issues were observed during testing.

It is important to note that this inspection is limited to readily accessible areas and does not include concealed wiring, plumbing, ductwork, structural components, common-area systems, or internal parts of appliances and mechanical equipment. Conditions may change over time or under different usage, loads, or environmental conditions.

If the client desires further evaluation, system upgrades, or peace-of-mind—particularly regarding electrical systems, HVAC performance, plumbing integrity, or aging appliances—additional assessment by licensed trades or qualified specialists is recommended. Routine maintenance, timely minor repairs, and ongoing monitoring are advised to preserve system performance and the overall condition of the unit.