

Semi-Annual Inspection

Allegro Canada
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Property	Address	Date	Agent / Inspector
123 - Test Condos	321 Main Street, Toronto, Ontario, A1A 1A1	2025-03-28	Myles Smith

Summary Items

Tenants	Richard Richardson
General Condition	Tenants are Properly Maintaining.
Pets	Two small dogs occupy unit. No issues observed.
Appliances	Minor issues observed Kitchen exhaust fan operation buttons are not functioning properly and require multiple presses to activate. An appliance technician is recommended to diagnose and repair the issue. Additionally, the grease filters should be replaced, as they are heavily soiled and cannot be effectively cleaned.
Flooring	Minor issues observed. T-Molds throughout unit observed to be loose. Recommend securing all T-Molds. Floor panels observed to have shifted. Repositioning and securing recommended.
HVAC	Functioning Normally.
Critical Repairs	Kitchen countertop replacement recommended. One through crack observed by sink area. Additional developing cracks also observed around sink area.

Semi-Annual Conditions

S=Satisfactory

F=Fair

WT=Wear & Tear

TD=Tenant Damage

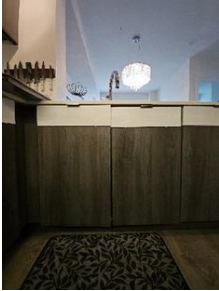
OR=Owner Responsibility

Kitchen

Detail	Condition	Actions	Comment
Cabinets/Drawers	WT	Repairs	Recommend securing hinges for cabinet panel located under sink.
Counter	WT	Repairs	Mold growth observed on caulking. Replacement recommended.
Exhaust Hood & Fan	WT	Appliance	Operation buttons are not functioning properly and require multiple presses to activate. Additionally, grease filters should be replaced, as they are heavily soiled and cannot be effectively cleaned.
Faucet/Plumbing	S	None	Tested. Components in satisfactory condition.
Light Fixture	WT	Repairs	Recommend replacement of two T5 tube lights.



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[360 Viewer](#)



Cabinets/Drawers
2025-03-28 14:12:49
[View Image](#)



Counter
2025-03-28 14:06:58
[View Image](#)



Exhaust Hood & Fan
2025-03-28 14:11:11
[View Image & Video](#)



Faucet/Plumbing
2025-03-28 14:12:09
[View Image](#)



Light Fixture
2025-03-28 14:11:44
[View Image](#)

General Comments

The inspection was conducted while the unit was occupied by a tenant, which limited visibility in some areas due to personal belongings. As a result, there is a potential for concealed defects or damages that could not be assessed at the time. An updated inspection is recommended once the unit is vacant to ensure all areas can be fully evaluated and to determine if any additional attention is needed.

Inspector's Signature