



Your Inspection Report

41 Tyndall Avenue
Toronto, ON M6K 2E9

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Monday, October 20, 2025

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2

4164074663
scottaitken@live.ca

October 20, 2025

Dear Kim Kehoe and Listing Agent,

RE: Report No. 4378
41 Tyndall Avenue
Toronto, ON
M6K 2E9

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Scott Aitken
on behalf of
Aitken Home Inspections

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2
4164074663

scottaitken@live.ca

AGREEMENT

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

PARTIES TO THE AGREEMENT

Company

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2

Client

Kim Kehoe

Client

Listing Agent

This is an agreement between Kim Kehoe, Listing Agent and Aitken Home Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

AGREEMENT

41 Tyndall Avenue, Toronto, ON October 20, 2025

Report No. 4378

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, Kim Kehoe (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

I, Listing Agent (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Leak](#)

Roof leaking, due for immediate strip and reshingle.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Replace

Time: Immediate

Cost: \$10,000

FLAT ROOFING \ Modified bitumen

Condition: • Aging

Roof under balcony is likely old based on age of decking. Recommend replacement.

Location: Lower Flat Roof

Task: Replace

Time: Unpredictable

Cost: \$3000 plus balcony

Electrical

RECOMMENDATIONS \ Overview

Condition: • Some electrical clean up needed.

Location: Throughout

Task: Improve

Time: Immediate

Cost: Consult electrician for cost

Heating

GAS HOT WATER BOILER \ Radiators, convectors and baseboards

Condition: • [Missing](#)

Several rooms without heat (including washrooms). Heat at basement is via supply pipes at ceiling. Rooms with plumbing must have heat to protect from freezing.

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Improve

Time: Immediate

Cost: Consult contractor for cost

SUMMARY

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Interior

RECOMMENDATIONS \ General

Condition: • This inspection does not cover legal use as multiple unit home or fire code compliance.

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

Replace drywall and clean mould as required when basement is waterproofed and renovated.

Location: Various Basement

Task: Replace

Cost: Consult Contractor For Cost

BASEMENT \ Wet basement - evidence

Condition: • [Water on floor](#)

Significant basement leakage evident. As foundation is stone, installation of exterior foundation is recommended to allow for patching of foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement

Task: Protect

Time: Immediate

Cost: \$200 per ft. and up plus landscaping

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • West

Sloped roofing material:

- [Asphalt shingles](#)



1.

Flat roofing material:

- [Modified bitumen membrane](#)



2.

ROOFING

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Probability of leakage: • High

Approximate age: • Old

Limitations

Inspection limited/prevented by: • Deck, could not inspect roof membrane below.

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ General

1. Condition: • Cut branches back from roof.

Location: Various

Task: Remove

Time: Regular maintenance

Cost: Minor

SLOPED ROOFING \ Asphalt shingles

2. Condition: • [Leak](#)

Roof leaking, due for immediate strip and reshingle.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Replace

Time: Immediate

Cost: \$10,000



3.

ROOFING

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

FLAT ROOFING \ Modified bitumen

3. Condition: • Aging

Roof under balcony is likely old based on age of decking. Recommend replacement.

Location: Lower Flat Roof

Task: Replace

Time: Unpredictable

Cost: \$3000 plus balcony

EXTERIOR

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#)

Driveway: • Asphalt

Walkway: • Flagstone

Deck: • Ground level • Pressure-treated wood

Porch: • Wood • Brick

Balcony: • Pressure-treated wood

Patio: • Flagstone

Limitations

Inspection limited/prevented by: • Storage

Recommendations

ROOF DRAINAGE \ Downspouts

4. Condition: • [Discharge too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior

Task: Improve

Time: Immediate

Cost: Minor

EXTERIOR

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

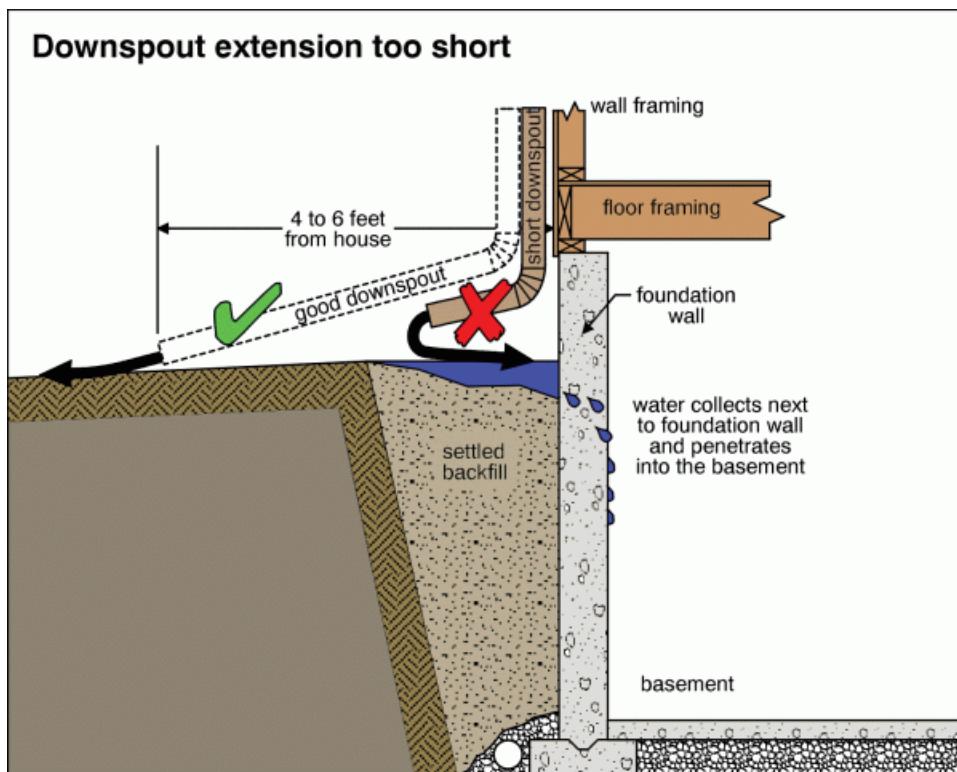
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4.

WALLS \ Trim

5. **Condition:** • Typical paint and caulking maintenance needed.

EXTERIOR

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Soffits, fascia and wood window trim due for restoration and paint maintenance.

Location: Throughout Exterior

Task: Improve

Time: Regular maintenance

Cost: Consult contractor for cost



5.



6.

WALLS \ Vinyl siding

6. Condition: • [Too close to grade](#)

Ideally siding and wood structure would terminate above grade.

Implication(s): Chance of water damage to structure, finishes and contents

Location: East Exterior

Task: Improve

Time: Unpredictable

Cost: Consult contractor for cost

EXTERIOR

41 Tyndall Avenue, Toronto, ON October 20, 2025

Report No. 4378

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

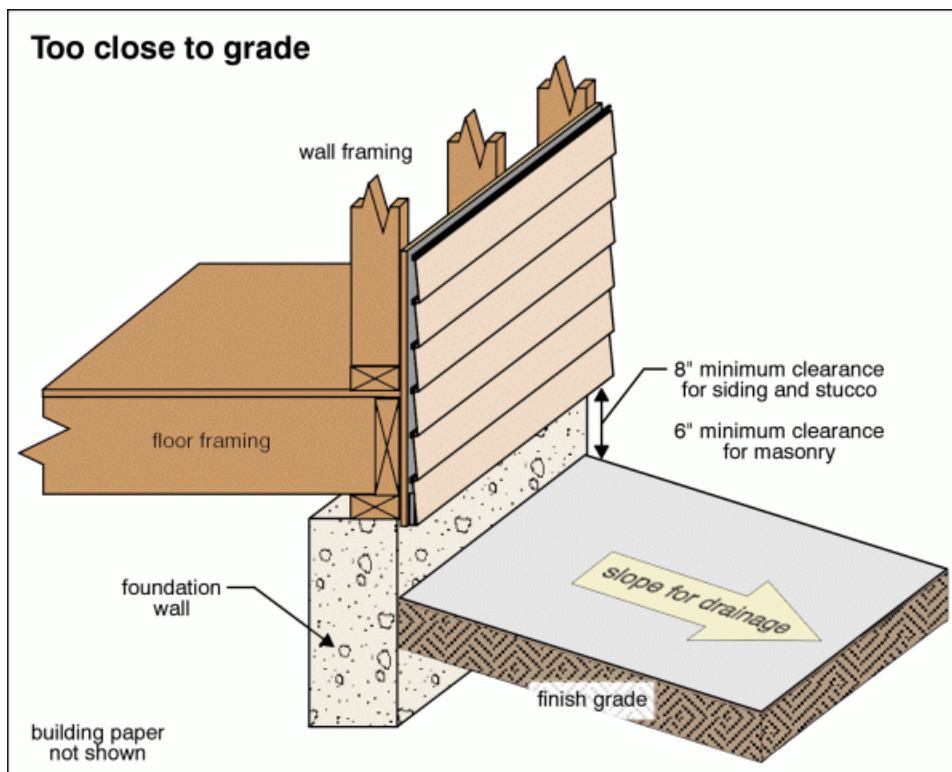
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



7.

DOORS \ General notes

7. Condition: • Damaged

EXTERIOR

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: East Third Floor

Task: Replace

Time: Immediate

Cost: Minor



8.

LANDSCAPING \ Walkway

8. Condition: • [Uneven \(trip hazard\)](#)

Relay or replace flagstone to eliminate trip hazards and create drainage away from foundation. This should be done in conjunction with basement waterproofing, see EXTERIOR.

Implication(s): Physical injury

Location: Throughout Exterior

Task: Improve

Time: Immediate

Cost: Consult contractor for cost

EXTERIOR

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



9.

Description

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#) • Subfloor - plank

Exterior wall construction:

• [Wood frame](#)

East entrance.

• [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plank sheathing](#)

Limitations

Attic/roof space:

• Inspected from access hatch

Upper peak only, no access to flat areas or knee walls.

Percent of foundation not visible: • 80 %

Recommendations

WALLS \ Arches

9. Condition: • [Cracked](#)

Recommend replacement of arch with steel lintels.

Implication(s): Weakened structure | Chance of structural movement

Location: Northeast Exterior

Task: Repair or replace

Time: Unpredictable

Cost: Depends on approach

STRUCTURE

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10.

Description

Service entrance cable and location: • [Overhead copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [100 Amps](#)

Auxiliary panel (subpanel) type and location: • Breakers third floor

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI • Gfci's in some areas only.

Limitations

Panel covers:

- Not safe to remove

Third floor cover painted in place and not removed.

Not included as part of a building inspection: • Concealed Wiring

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • Some electrical clean up needed.

Location: Throughout

Task: Improve

Time: Immediate

Cost: Consult electrician for cost

ELECTRICAL

41 Tyndall Avenue, Toronto, ON October 20, 2025

Report No. 4378

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

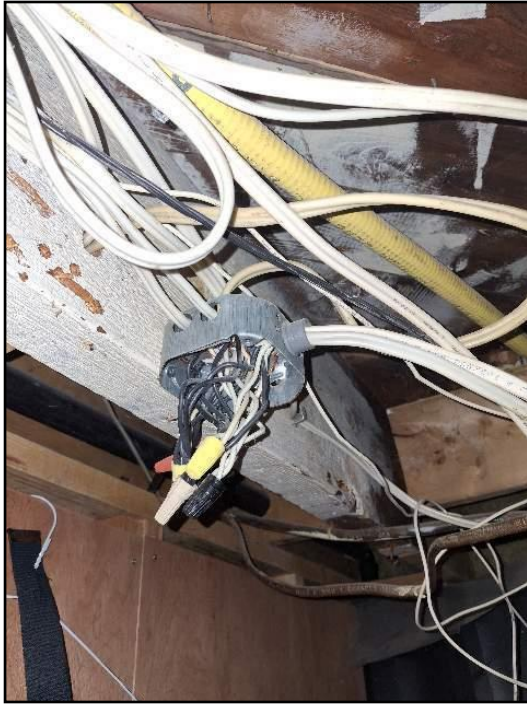
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



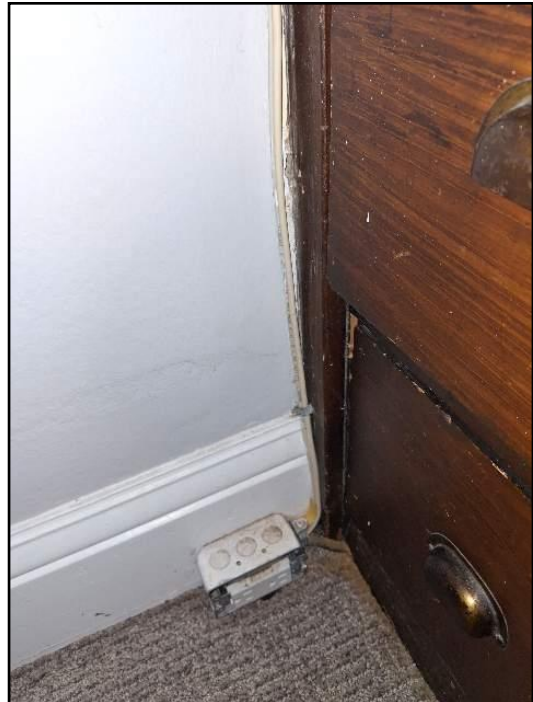
11.



12.



13.



14.

ELECTRICAL

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



15.

HEATING

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heating system type: • Combi-boiler. High efficiency boiler and tankless water heater combined.

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • 140,000 BTU/hr

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside

Approximate age: • [12 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Auxiliary heat: • [Electric baseboard heater](#) • Radiant floor heating (electric)

Fireplace/stove:

• Non-functional

Two flues are available if fireplace restoration is desired.



16. Do not use



17. Do not use

Chimney/vent:

• [Masonry](#)

For fireplaces only.

HEATING

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



18.

- High temperature plastic
- Sidewall venting

Condensate system: • Electric pump

Limitations

Heat loss calculations: • Not done as part of a building inspection

Recommendations

GAS HOT WATER BOILER \ Pressure relief valve

11. Condition: • [Pipe dripping or leaking](#)

Service system to eliminate leakage at boiler.

Implication(s): Equipment not operating properly | Chance of water damage

Task: Service

Time: Immediate

Cost: Minor

Inspecting pressure relief valves

no piped extension



valve between boiler and pressure relief



extension pipe too small



extension capped, threaded or corroded at bottom



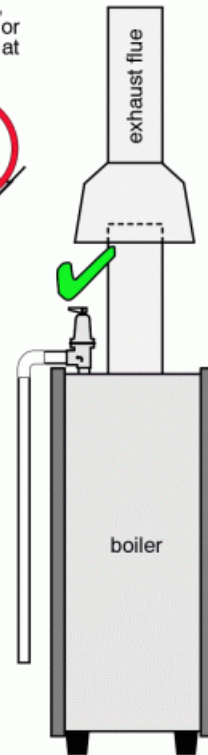
valve set too high (e.g. 50 PSI)



extension pipe dripping



BTU rating of valve doesn't match boiler



19.

GAS HOT WATER BOILER \ Thermostat

12. Condition: • [Damage](#)

Implication(s): Increased heating costs | Reduced comfort | No heat for building

Location: First Floor

Task: Replace

Time: Immediate

Cost: Minor

GAS HOT WATER BOILER \ Radiators, convectors and baseboards

13. Condition: • [Missing](#)

Several rooms without heat (including washrooms). Heat at basement is via supply pipes at ceiling. Rooms with plumbing must have heat to protect from freezing.

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Improve

Time: Immediate

Cost: Consult contractor for cost

SPACE HEATER \ Electric baseboard heater/space heater

14. Condition: • [Inoperative heaters](#)

Implication(s): No heat for building

Location: First Floor Kitchen

Task: Replace

Time: Discretionary

Cost: Minor

CHIMNEY AND VENT \ Masonry chimney

15. Condition: • [Loose, missing or deteriorated masonry](#)

Chimney top cracked and missing cap. Rebuild if planning on restoring fireplaces, remove at resingling if not intending to use.

Implication(s): Material deterioration

Location: North Exterior

Task: Repair

Time: Unpredictable

Cost: Depends on approach

COOLING & HEAT PUMP

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • None present

Limitations

Window unit: • Window A/C excluded from inspection • Window A/C excluded from inspection

INSULATION AND VENTILATION

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Nominal

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Roof vent](#)

Wall insulation amount/value: • Spot checked only • [None found](#)

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • 0-12

Limitations

Attic inspection performed: • From access hatch

Recommendations

RECOMMENDATIONS \ Overview

16. **Condition:** • Increased insulation is an improvement and not an essential repair.

Description

Water supply source (based on observed evidence): • Public

Service piping into building:

• [Copper](#)

3/4 inch

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • South • West • Basement

Water flow and pressure: • Good

Water heater type: • Combi boiler

Water heater fuel/energy source: • [Gas](#)

Water heater approximate age: • 12 years

Water heater failure probability: • [Medium](#)

Waste and vent piping in building: • [ABS plastic](#)

Pumps: • No sump present

Floor drain location: • Not visible

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

RECOMMENDATIONS \ Overview

17. Condition: • All fixtures operable, several need minor repairs.

Location: Various

Task: Repair

Cost: Minor

SUPPLY PLUMBING \ Water supply piping in building

18. Condition: • [Galvanized steel](#)

Replace galvanized supply to exterior faucet.

Implication(s): Reduced water pressure and volume

Location: South Basement

Task: Replace

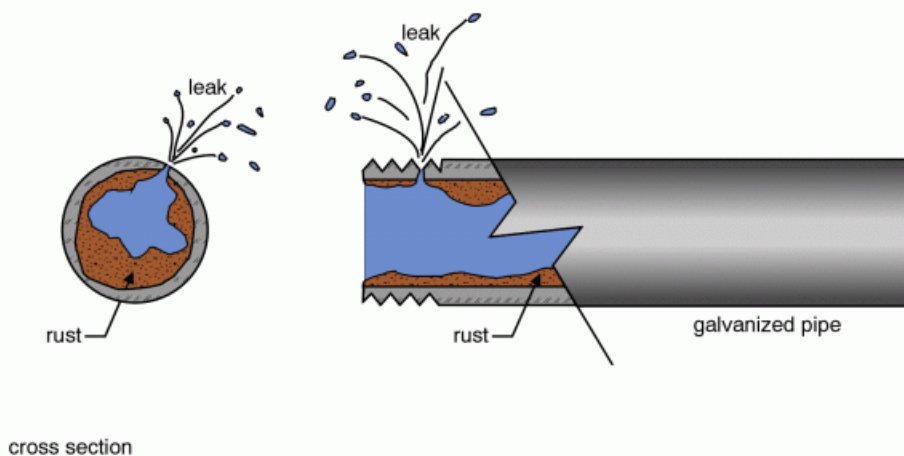
Time: Immediate

Cost: Minor

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



20.

WASTE PLUMBING \ Traps - installation

19. Condition: • Kitchen sink double trapped, eliminate to reduce chance of clogging.

Location: First Floor Kitchen

Task: Repair

Time: Unpredictable

Cost: Minor

PLUMBING

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



21.

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#) • [Concrete](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

Windows: • [Fixed](#) • [Sliders](#) • [Skylight](#)

Glazing: • [Single](#) • [Double](#) • [Primary plus storm](#)

Exterior doors - type/material: • Hinged • Metal-clad

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 80 %

Recommendations

RECOMMENDATIONS \ General

20. Condition: • This inspection does not cover legal use as multiple unit home or fire code compliance.

RECOMMENDATIONS \ Overview

21. Condition: • Typical minor cosmetic flaws present.

CEILINGS \ Plaster or drywall

22. Condition: • Water damage

Location: North Second Floor

Task: Replace

Time: After reshingling (see roofing)

Cost: Minor

WALLS \ Plaster or drywall

23. Condition: • [Water damage](#)

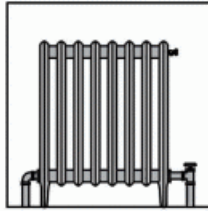
Replace drywall and clean mould as required when basement is waterproofed and renovated.

Location: Various Basement

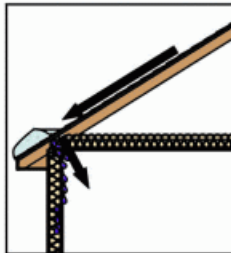
Task: Replace

Cost: Consult Contractor For Cost

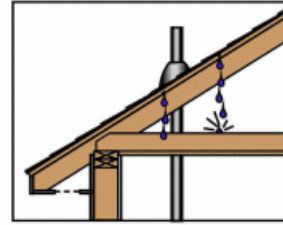
Sources of interior water damage



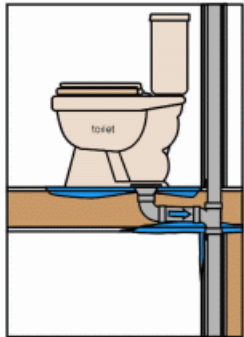
heating leaks



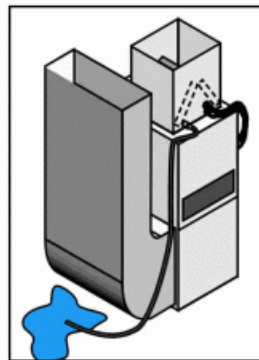
ice damming
and condensation



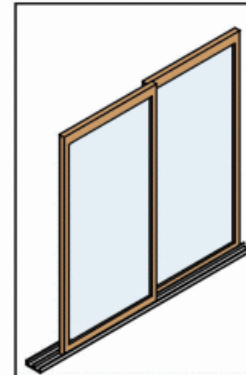
roof or
flashing leaks



plumbing leaks



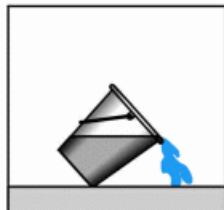
air conditioning leaks



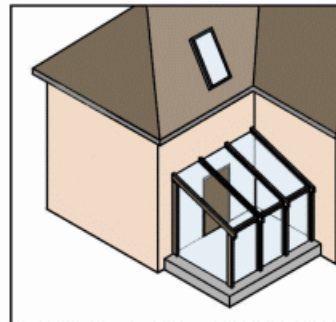
door leaks



melting snow

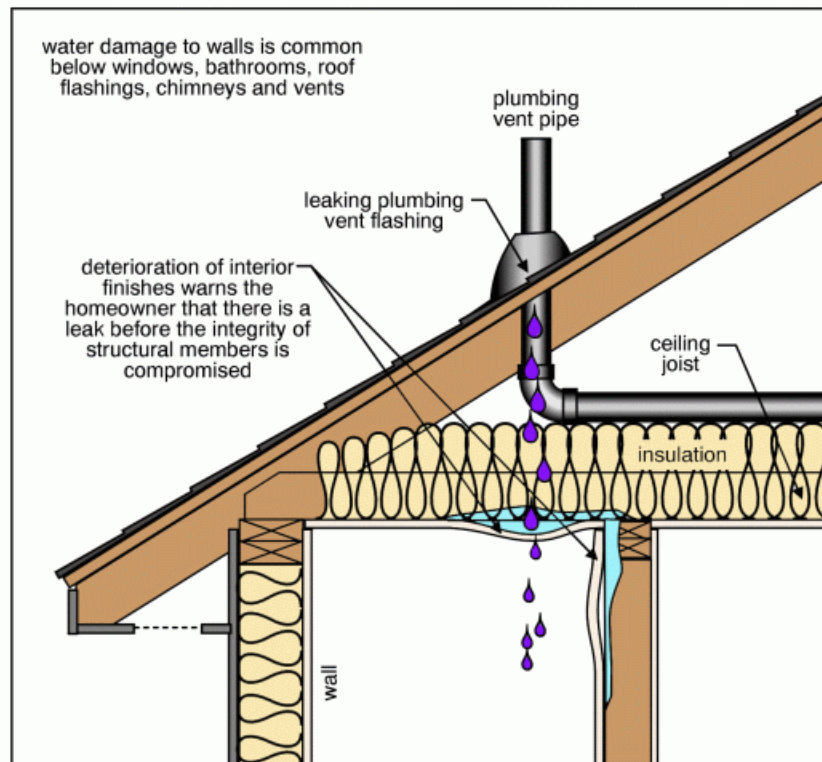


accidental spills



wall, window, solarium and skylight leaks

Common locations for water damage



WINDOWS \ General notes

24. Condition: • [Original lower quality units](#)

Some poor windows (single pane) several damaged.

Implication(s): Increased heating costs | Increased maintenance costs

Location: Various

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost

INTERIOR

Report No. 4378

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

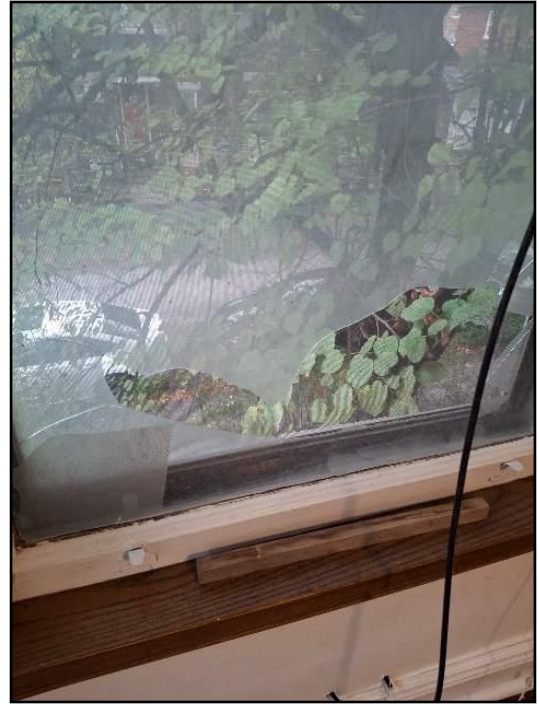
PLUMBING

INTERIOR

REFERENCE



22.



23.

STAIRS \ General notes

25. Condition: • Ideally basement stairs would be reconfigured to create proper headroom, add guardrail.

Location: Basement Staircase

Task: Improve

Time: Immediate

Cost: Consult contractor for cost



24.

BASEMENT \ Wet basement - evidence

26. Condition: • [Water on floor](#)

Significant basement leakage evident. As foundation is stone, installation of exterior foundation is recommended to allow for patching of foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement

Task: Protect

Time: Immediate

Cost: \$200 per ft. and up plus landscaping



25.

INTERIOR

41 Tyndall Avenue, Toronto, ON October 20, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

END OF REPORT

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