

INSPECTION REPORT



For the Property at:

426 UNIVERSITY AVENUE, 1010
TORONTO, ON M5G 1S9

Prepared for: ELIZABETH CHEN

Inspection Date: Sunday, April 27, 2025

Prepared by: Carl Chen, RHI#:380

 无忧验房 CA51 HOMES INC
HOME INSPECTION



51 Homes Inc
65 Cassandra Cres, Suite Cassandra cres
richmond hill, ON l4b4a1
416-666-3363

www.ca51homes.com
info@ca51homes.com

April 29, 2025

Dear Elizabeth Chen,

RE: Report No. 3928
426 University Avenue, 1010
Toronto, ON
M5G 1S9

Thank you 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 OAH. 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. You will get more information at www.oahi.com

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.

Carl Chen RHI#380
51 Homes Inc

Sincerely,

Carl Chen
on behalf of
51 Homes Inc

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SUMMARY

426 University Avenue, Toronto, ON April 27, 2025

Report No. 3928

www.ca51homes.com

SUMMARY

ELECTRICAL

HEATING

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](#)

Plumbing

FIXTURES AND FAUCETS \ Faucet

Condition: • Handle missing

Location: Bathroom

Task: Repair or replace

Interior

EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Parts damaged

Location: First Floor Kitchen

Task: Repair or replace

Condition: • Venting arrangement poor

Noise heard when bathroom fan is on

Location: Kitchen

Task: Further evaluation Fix

APPLIANCES \ Cooktop

Condition: • Cracked panel

Location: First Floor Kitchen

Task: Replace

Time: If necessary

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](#)

SUMMARY

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Description

Service entrance cable and location: • [Not visible](#)

Service size: • Unknown, check with property management company for more information

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

System grounding material and type: • [Not visible](#)

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

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - garage](#)

Smoke alarms (detectors): • [Present](#)

Limitations

System ground: • Not accessible • Continuity not verified • Quality of ground not determined

HEATING

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SUMMARY

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Description

Heating system type: • Air handler

Failure probability: • [Medium](#)

Limitations

Safety devices: • Not tested as part of a building inspection

PLUMBING

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Description

Water supply source (based on observed evidence): • Not determined

Service piping into building: • [Not visible](#)

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Bathroom

Waste and vent piping in building: • [Plastic](#) • [Copper](#)

Limitations

Fixtures not tested/not in service: • Main shut-off

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing

Recommendations

FIXTURES AND FAUCETS \ Faucet

1. Condition: • Handle missing

Location: Bathroom

Task: Repair or replace



1.

INTERIOR

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Description

Major floor finishes: • [Laminate](#) • [Ceramic](#)

Windows: • [Fixed](#) • [Single/double hung](#)

Glazing: • [Double](#)

Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Decorative items • Paint, wallpaper, and other finishes

Appliances: • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 100 %

Recommendations

CEILINGS \ General notes

2. Condition: • [Cracks](#)

Location: Various

Task: Repair Monitor

Time: When remodelling



2. Cracks

FLOORS \ General notes

3. Condition: • Baseboard damaged

Location: First Floor

INTERIOR

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Task: Repair or replace

Time: When remodelling



3.

FLOORS \ Wood/laminate floors

4. **Condition:** • [Warped](#)

Location: Various

Task: Repair or replace

Time: If necessary When remodelling

INTERIOR

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4. Warped



5. Warped



6. Warped



7. Warped

5. Condition: • [Exposed tongues](#)

Location: Various

Task: Repair



8. Exposed tongues

EXHAUST FANS \ Kitchen range exhaust system (range hood)

6. Condition: • Venting arrangement poor

Noise heard when bathroom fan is on

Location: Kitchen

Task: Further evaluation Fix



9. Venting arrangement poor

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7. Condition: • Parts damaged

Location: First Floor Kitchen

Task: Repair or replace



10.

APPLIANCES \ Cooktop

8. Condition: • Cracked panel

Location: First Floor Kitchen

Task: Replace

Time: If necessary

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11.

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