



# Your Inspection Report

183 Gladstone Avenue  
Toronto, ON M6J 3L3

**PREPARED FOR:**

KIM KEHOE  
LISTING AGENT

**INSPECTION DATE:**

Tuesday, March 31, 2026

**PREPARED BY:**

Scott Aitken

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

4164074663  
scottaitken@live.ca

March 31, 2026

Dear Kim Kehoe and Listing Agent,

RE: Report No. 4471  
183 Gladstone Avenue  
Toronto, ON  
M6J 3L3

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. 4471

183 Gladstone Avenue, Toronto, ON March 31, 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.

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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

183 Gladstone Avenue, Toronto, ON March 31, 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

Report No. 4471

183 Gladstone Avenue, Toronto, ON March 31, 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](#)

## Roofing

### FLAT ROOFING \ Modified bitumen

**Condition:** • [Patched](#)

Flat roof has leaked previously around unused chimney. Recommend removing chimney flush with roof and resurfacing area with new membrane.

Flat roof is aging, some ponding and blistering, inspect annually after repair.

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

**Location:** Flat Roof

**Task:** Improve

**Time:** Unpredictable

## Structure

### FOUNDATIONS \ General notes

**Condition:** • [Settled](#)

Significant slope evident in floors and finishes. This settlement likely occurred before foundation was replaced with masonry block, home may have originally been built over a crawlspace. Settlement appears complete, and unless renovations are planned, no structural repairs are required.

## Electrical

### RECOMMENDATIONS \ General

**Condition:** • Property due for complete rewire upon possession.

Rewiring needed due to presence of knob and tube, aluminum, and very poor wiring installation.

**Location:** Throughout

**Task:** Replace

**Time:** Immediate

**Cost:** \$20,000 and up

## Interior

### RECOMMENDATIONS \ General

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

### BASEMENT \ Wet basement - evidence

**Condition:** • [Dampness on floor or walls](#)

Some dampness evident at basement entrance. Recommend interior foundation membrane system throughout when renovating.

# SUMMARY

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**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration

**Location:** East Basement

**Task:** Protect

**Time:** When renovating

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

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## Description

The home is considered to face: • West

Sloped roofing material:

- [Asphalt shingles](#)



1.

- Composition shingles



2.

Flat roofing material:

- [Modified bitumen membrane](#)

# ROOFING

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SUMMARY

ROOFING

EXTERIOR

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HEATING

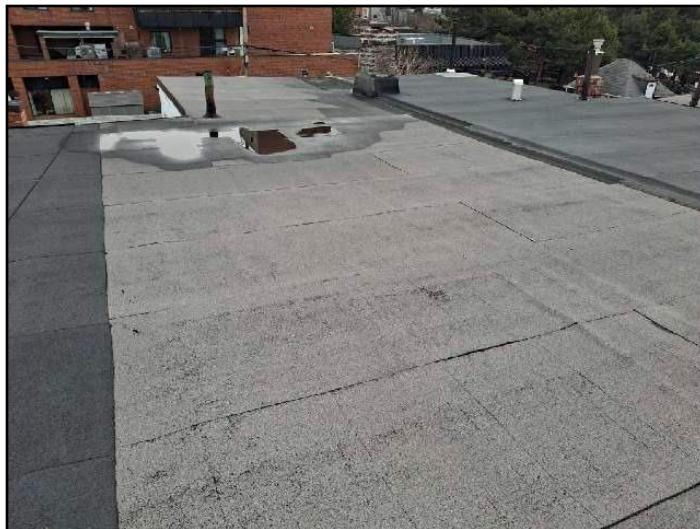
COOLING

INSULATION

PLUMBING

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3.

**Probability of leakage:** • Medium

**Approximate age:**

• 15 years

At flat roof, newer at sloped areas.

## Recommendations

### FLAT ROOFING \ Modified bitumen

1. **Condition:** • [Patched](#)

Flat roof has leaked previously around unused chimney. Recommend removing chimney flush with roof and resurfacing area with new membrane.

Flat roof is aging, some ponding and blistering, inspect annually after repair.

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

**Location:** Flat Roof

**Task:** Improve

**Time:** Unpredictable

# ROOFING

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# EXTERIOR

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## Description

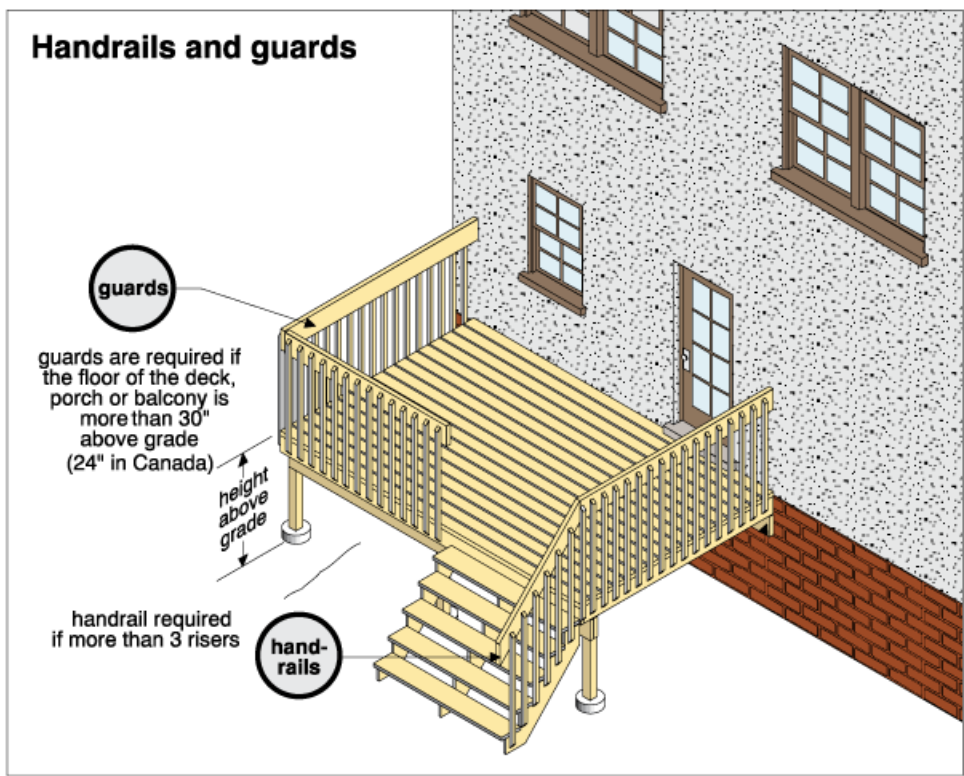
**Gutter & downspout material:** • [Aluminum](#) • [Galvanized steel](#) • [Plastic](#)  
**Downspout discharge:** • [Above grade](#)  
**Lot slope:** • [Flat](#)  
**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Aluminum](#)  
**Wall surfaces and trim:** • [Metal siding](#) • [Artificial stone](#)  
**Retaining wall:** • [Concrete](#)  
**Walkway:** • Concrete  
**Porch:** • Concrete  
**Patio:** • Concrete  
**Garage:** • Masonry

## Limitations

**Inspection limited/prevented by:** • Storage in garage • No access under deck or porch.

## Recommendations

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards**  
**2. Condition:** • [Missing](#)  
Add railing at front porch.  
**Implication(s):** Fall hazard  
**Location:** West Exterior  
**Task:** Install  
**Time:** Immediate  
**Cost:** Depends on approach



5.

**BASEMENT WALKOUTS \ General notes**

**3. Condition:** • [Step and landing problems](#)

Ideally walkout would have a step up into basement and a larger landing.. Keep drain clear. Monitor for need to alter landing to create step up into basement.

**Implication(s):** Trip or fall hazard

**Location:** East Basement Exterior

# EXTERIOR

183 Gladstone Avenue, Toronto, ON March 31, 2026

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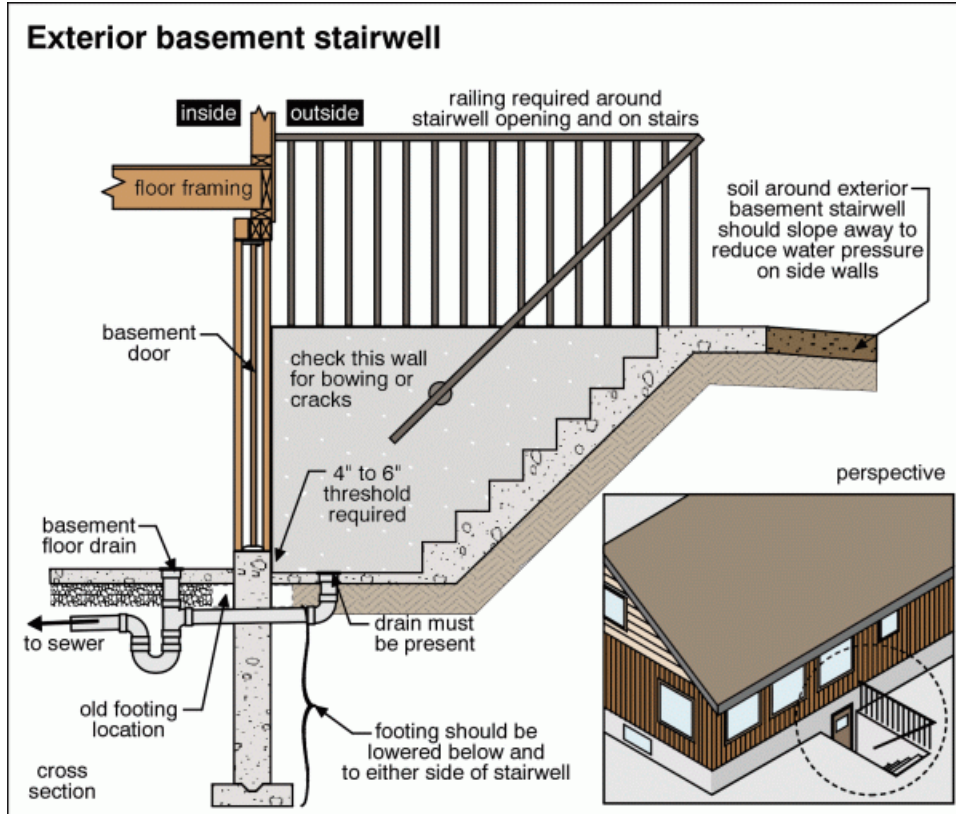
INTERIOR

REFERENCE

**Task:** Improve

**Time:** If necessary

**Cost:** Consult Contractor For Cost



# EXTERIOR

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## Description

**Configuration:** • [Basement](#)

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

**Floor construction:** • [Joists](#)

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

**Roof and ceiling framing:** • Roof Joists • Not visible

**Party wall:** • [Wood frame](#)

## Limitations

**Attic/roof space:**

- No access
- Typical for flat roof.

**Percent of foundation not visible:** • 80 %

## Recommendations

**FOUNDATIONS \ General notes**

**4. Condition:** • [Settled](#)

Significant slope evident in floors and finishes. This settlement likely occurred before foundation was replaced with masonry block, home may have originally been built over a crawlspace. Settlement appears complete, and unless renovations are planned, no structural repairs are required.

# ELECTRICAL

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## Description

**Service entrance cable and location:** • [Overhead - cable type not determined](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 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:** • [200 Amps](#)

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

**Type and number of outlets (receptacles):** • [Grounded and ungrounded - minimal](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • No GFCI • No AFCI

## Limitations

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

## Recommendations

**RECOMMENDATIONS \ General**

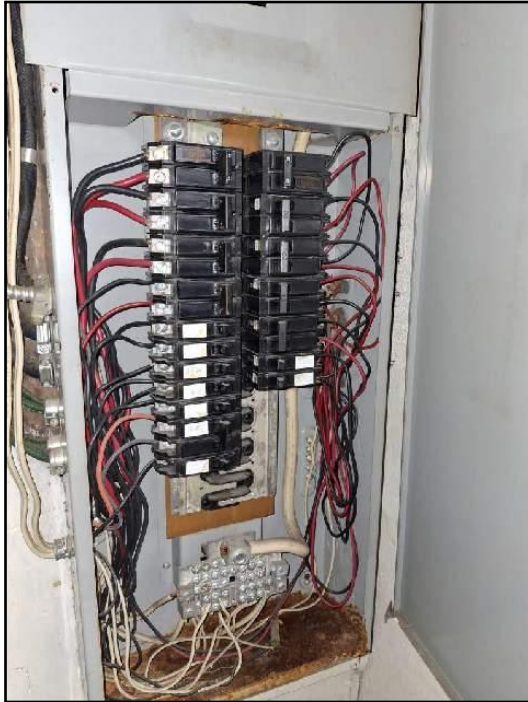
**5. Condition:** • Property due for complete rewire upon possession.  
Rewiring needed due to presence of knob and tube, aluminum, and very poor wiring installation.

**Location:** Throughout

**Task:** Replace

**Time:** Immediate

**Cost:** \$20,000 and up



7. Rusted panel



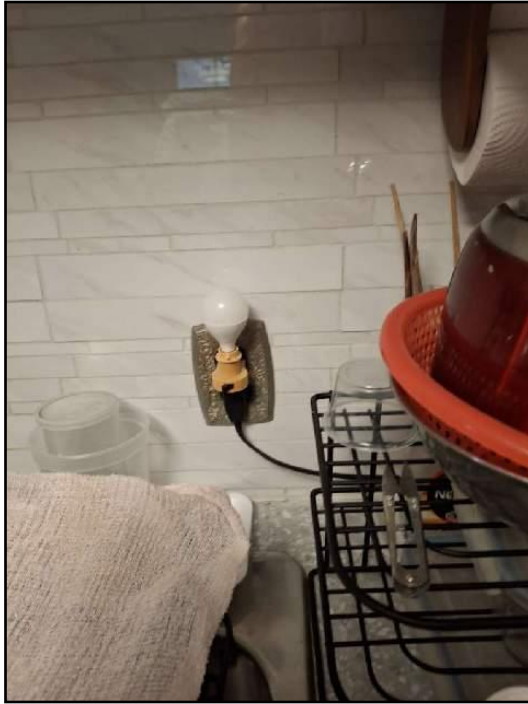
8. Surface wiring



9. Unsafe switches



10. Too few outlets



11. Missing gfcis



12. Knob and tube

# HEATING

183 Gladstone Avenue, Toronto, ON March 31, 2026

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## Description

**Heating system type:** • Electric baseboard heaters

**Fuel/energy source:** • [Electricity](#)

**Heat distribution:** • [Baseboards](#)

**Approximate capacity:** • Not determined

**Efficiency:** • [Conventional](#)

**Approximate age:** • [Old](#)

**Main fuel shut off at:** • Basement

**Fireplace/stove:**

• Decorative only



13. Do not use

**Chimney/vent:** • [Abandoned](#)

## Limitations

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

## Recommendations

### SPACE HEATER \ Electric baseboard heater/space heater

**6. Condition:** • Inadequate combustible clearance.

Ensure proper clearances are present around all heaters.

**Location:** Various

**Task:** Improve

**Time:** Immediate

**Cost:** Minor



14.

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • None present

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • Not determined  
**Attic/roof insulation amount/value:** • Not determined  
**Wall insulation amount/value:** • Spot checked only • [None found](#)  
**Foundation wall insulation material:** • [Glass fiber](#)  
**Foundation wall insulation amount/value:** • 0-12

## Limitations

**Inspection limited/prevented by lack of access to:**  
• Roof space  
Typical with flat roof.

## Recommendations

**RECOMMENDATIONS \ Overview**  
**7. Condition:** • Increased insulation is an improvement and not an essential repair.

## Description

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

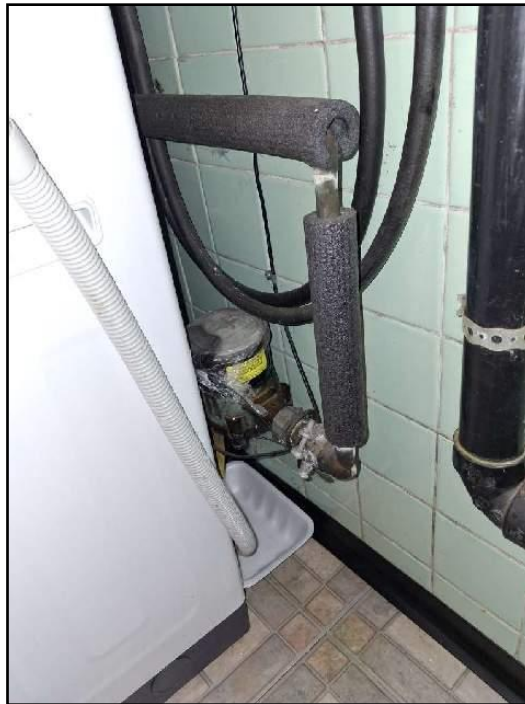
**Service piping into building:**

• [Copper](#)

3/4 inch

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:** • Laundry area



15.

**Water flow and pressure:** • Good

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

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

**Water heater tank capacity:** • 287 L

**Water heater approximate age:** • 2 years

**Water heater failure probability:** • [Low](#)

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

**Pumps:** • No sump present

**Floor drain location:** • Various

**Backwater valve:** • Not present

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing

## Recommendations

### RECOMMENDATIONS \ Overview

**8. Condition:** • Fixtures dated but operable.

### WASTE PLUMBING \ Drain piping - performance

**9. Condition:** • Cast iron.  
Some original cast iron waste piping remains in use, no leaks at time of inspection. Replace when renovating and correct missing venting.

**Location:** Various

**Task:** Replace

**Time:** When renovating

## Description

**Major floor finishes:** • [Hardwood](#) • [Resilient](#) • Ceramic/porcelain

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

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

**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#)

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

**Exterior doors - type/material:** • Hinged • [Wood](#)

**Party wall:** • [Wood frame](#)

**Evidence of basement leakage:** • Minor

## 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

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

### RECOMMENDATIONS \ Overview

**11. Condition:** • Settlement evident in sloped floors and finishes, see STRUCTURE.

### WINDOWS \ General notes

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

Especially poor windows at basement.

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

**Location:** Throughout

**Task:** Replace

**Time:** Discretionary

**Cost:** Consult contractor for cost



16.

### WINDOWS \ Glass (glazing)

13. Condition: • [Lost seal on double or triple glazing](#)

This issue is primarily cosmetic.

**Implication(s):** Shortened life expectancy of material

**Location:** Various

### BASEMENT \ Wet basement - evidence

14. Condition: • [Dampness on floor or walls](#)

Some dampness evident at basement entrance. Recommend interior foundation membrane system throughout when renovating.

**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration

**Location:** East Basement

**Task:** Protect

**Time:** When renovating

# INTERIOR

Report No. 4471

183 Gladstone Avenue, Toronto, ON March 31, 2026

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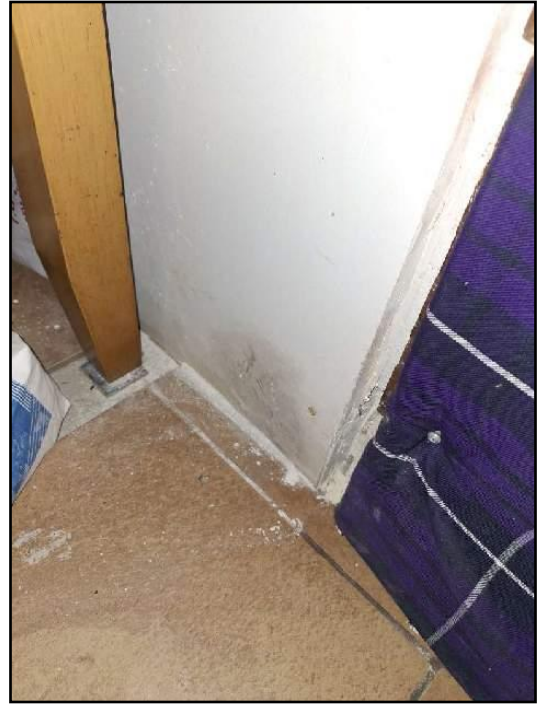
PLUMBING

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17.



18.

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