

Inspection Report

Provided by:



Inspekt

Inspector: Stan Nevolovich

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647-404-4335

Property Address

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Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built 2009

Approximate Square Footage 529sf

Number of Bedroom 1.

Number of Bath 1.

Inspection Information

Inspection Date June 8th 2025

Inspection Time 6pm

Weather Conditions Sunny 21 degrees Celsius

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

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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 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 or at or near end-of-life; further evaluation or repair is recommended.

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.

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1 Heating and Cooling - Air

HVAC

Location of Unit Living Room



Filter Condition Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.



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1.1) Unit Conditions

AS

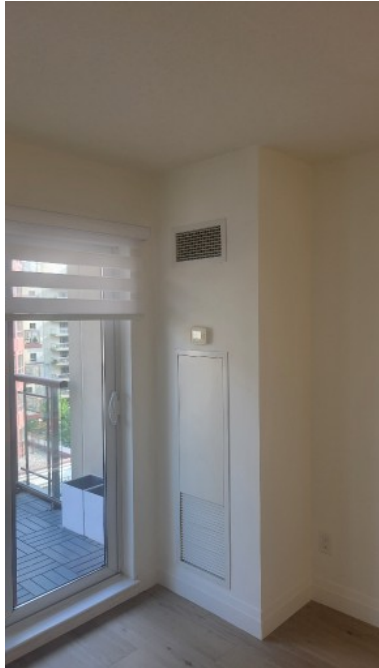
Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.



Distribution Type The visible areas of the heat distribution system is ductwork with registers.



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1.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.



1.3) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

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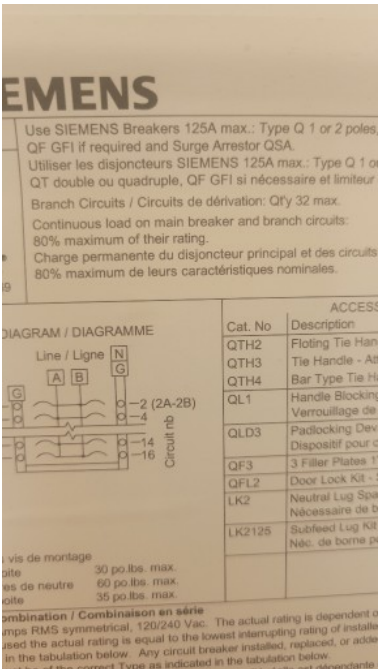
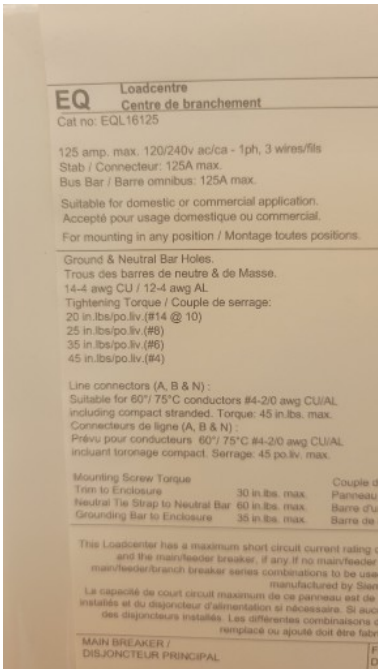
2 Electrical

Electrical Panel

Electric Panel Location The main electric panel is located at the bedroom.



Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 125 amps.

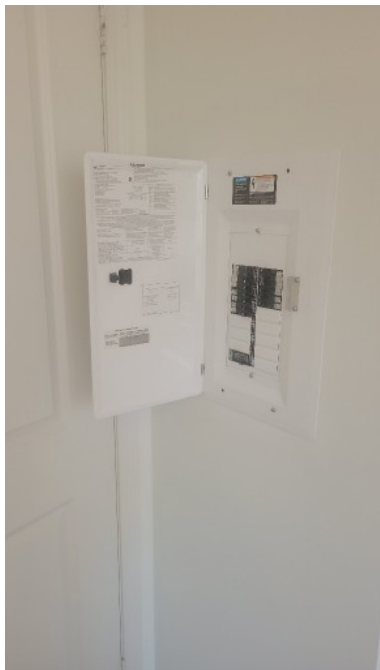
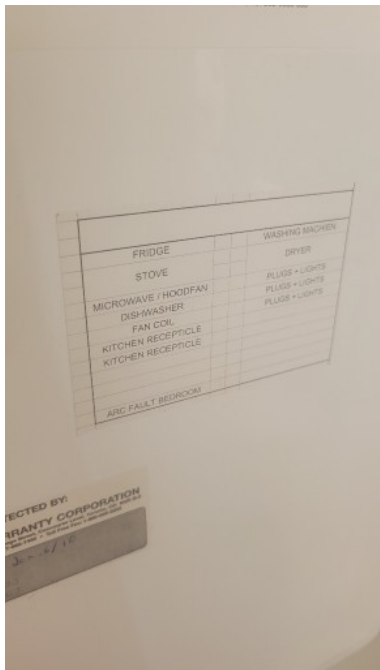


2.1) Electrical Panel Conditions

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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.



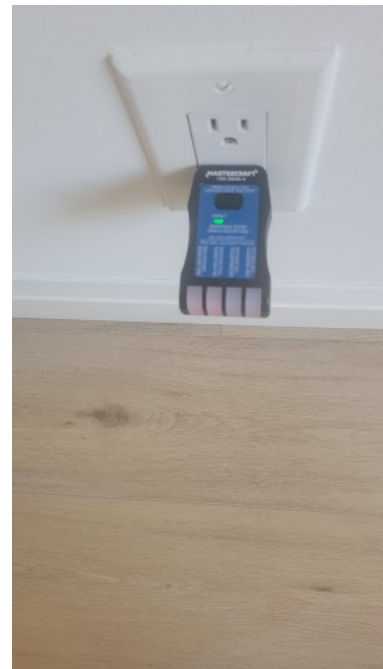
Outlets

2.2) Condition

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All accessible electrical outlets were tested.

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Light Fixtures

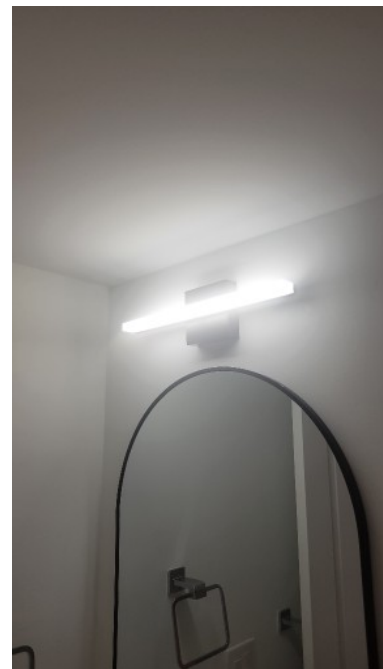
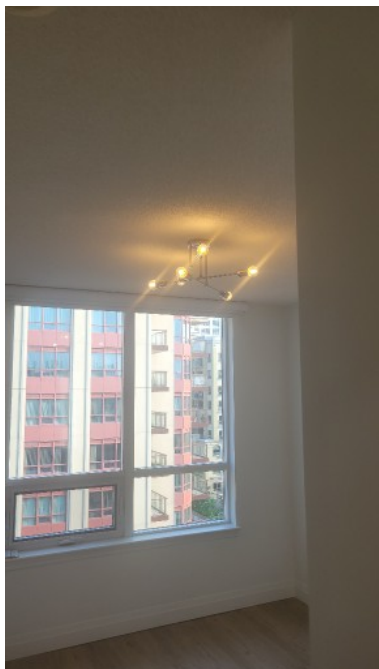
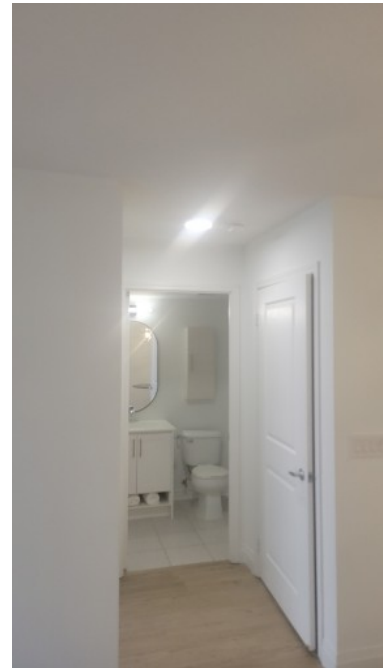
2.3) Condition

All accessible light fixtures were tested.

Appears Serviceable: The item appeared to be in working or usable condition with no major

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discrepancies noted. This is not an indication of future operation or condition.

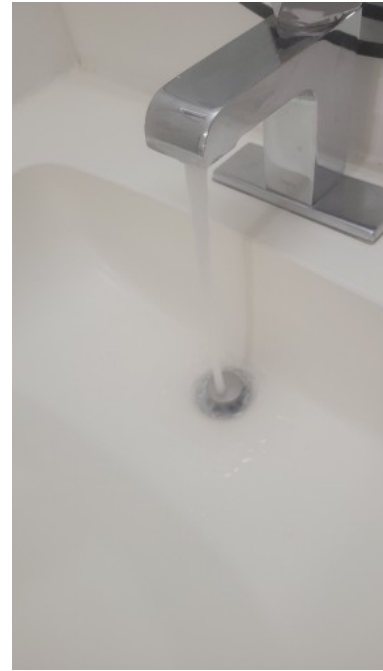


3 Plumbing

Water Pressure

3.1) Condition

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, showers, and toilets, produced adequate flow without noticeable drops in pressure when operated simultaneously. No signs of water hammer or pressure-related issues were observed. For optimal performance and to prevent stress on plumbing fixtures, residential water pressure should typically range between 40–80 psi. Recommend monitoring over time and consulting building management if pressure fluctuations occur.



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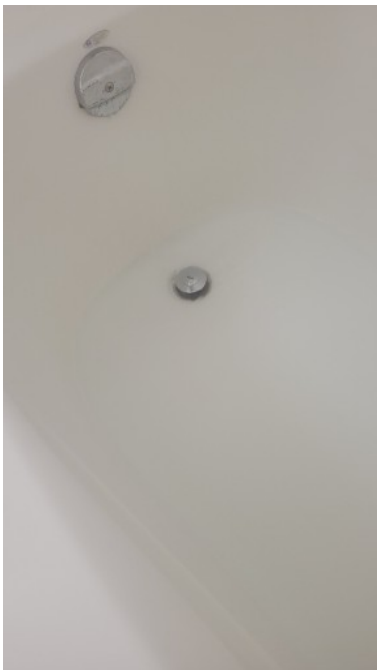
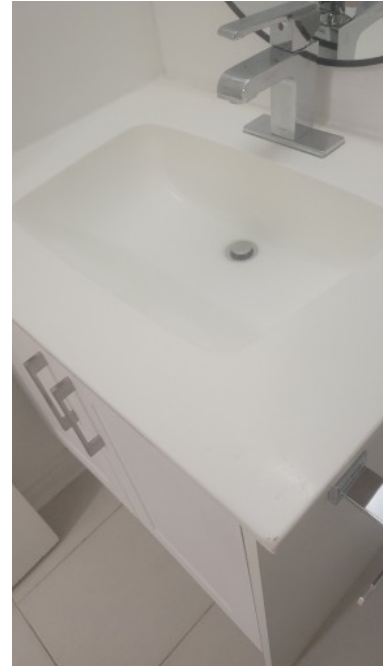
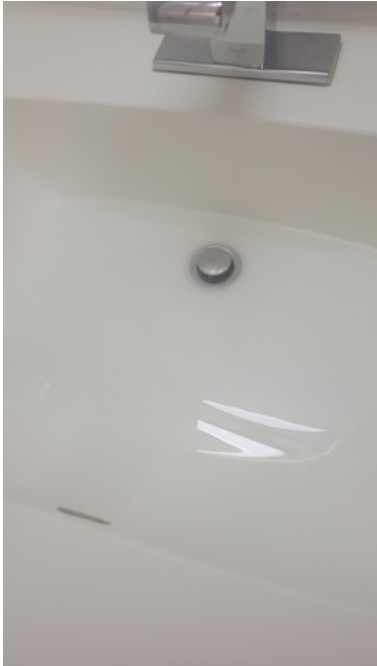


Drainage

3.2) Condition

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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General Comments

3.3) Inspector Feedback

AS

All faucets were tested and drained. No signs of leaking faucets or vanities. This was during the inspection and does not guarantee future use. For best practice please make sure that only water can be drained and no foreign objects such as grease, paint. If the drains become clogged or faucets start leaking It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

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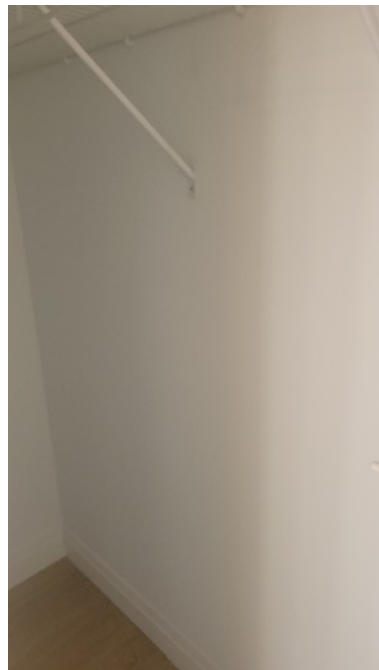
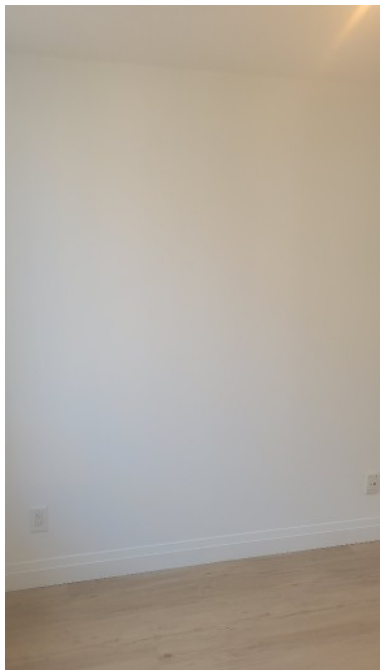
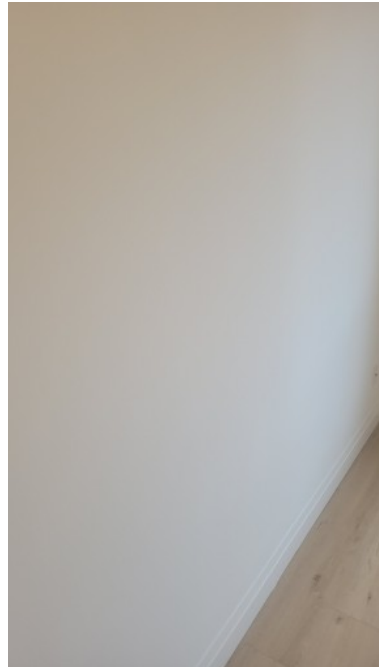
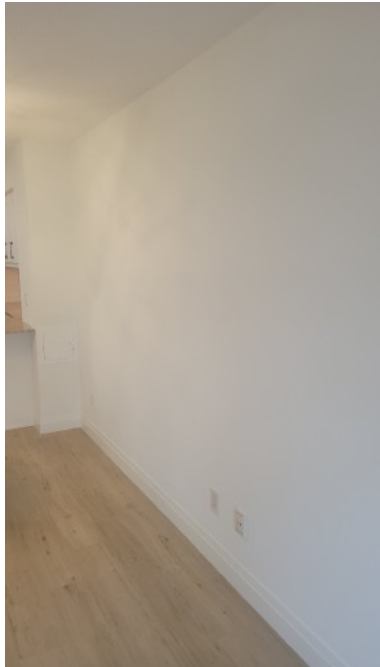


4 Interiors

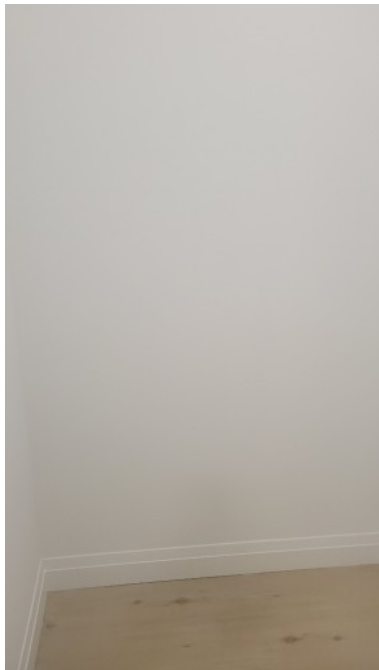
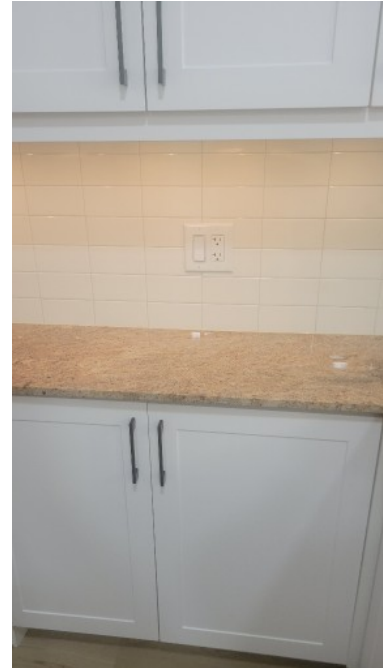
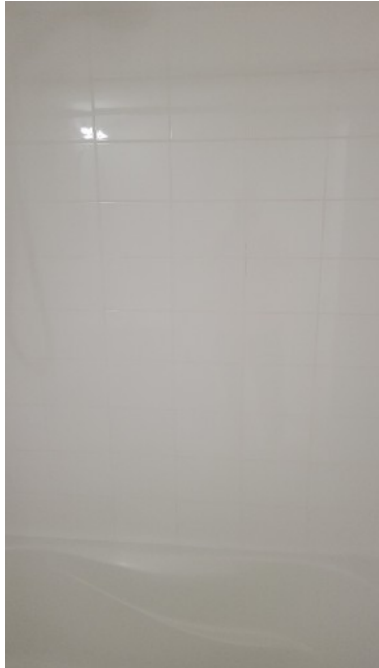
Walls - Ceilings - Floors

4.1) Wall Conditions

Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.



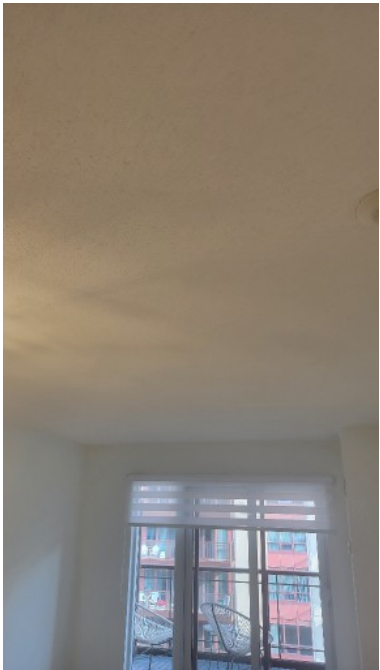
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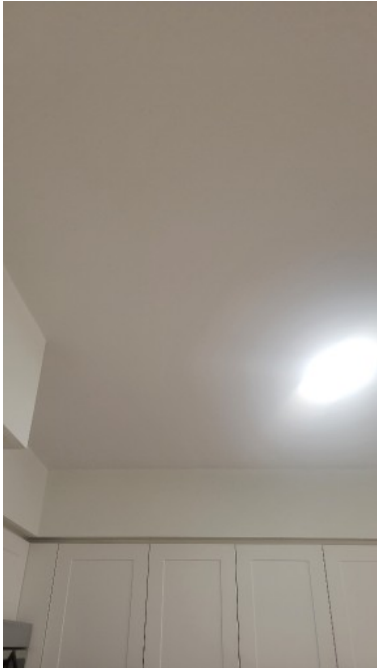
4.2) Ceiling Conditions

Appears Serviceable: The ceiling appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.

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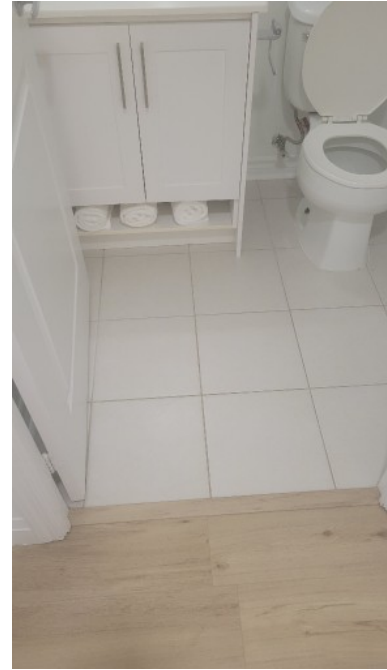


4.3) Floor Conditions

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Windows - Doors

4.4) Interior Window Conditions

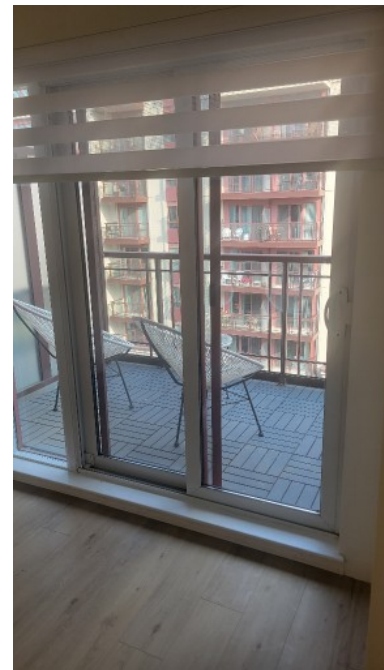
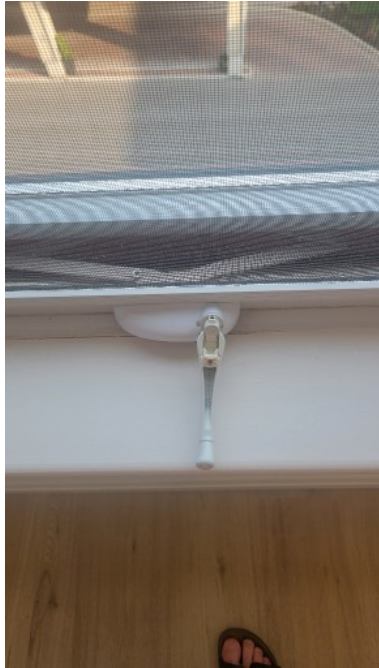
Some of the window screens were ripped and / or torn as per photo

The sample of windows tested were operational at the time of the inspection.

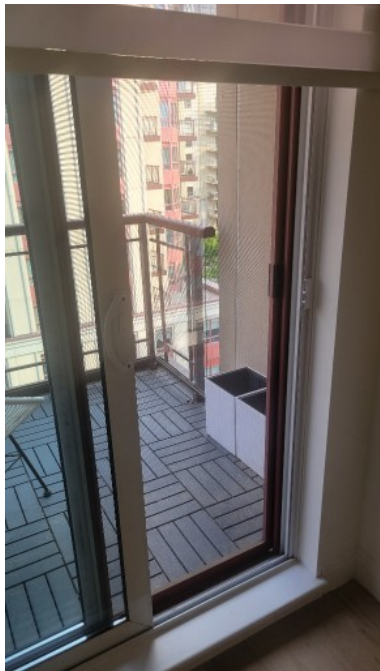
A few small cracks noted on caulking near window sill. This is common. It's recommend to have these gaps sealed to avoid moisture getting inside the cracks.

Recommend repairs as needed.

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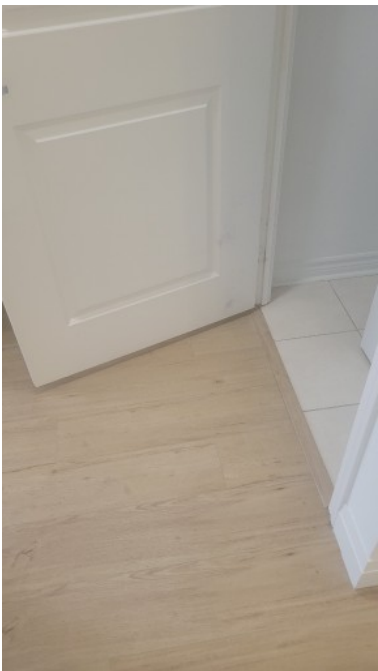


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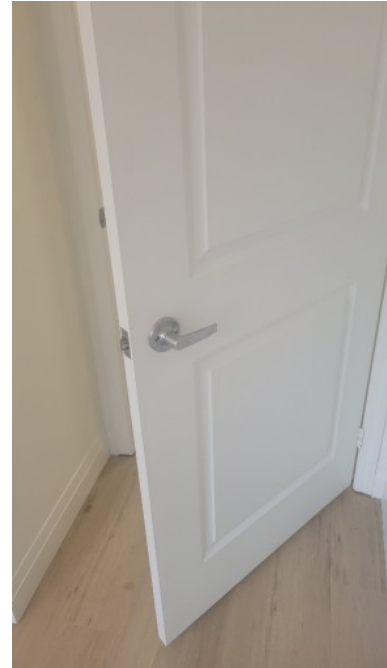
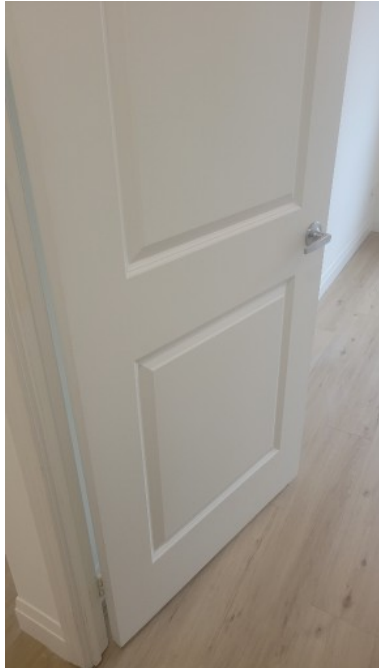


4.5) Interior Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection. There were some scuff marks noted on the laundry door and main closet door. Recommend repairs as needed.



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Smoke Detectors

4.6) Smoke Detector Conditions

Smoke alarms were observed in the unit and appeared to be properly installed in required locations, including near sleeping areas. Units responded to the test button at the time of inspection, indicating power was present. However, testing the sensor's actual ability to detect smoke is beyond the scope of this inspection.

It is recommended that smoke alarms be tested monthly, batteries (if applicable) replaced annually, and the units themselves replaced every 10 years, per manufacturer guidelines. Consider confirming the age of the alarms and replacing any units that are outdated or not

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interconnected for enhanced safety.



5 Kitchen

Kitchen - Counter tops - Cabinets

5.1) Counter Conditions

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection. No major cracks or loose countertops noted.



5.2) Cabinet Conditions

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

The kitchen cabinets showed evidence of minor wear.

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Appliances

Stove - Type The oven is electric.

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5.3) Stove Condition

Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.

5.4) Refrigerator Condition

Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.

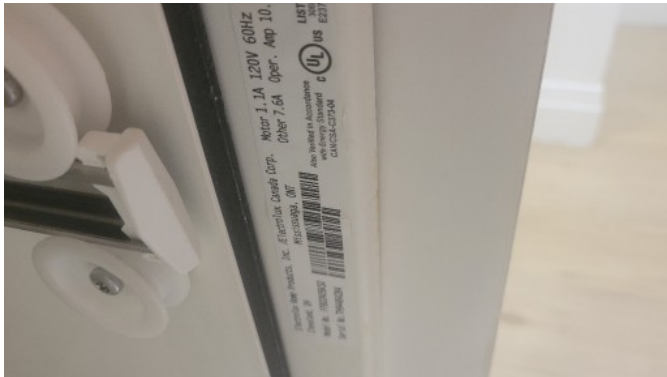
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5.5) Dishwasher Condition

Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition. It is recommended to do a full cycle.

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6 Bathroom(s)

Counter Top - Condition

6.1) Condition

Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.



Vanity - Condition

6.2) Condition

AS

Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.

Some additional nail holes noted but does not seem to impact the operation of the vanity during the time of inspection.

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7 Laundry Room

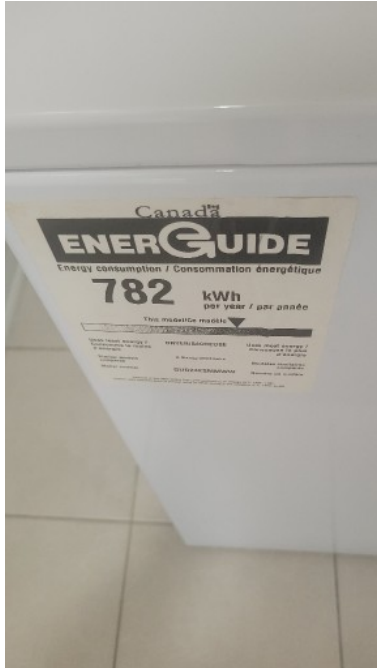
Washer and Dryer

7.1) Condition

Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted. This is not an indication of future operation or condition.

It is recommended to run a full cycle of laundry machines to make sure there are no major issues.





Lint Trap

7.2) Condition

The dryer lint trap was present and accessible at the time of inspection. A moderate buildup of lint was observed in the trap, which should be cleaned after each use to maintain dryer efficiency and reduce fire risk. Additionally, the vent duct should be inspected and cleaned periodically, as lint accumulation in the venting system can pose be a fire hazard and reduce airflow. Recommend professional cleaning if it has not been done within the last 12 months.



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Dryer Lint Screen

7.3) Condition

The dryer lint screen was observed to be in place and functional at the time of inspection. The screen should be cleaned after every dryer cycle to help ensure proper airflow and reduce the risk of overheating or fire. It is also recommended to periodically rinse the screen with water to remove any detergent or fabric softener residue that may restrict airflow.



8 Ventilation

Bathroom(s) Ventilation

8.1) Condition

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.



Kitchen Ventilation

8.2) Condition

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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Laundry Room Ventilation

8.3) Condition

The dryer vent system in this condominium unit was inspected to the extent accessible. The vent appears to be a rigid or semi-rigid metal duct, as recommended, and is properly connected to the dryer. However, due to typical construction in condominium buildings, the full length of the duct—often concealed within walls or ceilings—could not be visually inspected.

No visible signs of damage or disconnection were noted at the accessible portions. It is important

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to ensure that the dryer vent is professionally cleaned on a routine basis, typically every 1–2 years, as lint buildup in concealed ductwork can pose a significant fire hazard and reduce dryer efficiency. Recommend confirming with building management when the last cleaning was performed and whether regular maintenance is scheduled.



9 General Comments

Inspector Feedback

9.1) Review

Overall condition of the condominium appeared to be in serviceable condition during the time of inspection. Some common wear and tear was found. Scuff marks on doors, additional nail holes, caulking around vanity, bathtub, and window sill. This is standard to used condominium units.

It is recommended to seal the caulking to avoid moisture and mildew build up. Recommend repairs as needed.

The window coverings appeared to be in working condition. (Regular in living room and electrical in bedroom- remote operated).