



Your Inspection Report

16 First Avenue
Toronto, ON

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Tuesday, November 15, 2016

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

February 2, 2017

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2019, v.2
16 First Avenue
Toronto, ON

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 m4k1c2
416 407-4663

scottaitken@live.ca

AGREEMENT

Report No. 2019, v.2

16 First Avenue, Toronto, ON November 15, 2016

PARTIES TO THE AGREEMENT

Company

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON m4k1c2

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

16 First Avenue, Toronto, ON November 15, 2016

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

16 First Avenue, Toronto, ON November 15, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **South**.

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](#)

Exterior

WALLS \ Brick, stone and concrete

Condition: • [Parging damaged or missing](#)

Portion of foundation above grade is covered by wood skirt. Mortar is missing at visible areas. This area is protected by overhang of both houses so repair is not urgent but will eventually be necessary. Remove boards and parge exposed area.

Implication(s): Shortened life expectancy of material | Chance of damage to structure

Location: East Foundation

Task: Improve

Time: Unpredictable

Cost: \$2000

WALLS \ Insulbrick and asphalt shingles

Condition: • Original insulbrick is protected by overhang of both houses but eventual replacement will be necessary due to loose siding, poorly sealed abandoned window and loose flashings.

Implication(s): Water damage/rot.

Location: Southeast Exterior Wall

Task: Replace

Time: Unpredictable

Cost: \$10 per sq. ft.

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

16 First Avenue, Toronto, ON November 15, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

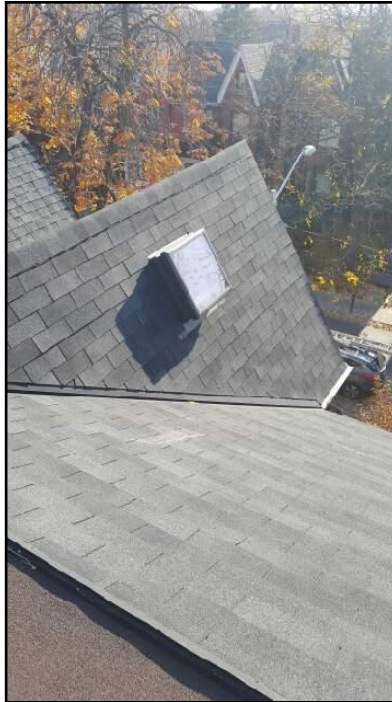
INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Flat roofing material:

- [Modified bitumen](#)



2. *Modified bitumen*



3. *Modified bitumen*

Limitations

Roof inspection limited/prevented by: • Deck

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Slope too low](#)

Garage slope is too low for traditional shingles. Seal exposed fasteners at upper course and monitor. Treat as flat when resurfacing.

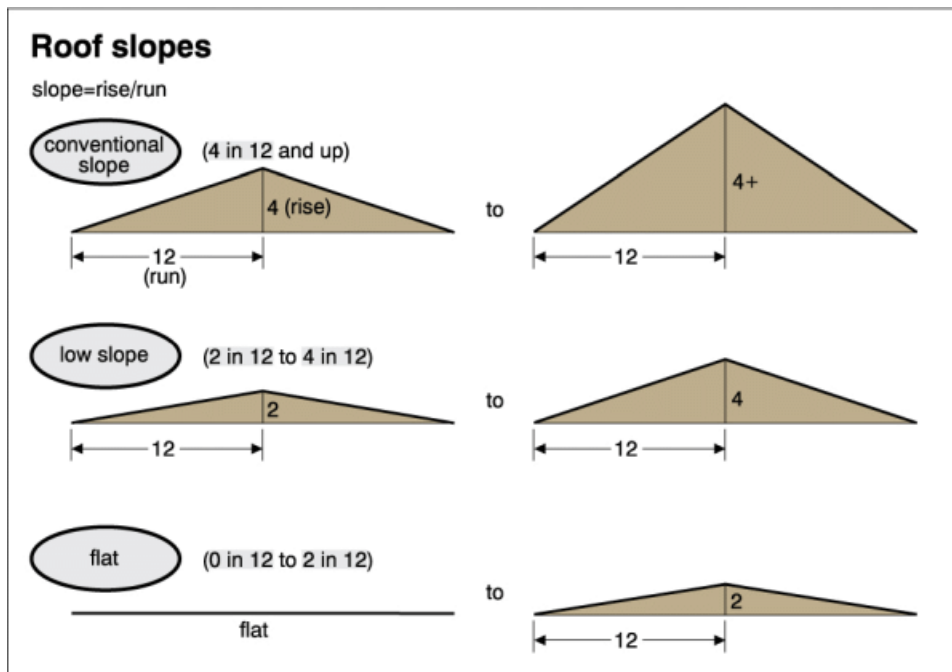
Implication(s): Chance of water damage to contents, finishes and/or structure

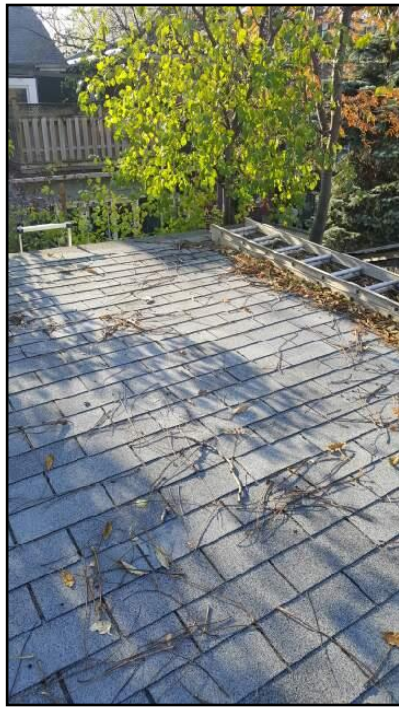
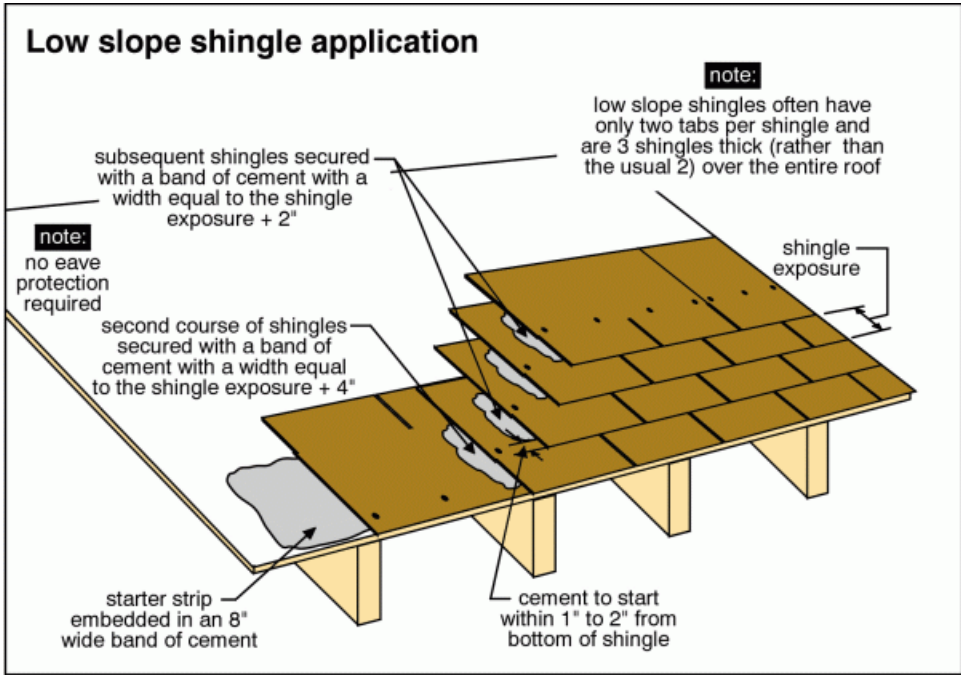
Location: Garage

Task: Resurface as flat

Time: Unpredictable

Cost: \$4000





4. Slope too low

Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Asphalt shingles](#) • [Insulbrick](#)

Soffit and fascia: • [Wood](#) • [Aluminum](#)

Walkway: • Concrete • Interlocking brick

Porch: • Wood

Patio: • Interlocking brick

Garage: • Wood Frame • Detached

Recommendations

WALLS \ Brick, stone and concrete

2. Condition: • [Parging damaged or missing](#)

Portion of foundation above grade is covered by wood skirt. Mortar is missing at visible areas. This area is protected by overhang of both houses so repair is not urgent but will eventually be necessary. Remove boards and parge exposed area.

Implication(s): Shortened life expectancy of material | Chance of damage to structure

Location: East Foundation

Task: Improve

Time: Unpredictable

Cost: \$2000



5. Parging damaged or missing

WALLS \ Insulbrick and asphalt shingles

3. Condition: • Original insulbrick is protected by overhang of both houses but eventual replacement will be necessary due to loose siding, poorly sealed abandoned window and loose flashings.

Implication(s): Water damage/rot.

Location: Southeast Exterior Wall

Task: Replace

Time: Unpredictable

Cost: \$10 per sq. ft.

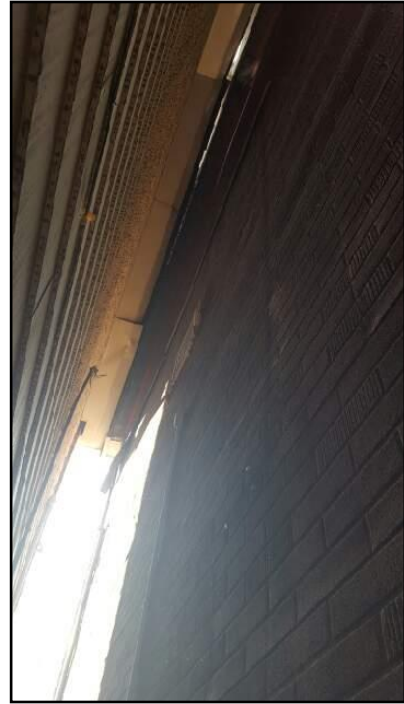
EXTERIOR

16 First Avenue, Toronto, ON November 15, 2016

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



6.



7.

Description

General: • Basement lowered.

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#) • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • [Wood frame, brick veneer](#)

Roof and ceiling framing: • Not visible

Party walls: • [Wood frame](#)

Limitations

Attic/roof space:

• No access

Typical for this roofline.

Percent of foundation not visible: • 99 %

Recommendations

RECOMMENDATIONS \ Overview

4. Condition: • No evidence of termite activity, past or present.

5. Condition: • All visible structural members in good condition.

6. Condition: • No structure recommendations are offered as a result of this inspection.

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 rating: • [100 Amps](#)

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

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

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

DISTRIBUTION SYSTEM \ Outdoor wiring

7. Condition: • Exterior wiring exposed to damage and contact by people.

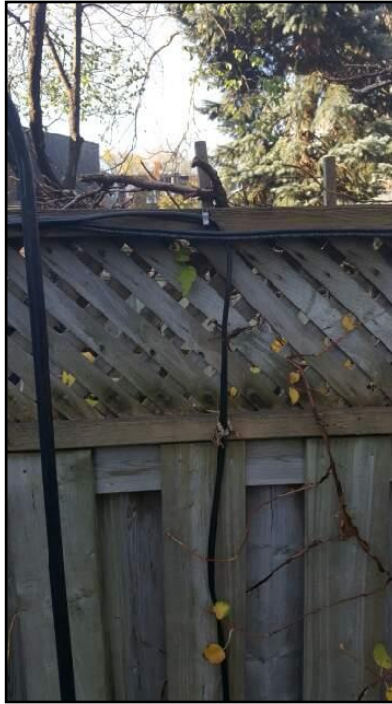
Protect exposed wiring at fence with conduit.

Location: Northwest Exterior

Task: Protect

Time: Immediate

Cost: Minor



8. Exterior wiring exposed to damage and...

HEATING

16 First Avenue, Toronto, ON November 15, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type: • [Hot water radiant heat](#)

Heat distribution:

- [Radiators](#)
- [Hot water radiant piping](#)

At basement.

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age: • [5 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Auxiliary heat: • [Electric heater](#)

Chimney/vent: • High temperature plastic • Sidewall venting

Combustion air source: • Outside - sealed combustion

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • No heating recommendations are offered as a result of this inspection.
Newer system in good condition.

COOLING & HEAT PUMP

16 First Avenue, Toronto, ON November 15, 2016

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING**
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Air conditioning type: • [Independent system](#)
Cooling capacity: • 12,000 Btu/hr
Compressor approximate age: • 5 years
Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION**
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Attic/roof insulation amount/value: • Not determined

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

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • 0-12

Wall insulation amount/value: • Spot checked only

Wall air/vapor barrier: • Plastic

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

Foundation wall insulation amount/value: • [R-12](#)

Foundation wall air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • Roof space

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Water supply source: • Public

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

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

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

Water flow and pressure: • [Functional](#)

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

Water heater type: • [Tankless/indirect](#)

Tank capacity: • 265 gph

Water heater approximate age: • 5 years

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

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

Pumps: • [Sump pump](#)

Floor drain location: • Near laundry area

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

RECOMMENDATIONS \ Overview

11. Condition: • No plumbing recommendations are offered as a result of this inspection.
All fixtures in good condition.

Description

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

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

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

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

Glazing: • [Double](#)

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

Party walls: • [Wood frame](#)

Evidence of basement leakage: • None

Note: Very low potential for basement leakage due to presence of interior membrane linked to sump system.



9. Interior membrane

Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 99 %

Recommendations

STAIRS \ Guardrails

12. Condition: • [Missing](#)

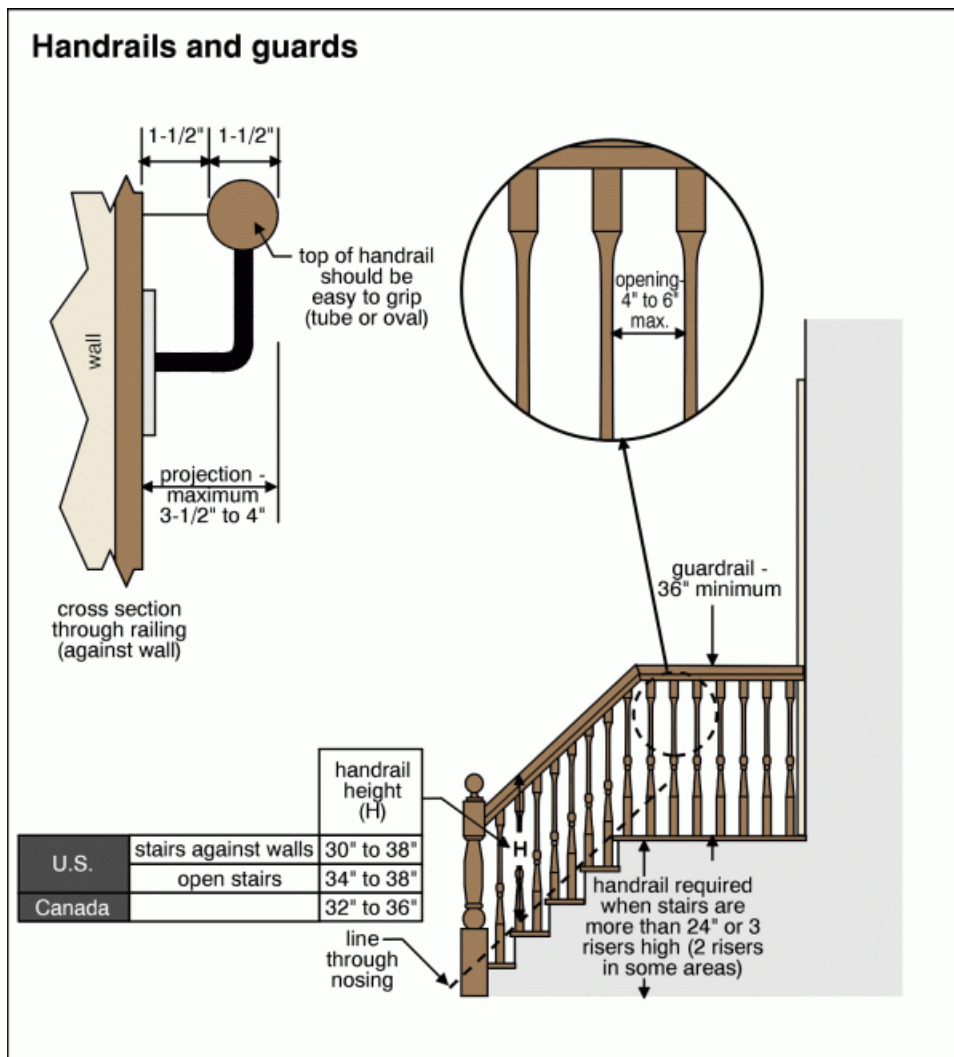
Implication(s): Fall hazard

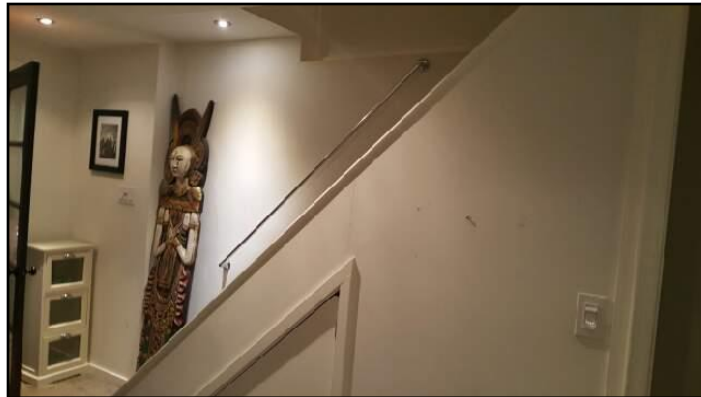
Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Depends on approach





10. *Missing guardrail.*

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