



Your Inspection Report

725 Manning Avenue
Toronto, ON M6G 2W5

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Tuesday, March 24, 2026

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

March 24, 2026

Dear Kim Kehoe and Listing Agent,

RE: Report No. 4437
725 Manning Avenue
Toronto, ON
M6G 2W5

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. 4437

725 Manning Avenue, Toronto, ON March 24, 2026

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.

AGREEMENT

Report No. 4437

725 Manning Avenue, Toronto, ON March 24, 2026

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

725 Manning Avenue, Toronto, ON March 24, 2026

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

725 Manning Avenue, Toronto, ON March 24, 2026

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](#)

Structure

RECOMMENDATIONS \ Overview

Condition: • Evidence of termite activity, recommend further evaluation by qualified pest control company and treatment if necessary.

Location: Basement

Task: Further evaluation

Cost: Depends on work needed

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

A/C is likely due for replacement.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Unpredictable

Cost: \$3500

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

725 Manning Avenue, Toronto, ON March 24, 2026

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Description

The home is considered to face: • West

Sloped roofing material:

- Composition shingles



1.



2.

Probability of leakage: • Low

Approximate age: • 11 years

Limitations

Inspection performed: • By walking on roof

Age determined by: • Reported by seller

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.
2. **Condition:** • Roof in good condition.

EXTERIOR

725 Manning Avenue, Toronto, ON March 24, 2026

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 - EXTERIOR**
 - STRUCTURE
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- REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)
Downspout discharge: • [Below grade](#) • [Above grade](#)
Lot slope: • [Flat](#)
Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)
Wall surfaces and trim: • [Metal siding](#) • [Brick](#)
Driveway: • Earth
Walkway: • Concrete • Interlocking brick
Deck: • Pressure-treated wood
Porch: • Pressure treated wood

Limitations

No or limited access to: • Area below steps, deck, porches

Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

3. Condition: • Paint maintenance needed.
Maintenance needed at wood trim.
Location: Various Exterior
Task: Improve
Time: Regular maintenance
Cost: Consult Contractor For Cost



3.



4.

EXTERIOR

725 Manning Avenue, Toronto, ON March 24, 2026

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ROOFING

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WALLS \ Masonry (brick, stone) and concrete**4. Condition:** • [Masonry deterioration](#)

Some parging repair needed. Replace missing dryer vent cover.

Implication(s): Weakened structure | Chance of structural movement**Location:** Various Exterior**Task:** Repair**Time:** Regular maintenance**Cost:** Minor

5.



6.

EXTERIOR GLASS/WINDOWS \ Exterior trim**5. Condition:** • [Caulking loose, missing or deteriorated](#)**Implication(s):** Chance of water damage to structure, finishes and contents | Increased heating and cooling costs**Location:** East Exterior**Task:** Repair**Time:** Regular maintenance**Cost:** Minor



7.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Skirting

6. Condition: • [Wood/soil contact](#)

This area is known for termites, eliminate wood soil contact with all future improvements.

Implication(s): Rot | Insect damage

Location: West Exterior

Task: Improve

Time: Unpredictable

Cost: Depends on approach



8.

EXTERIOR

725 Manning Avenue, Toronto, ON March 24, 2026

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

7. Condition: • Uneven rise at steps creates trip hazard.

Rebuild steps with uniform rise.

Location: East Deck

Task: Repair

Time: Immediate

Cost: Minor



9.



10.

LANDSCAPING \ General notes

8. Condition: • Two large trees at driveway (ownership not determined) appear to be in poor condition.

Location: East Exterior

Task: Further Evaluate



11.

LANDSCAPING \ Walkway

9. Condition: • [Improper slope or drainage](#)

Create drainage slope away from foundation.

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

Location: Northeast Exterior

Task: Improve

Time: Unpredictable

Cost: Consult Contractor For Cost



12.

10. Condition: • [Uneven \(trip hazard\)](#)
Raise interlocking flush with water access cover.

EXTERIOR

725 Manning Avenue, Toronto, ON March 24, 2026

SUMMARY

ROOFING

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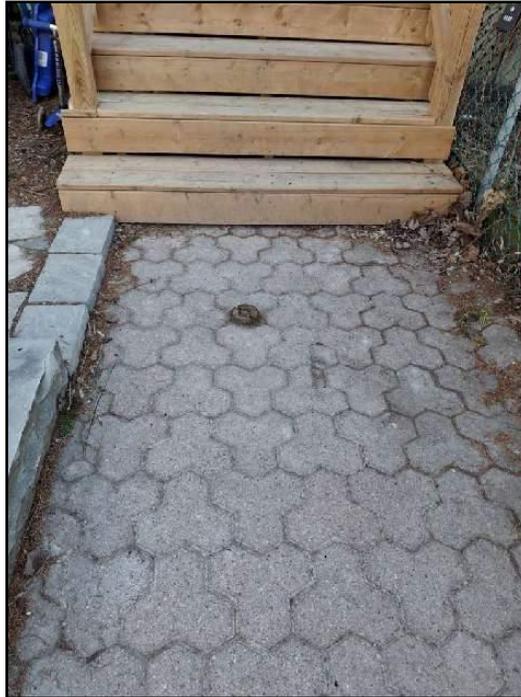
Implication(s): Physical injury

Location: West Exterior

Task: Improve

Time: Immediate

Cost: Minor



13.

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#) • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • [Masonry](#)

Roof and ceiling framing: • Rafters • [Plank sheathing](#) • Not visible

Party wall:

- [Masonry](#)
- [Wood frame](#)

East

Limitations

Attic/roof space:

- No access
- Hatch present but jammed.

Percent of foundation not visible: • 70 %

Recommendations

RECOMMENDATIONS \ Overview

11. Condition: • Evidence of termite activity, recommend further evaluation by qualified pest control company and treatment if necessary.

Location: Basement

Task: Further evaluation

Cost: Depends on work needed



14.

FLOORS \ Sills

12. Condition: • [Rot or insect damage](#)

Some rot at sill beam, replace section if finishing area.

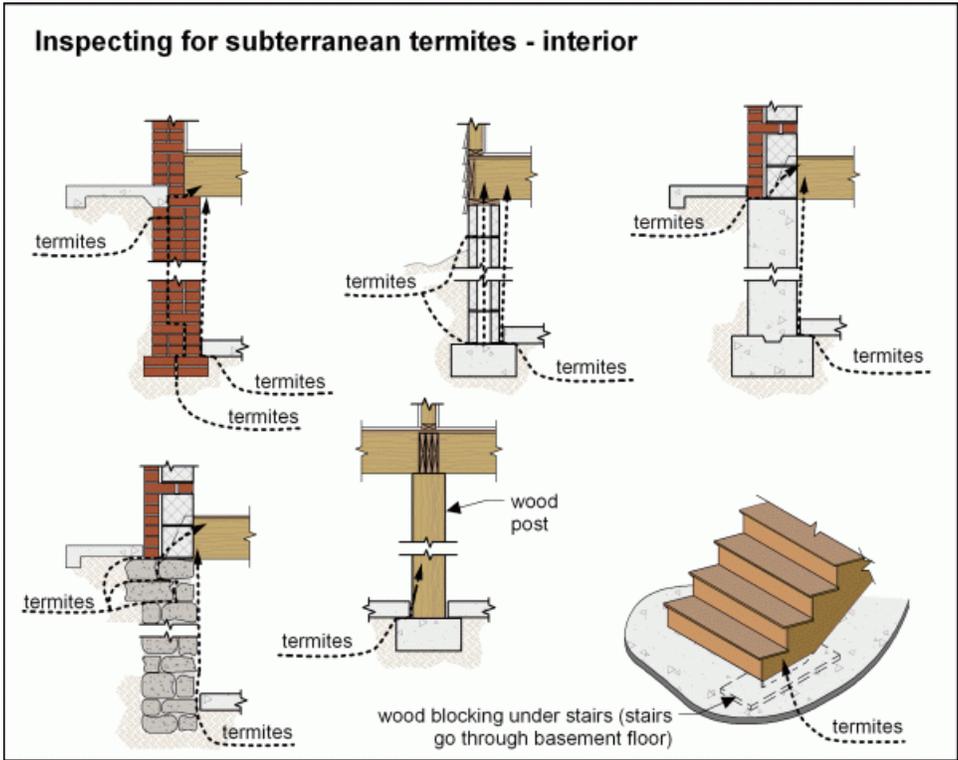
Implication(s): Weakened structure

Location: Northeast Basement

Task: Repair

Time: Unpredictable

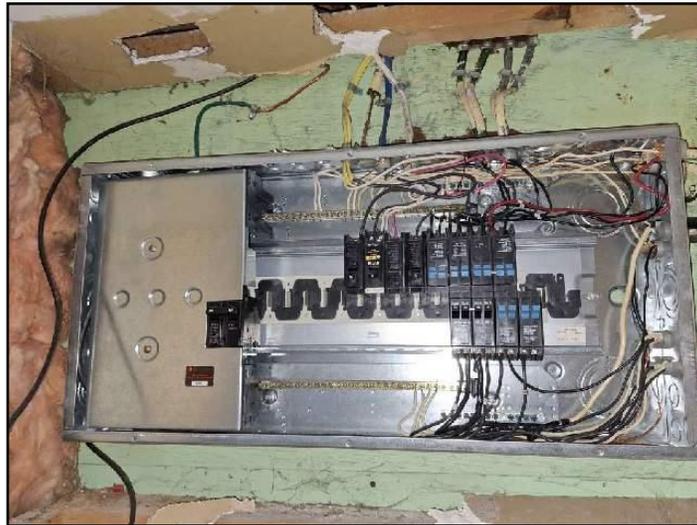
Cost: Minor



15.

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](#)



16.

- Distribution panel rating: • [100 Amps](#)
- Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)
- Type and number of outlets (receptacles): • [Grounded - minimal](#)
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [AFCI - panel](#) • Gfci's in some areas only.

Limitations

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

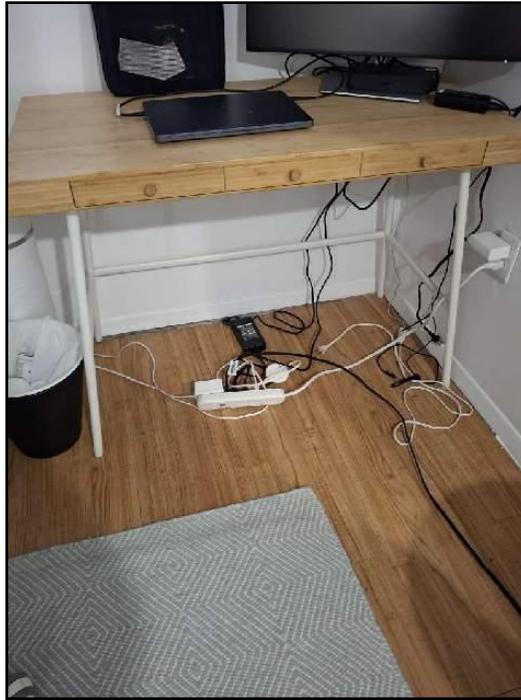
Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

- 13. Condition: • [Too few outlets](#)
Recommend additional outlets (on additional circuits). Install gfci outlets in wet locations.
- Implication(s): Nuisance
- Location: Various
- Task: Improve

Time: Discretionary

Cost: Consult Contractor For Cost



17.

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [65,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside

Approximate age: • [12 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Medium](#)

Air filter: • Disposable

Chimney/vent:

• [Masonry](#)

For water heater only.



18.

• [Abandoned](#)

These two chimneys are not in use and can be removed when reshingling in future. Cap unused east chimney against pest and water entry in interim.

HEATING

725 Manning Avenue, Toronto, ON March 24, 2026

SUMMARY

ROOFING

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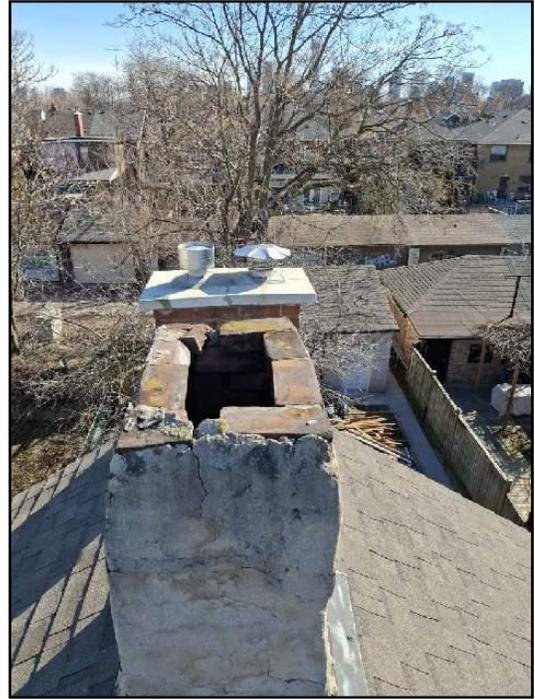
PLUMBING

INTERIOR

REFERENCE



19.



20.

- High temperature plastic
For furnace only.
- Sidewall venting
For furnace only.

Condensate system: • Electric pump

Limitations

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

Recommendations

FURNACE \ Ducts, registers and grilles

14. Condition: • Missing

Add heat to basement washroom to protect plumbing.

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Bathroom

Task: Provide

Time: Before next heating season

Cost: Depends on approach

15. Condition: • Some asbestos present at ducting, remove if necessary to disturb.

Typical of this era of construction, ducts are asbestos wrapped at junction with flooring.

HEATING

725 Manning Avenue, Toronto, ON March 24, 2026

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Location: Various

Task: Remove

Time: Discretionary

Cost: \$2,000

COOLING & HEAT PUMP

725 Manning Avenue, Toronto, ON March 24, 2026

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Description

Air conditioning type: • [Air cooled](#) • Central
Cooling capacity: • Not determined
Compressor approximate age: • Old
Failure probability: • [High](#)

Limitations

Inspection limited/prevented by:
• Low outdoor temperature
System not tested, test before cooling season.
Inspection limited/prevented by: • No access to outdoor unit, deck cover frozen in place.

Recommendations

AIR CONDITIONING \ Life expectancy
16. Condition: • Past life expectancy
A/C is likely due for replacement.
Implication(s): Equipment failure | Reduced comfort
Task: Replace
Time: Unpredictable
Cost: \$3500

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Description

Attic/roof insulation material: • Not determined
Attic/roof insulation amount/value: • Not determined
Attic/roof ventilation: • [Roof vent](#)
Wall insulation material: • [Glass fiber](#)
Wall insulation amount/value: • Spot checked only • 0-12
Foundation wall insulation material: • [Glass fiber](#)
Foundation wall insulation amount/value: • 0-12

Limitations

Inspection limited/prevented by lack of access to:
• Attic
Hatch present but jammed.

Recommendations

RECOMMENDATIONS \ Overview
17. 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](#)

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

Water flow and pressure: • Good

Water heater type: • [Conventional](#) • Tank • Rental

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

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 12 years

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

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

Pumps: • No sump present

Floor drain location: • Not visible

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Floor drain

18. Condition: • Not visible

If floor drain is not found under floor finishes, recommend installation, backwater valve installation also recommended.

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

Location: Basement

Task: Further Evaluate

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

19. Condition: • [Leak or drip](#)

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

Location: Northeast Basement

Task: Repair

Time: Immediate

Cost: Minor



21.

Description

Major floor finishes: • [Hardwood](#) • Ceramic/porcelain • [Concrete](#) • Vinyl

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

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

Windows: • [Single/double hung](#)

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

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Plastic/fiberglass](#)

Party wall: • [Masonry](#) • [Wood frame](#)

Evidence of basement leakage:

• Dampness

Improve drainage as outlined in EXTERIOR.

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 70 %

Recommendations

RECOMMENDATIONS \ Overview

20. Condition: • Typical minor cosmetic flaws present.

WINDOWS \ General notes

21. Condition: • Some older windows remain in use.

Location: Basement

Task: Replace

Time: Discretionary

Cost: Consult Contractor For Cost

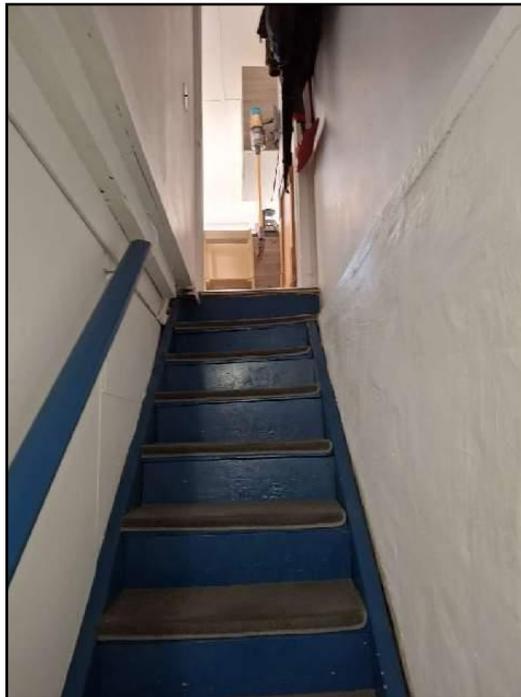


22.

STAIRS \ General notes

22. Condition: • Basement stairs narrow, add continuous handrail, reconfigure if renovating.

Location: Basement Staircase



23.

INTERIOR

Report No. 4437

725 Manning Avenue, Toronto, ON March 24, 2026

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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