



Your Inspection Report

14 Golden Avenue
Toronto, ON

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Tuesday, January 20, 2015

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

AGREEMENT

Report No. 1326

14 Golden Avenue, Toronto, ON January 20, 2015

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.

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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

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The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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

14 Golden Avenue, Toronto, ON January 20, 2015

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 **East**.

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

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Strip and reshingle both lower sloped roof areas.

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

Location: East and west porches

Task: Reshingle

Time: Immediate

Cost: \$1000

FLAT ROOFING \ Modified bitumen

Condition: • [Old, worn out](#)

Strip and resurface flat roof, leakage evident.

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

Location: Flat Roof

Task: Replace

Time: Immediate

Cost: \$8000

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube

Condition: • [Outdated](#)

Knob and tube wiring visible at east entrance, east second floor bedroom and third floor lights and switches.

Implication(s): Nuisance | Potential problem when obtaining home insurance

Location: Various

Task: Replace

Time: Immediate

Cost: \$2,000 - \$3,000

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Plumbing

WASTE PLUMBING \ Floor drain

Condition: • [No trap](#)

Above floor trap does not allow discharge from condensate to enter drain. Suggest adding 1 1/2 inch Y adapter and trap, and capping 3 inch pipe.

Implication(s): Sewer gases entering the building | Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Provide

Time: Immediate

Cost: Depends on approach

Interior

CARPENTRY \ Cabinets

Condition: • [Doors or drawers missing or loose](#)

First floor kitchen cabinetry in poor condition.

Implication(s): Cosmetic defects

Location: First Floor Kitchen

Task: Repair or replace

Time: Immediate

Cost: Depends on approach

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

Sloped roofing material: • [Asphalt shingles](#)

Flat roofing material: • [Modified bitumen](#)

Probability of leakage: • High

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

Strip and reshingle both lower sloped roof areas.

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

Location: East and west porches

Task: Reshingle

Time: Immediate

Cost: \$1000



1. Old, worn out



2. Old, worn out

FLAT ROOFING \ Modified bitumen

2. Condition: • [Old, worn out](#)

Strip and resurface flat roof, leakage evident.

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

Location: Flat Roof

Task: Replace

ROOFING

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Time: Immediate

Cost: \$8000



3. Old, worn out



4. Old, worn out



5. Old, worn out

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Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#) • [Artificial stone](#)

Wall surfaces: • [Insulbrick](#)

Driveway: • Interlocking brick • Gravel

Walkway: • Concrete

Porch: • Wood

Exterior steps: • Wood

Limitations

Exterior inspected from: • Ground level

Recommendations

WALLS \ Wood siding

3. Condition: • [Too close to grade](#)

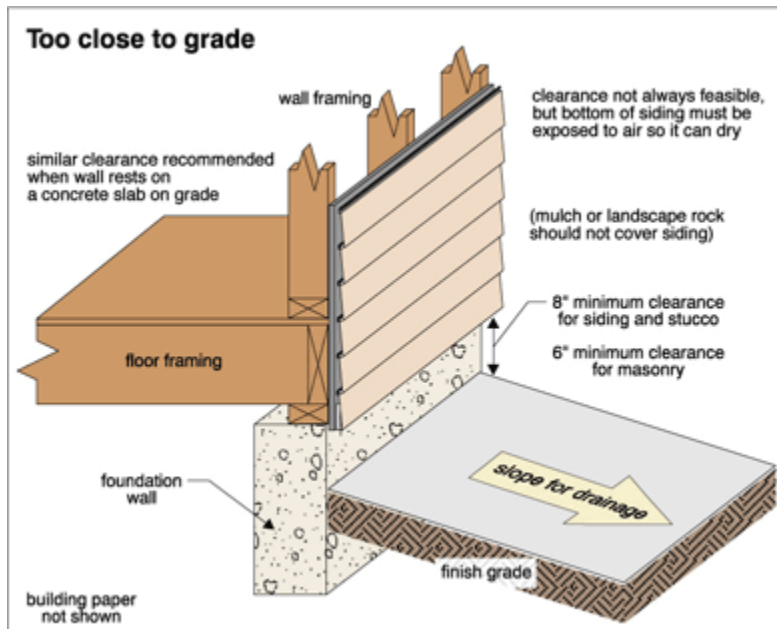
Eliminate wood/soil contact when renovating.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: West Exterior Wall

Task: Improve

Time: When remodelling



[Click on image to enlarge.](#)

EXTERIOR

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6. Too close to grade

WALLS \ Brick, stone and concrete

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

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

Location: Northeast Exterior

Task: Repair

Time: Discretionary

Cost: Minor



7. Parging damaged or missing

WALLS \ Insulbrick and asphalt shingles

5. Condition: • [Aging](#)

Maintenance or residing needed.

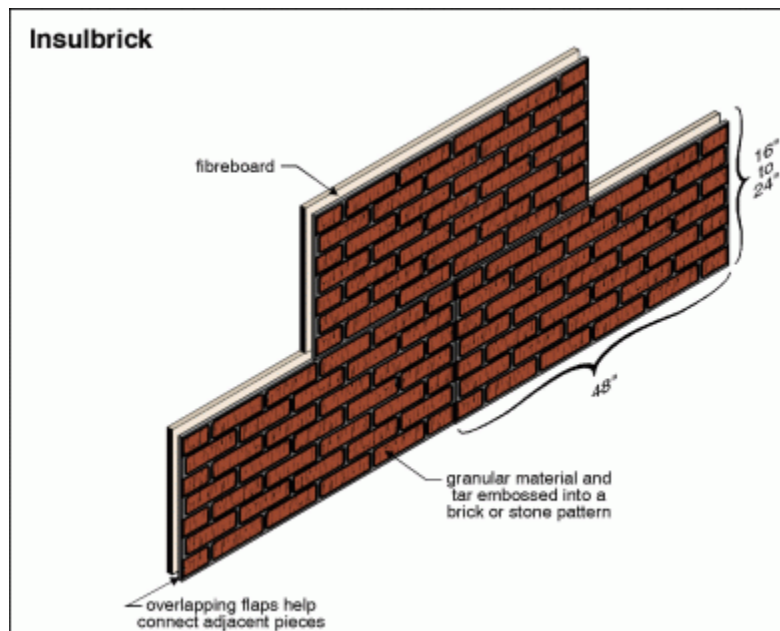
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Third Floor Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: Depends on approach



[Click on image to enlarge.](#)



8. Aging

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EXTERIOR GLASS \ Exterior trim

6. Condition: • [Flashing loose, missing or deteriorated](#)

Caulking maintenance needed.

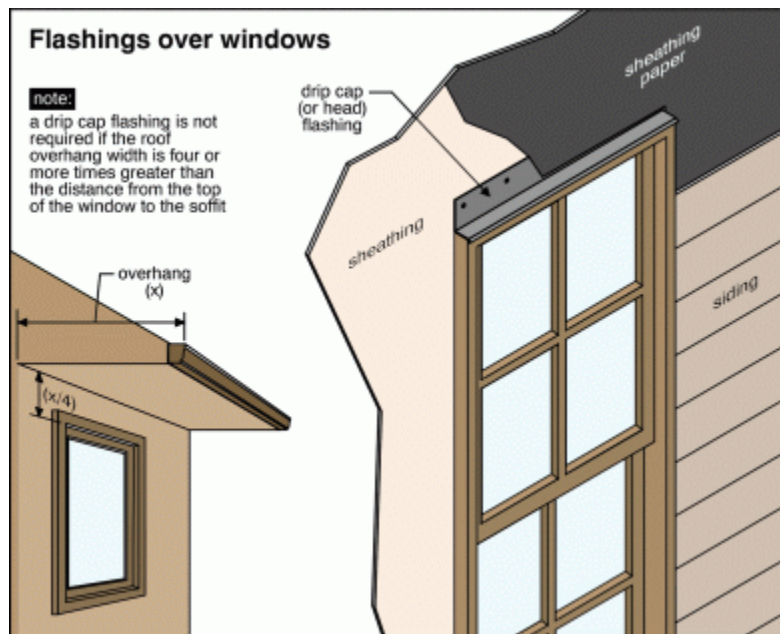
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



9. *Flashing loose, missing or deteriorated*

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Skirting

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

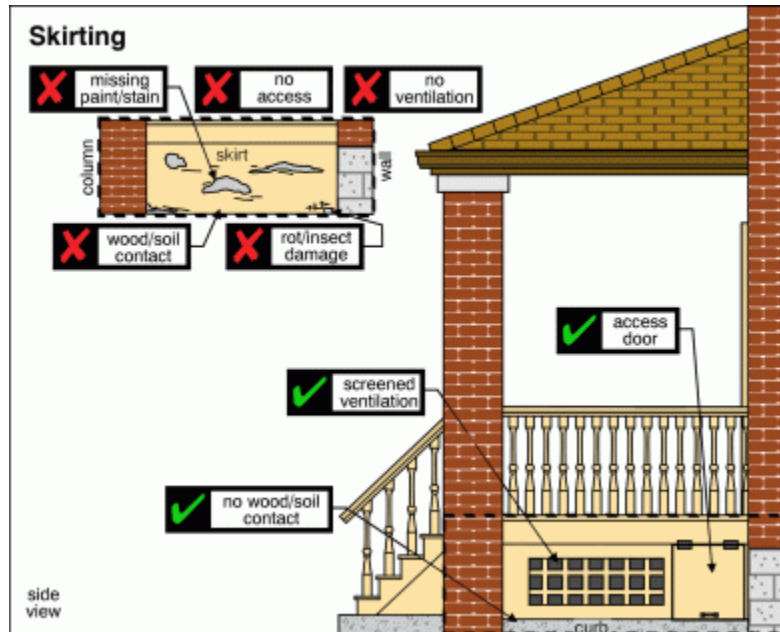
Eliminate wood/soil contact with all future exterior improvements.

Implication(s): Rot | Insect damage

Location: East Porch

Task: Improve

Time: When renovating



[Click on image to enlarge.](#)



10. Wood/soil contact

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings**8. Condition:** • [Rot](#)**Implication(s):** Weakened structure | Material deterioration**Location:** West Exterior Steps**Task:** Replace**Time:** Immediate**Cost:** Minor**11. Rot****LANDSCAPING \ Walkway****9. Condition:** • [Improper slope or drainage](#)**Implication(s):** Chance of water damage to contents, finishes and/or structure**Location:** East Exterior**Task:** Improve**Time:** Discretionary**Cost:** Minor

EXTERIOR

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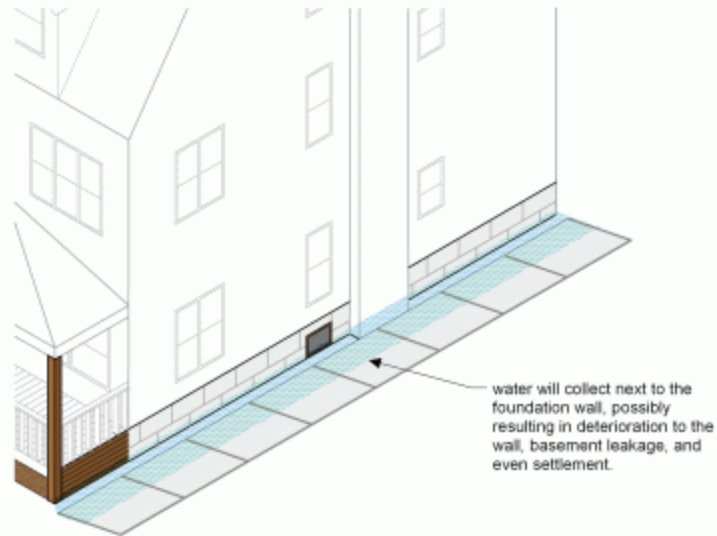
INSULATION

PLUMBING

INTERIOR

REFERENCE

Walk/patio sloping toward house



[Click on image to enlarge.](#)



12. Improper slope or drainage

Description

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction:

• [Wood frame](#)

Third floor

• [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plank sheathing](#)

Party walls:

• [Masonry](#)

• [Wood frame](#)

At third floor.

Limitations

Attic/roof space: • No access

Percent of foundation not visible: • 95 %

Recommendations

General

10. • Suggest creating access to crawl space to inspect structure.

At both east and west porch structures. Balance of structure in good condition.

Location: Both crawl spaces

Task: Further evaluate

Time: When renovating

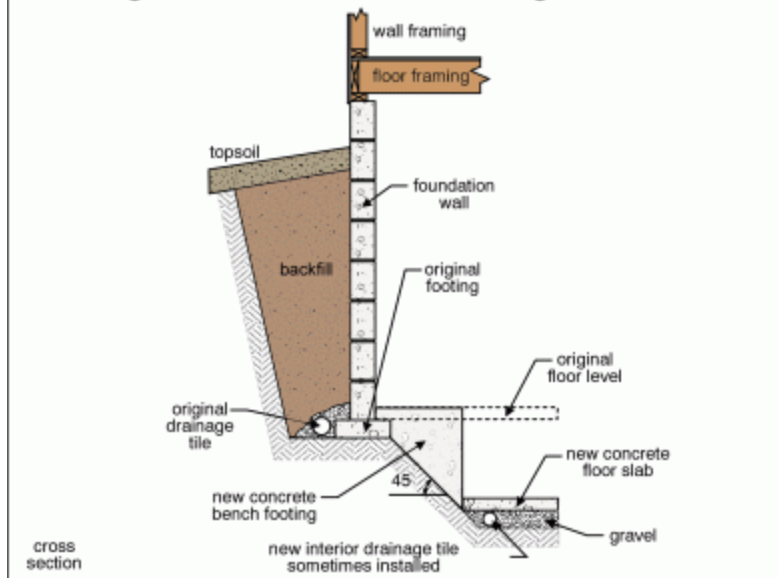
FOUNDATIONS \ Foundation

11. Condition: • [Basement lowered](#)

FYI only, no action required.

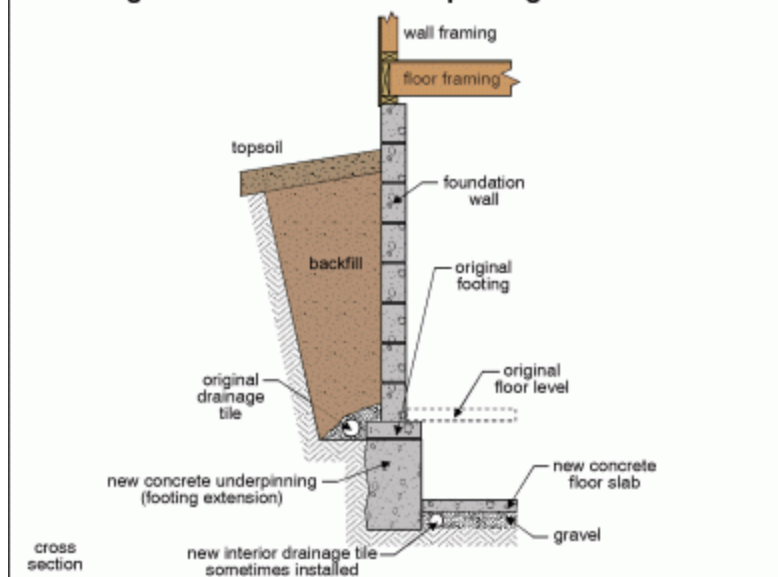
Implication(s): Chance of structural movement

Lowering basement floors - bench footing



[Click on image to enlarge.](#)

Lowering basement floors - underpinning



[Click on image to enlarge.](#)

Description

Service entrance cable and location: • [Overhead copper](#)

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: • [Not visible](#)

Distribution panel rating: • [200 Amps](#)

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

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

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

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

Limitations

System ground: • Not found

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

12. Condition: • Cover loose, replace missing screws.

Location: Northeast Basement Panel

Task: Improve

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

13. Condition: • [Exposed on walls or ceilings](#)

Cover exposed wiring with conduit.

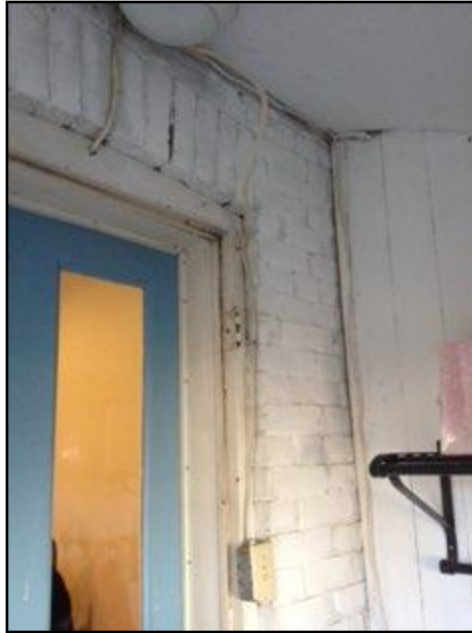
Implication(s): Electric shock

Location: West Porch

Task: Protect

Time: Immediate

Cost: Minor



13. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Knob-and-tube

14. Condition: • [Outdated](#)

Knob and tube wiring visible at east entrance, east second floor bedroom and third floor lights and switches.

Implication(s): Nuisance | Potential problem when obtaining home insurance

Location: Various

Task: Replace

Time: Immediate

Cost: \$2,000 - \$3,000



14. Outdated

DISTRIBUTION SYSTEM \ Outdoor wiring

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

Protect exposed wire with conduit.

Location: North Exterior Wall

Task: Protect

Time: Immediate

Cost: Minor



15. Exterior wiring exposed to damage and...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

16. Condition: • [No GFI \(Ground Fault Interrupter\)](#)

Add gfi receptacles to wet areas and secure loose receptacles.

Implication(s): Electric shock

Location: Various

Task: Repair or replace

Time: Immediate

Cost: Minor

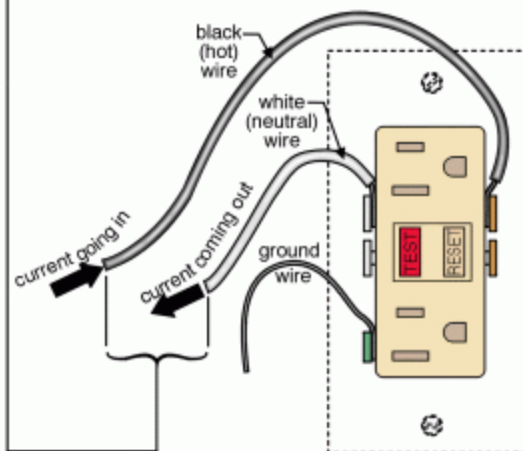
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)



16. No GFI (Ground Fault Interrupter)



17. Loose

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age:

• [5 years](#)

2010

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

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

17. Condition: • Suggest cleaning furnace to eliminate construction dust.

Location: Basement

Task: Improve

Time: Immediate

Cost: \$200

HEATING

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18. Suggest cleaning furnace to eliminate...

GAS FURNACE \ Thermostat

18. Condition: • [Poor location](#)

Relocate thermostat to main room.

Implication(s): Increased heating costs | Reduced comfort | No heat for building

Location: First Floor Hall Closet

Task: Improve

Time: Discretionary

Cost: Minor



19. Poor location

GAS FURNACE \ Ducts, registers and grilles

19. Condition: • Missing

Implication(s): Increased heating costs | Reduced comfort

Location: First Floor Dining Room

Task: Provide

Time: If Desired

Cost: Minor

GAS FURNACE \ Electronic air cleaner

20. Condition: • [Dirty](#)

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort

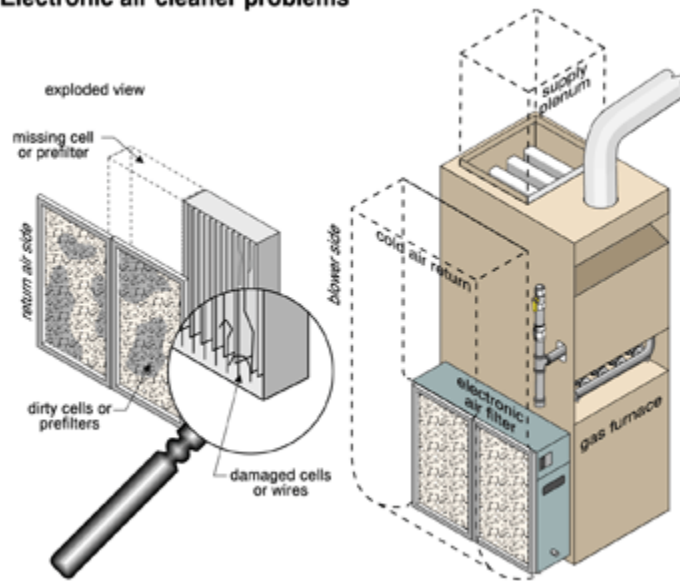
Location: Basement Furnace Room

Task: Clean

Time: Immediate

Cost: Minor

Electronic air cleaner problems



[Click on image to enlarge.](#)

GAS FURNACE \ Mid- and high-efficiency gas furnace

21. Condition: • [Condensate problems](#)

See PLUMBING

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Basement Furnace Room

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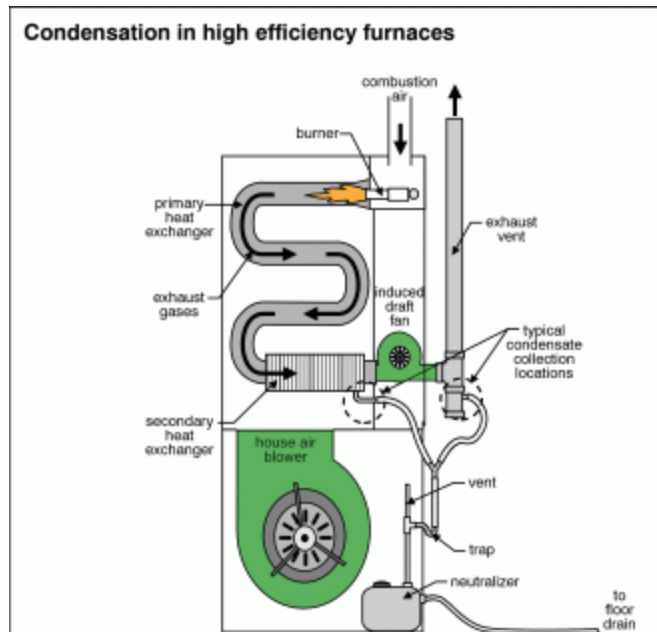
COOLING

INSULATION

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[Click on image to enlarge.](#)

COOLING & HEAT PUMP

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

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Description

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [None found](#)

Wall insulation amount/value: • Spot checked only • [None found](#)

Wall air/vapor barrier: • Plastic

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

Foundation wall insulation amount/value:

• [R-12](#)

Where present.

Limitations

Inspection prevented by no access to: • Roof space

Recommendations

RECOMMENDATIONS \ Overview

22. Condition: • Increased insulation is an improvement and not an essential repair.

Description

Water supply source: • Public

Service piping into building:

• [Copper](#)

3/4 inch

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

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

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

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

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Natural draft

Tank capacity: • 189 liters

Water heater approximate age: • 6 years

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

Waste piping in building: • [ABS plastic](#) • [Cast Iron](#)

Pumps: • [Sump pump](#)

Floor drain location: • None found

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Floor drain

23. Condition: • [No trap](#)

Above floor trap does not allow discharge from condensate to enter drain. Suggest adding 1 1/2 inch Y adapter and trap, and capping 3 inch pipe.

Implication(s): Sewer gases entering the building | Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Provide

Time: Immediate

Cost: Depends on approach



20. Poor trap configuration.

WASTE PLUMBING \ Sump pump

24. Condition: • [Discharge pipe problems](#)

Extend discharge hose to exterior, currently sits on top of sump pit.

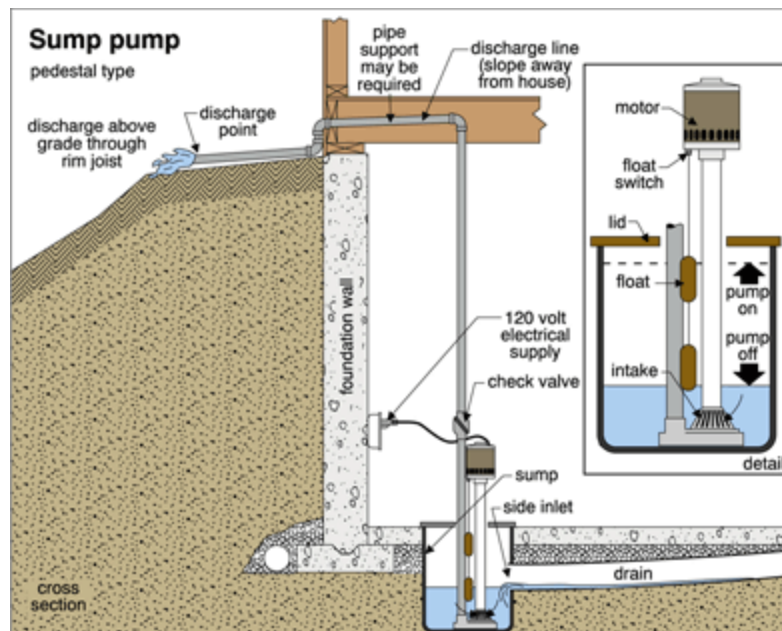
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Furnace Room

Task: Improve

Time: Unpredictable

Cost: \$200 - \$300



[Click on image to enlarge.](#)



21. Discharge pipe problems

FIXTURES AND FAUCETS \ Faucet

25. Condition: • [Drip, leak](#)

Replace missing handles and leaking washers.

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

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Cost: Minor



22. Drip, leak

FIXTURES AND FAUCETS \ Bathtub enclosure

26. Condition: • [Caulking loose, missing or deteriorated](#)

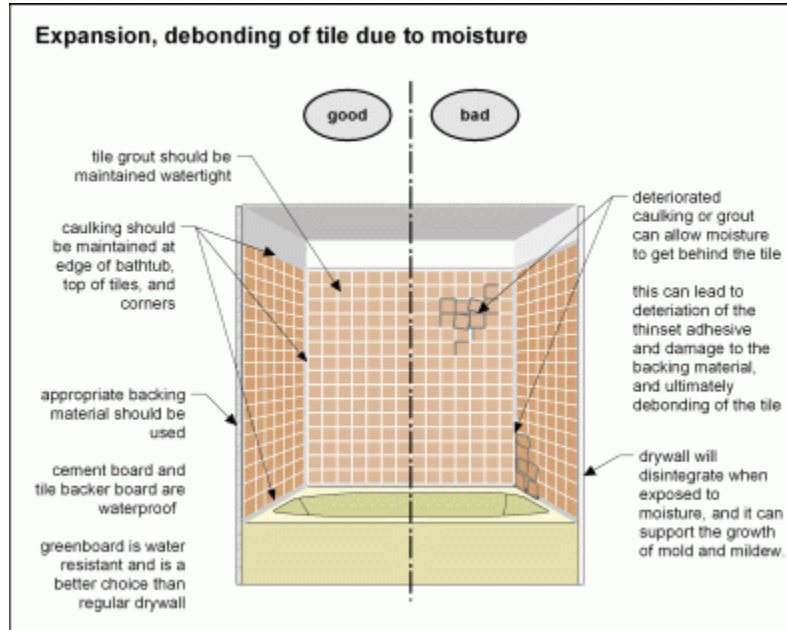
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Third Floor

Task: Improve

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



23. Caulking loose, missing or deteriorated

Description

Major floor finishes: • [Hardwood](#) • [Laminate](#) • [Quarry tile](#)

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

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

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

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

Exterior doors - type/material: • Hinged • [Solid wood](#) • [Metal](#)

Party walls:

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

At third floor.

Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 95 %

Recommendations

FLOORS \ Subflooring

27. Condition: • [Springy](#)

Implication(s): Cosmetic defects | Physical injury

Location: Third Floor Bedroom

Task: Repair

Time: Discretionary

Cost: Minor

WINDOWS \ Glass (glazing)

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

Implication(s): Cosmetic defects

Location: South Second Floor Bedroom

Task: Repair

Time: Discretionary

Cost: Minor

CARPENTRY \ Cabinets

29. Condition: • [Doors or drawers missing or loose](#)

First floor kitchen cabinetry in poor condition.

Implication(s): Cosmetic defects

Location: First Floor Kitchen

Task: Repair or replace

Time: Immediate

Cost: Depends on approach

INTERIOR

Report No. 1326

14 Golden Avenue, Toronto, ON January 20, 2015

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



24. *Doors or drawers missing or loose*

BASEMENT \ Wet basements - vulnerability

30. **Condition:** • See PLUMBING re sump discharge.

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