



Your Inspection Report

119 Cowan Ave
Toronto, ON

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Friday, February 27, 2015

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

AGREEMENT

119 Cowan Ave, Toronto, ON February 27, 2015

Report No. 1361

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

119 Cowan Ave, Toronto, ON February 27, 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 **West**.

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: • [Spalling](#)

Some brick replacement or parging needed, especially at upper northeast wall

Implication(s): Cosmetic defects | Weakened structure | Chance of structural movement

Location: Exterior Wall

Task: Repair

Time: Ongoing Maintenance

Cost: \$2000

BASEMENT ENTRANCES \ Basement stairwells

Condition: • [Walls cracking, leaning, bowing or spalling](#)

Exterior basement staircase and retaining wall will require eventual rebuild. New construction should create landing lower than interior floor and include an exterior drain.

Implication(s): Weakened structure | Chance of movement

Location: East Exterior Staircase

Task: Replace

Time: Unpredictable

Cost: \$10,000

Structure

FLOORS \ Joists

Condition: • [Sag or springy](#)

Significant slope evident at north second floor towards middle of house. Previous renovations appear to have arrested further settlement with introduction of beam at dining room. The support to this beam should be continued at basement before further renovations.

Implication(s): Chance of structural movement | Bouncy, springy floors

Location: North Second Floor

Task: Further evaluation

Time: When remodelling

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.

SUMMARY

119 Cowan Ave, Toronto, ON February 27, 2015

SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR REFERENCE

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](#)

Description

Sloped roofing material:

- [Asphalt shingles](#)

Small section of asphalt shingle where skylight installed.

- [Slate shingles](#)



1. *Slate shingles*

Sloped roof flashing material: • Metal

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

Flat roof flashing material: • Metal

Probability of leakage: • Medium

Limitations

Roof inspection limited/prevented by: • Deck

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • From roof edge

Recommendations

General

1. • Roof primarily snow covered, visible areas in good condition. Suggest lifting several deck boards to inspect flat roof when free of snow. Slate is original and will require periodic inspection and maintenance.

SLOPED ROOFING \ Asphalt shingles

2. Condition: • [Vulnerable to ice damming](#)

Significant ice damming present, suggest installation of deicing cables as interior finishes would make insulation and ventilation improvements difficult.

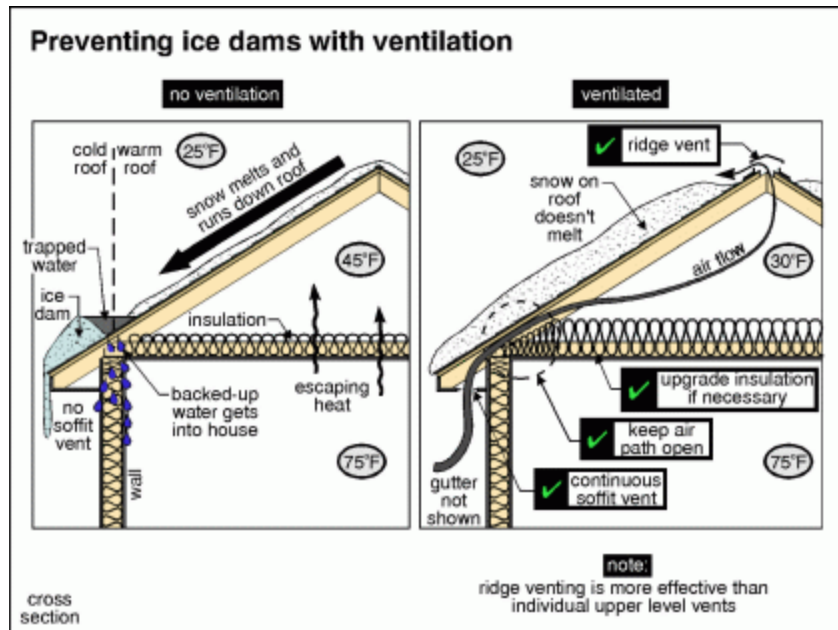
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Improve

Time: Discretionary

Cost: \$1,000-1500



Click on image to enlarge.

ROOFING

119 Cowan Ave, Toronto, ON February 27, 2015

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ROOFING

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2. *Vulnerable to ice damming*

EXTERIOR

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Description

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

Downspout discharge: • [Below grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Soffit and fascia: • [Wood](#)

Retaining wall: • [Stone](#)

Driveway: • Interlocking brick

Walkway: • Concrete

Deck: • Wood

Porch: • Wood

Limitations

Inspection limited/prevented by:

- Snow

Large accumulation of snow prevented inspection of walks, grading and wall bases. Recommend inspection when free of snow.

Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • [Downspouts discharging below grade](#)

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

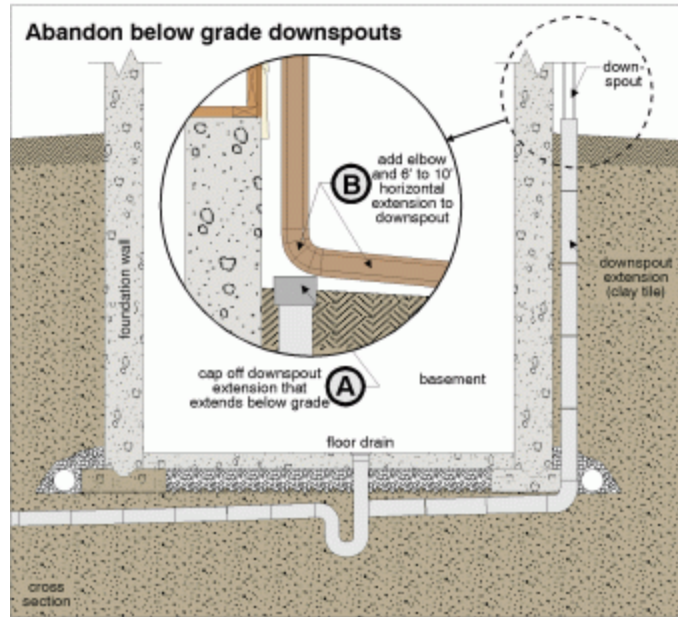
Location: Throughout Exterior

Task: Improve

Time: Discretionary

Cost: Minor

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[Click on image to enlarge.](#)

WALLS \ Soffits and fascia

4. Condition: • Pest entry

Previous repair to prevent pest entry has come loose, resecure to prevent new pest entry.

Location: North Exterior

Task: Repair

Time: Unpredictable

Cost: Minor



3. Pest entry

WALLS \ Brick, stone and concrete

5. Condition: • [Spalling](#)

Some brick replacement or parging needed, especially at upper northeast wall

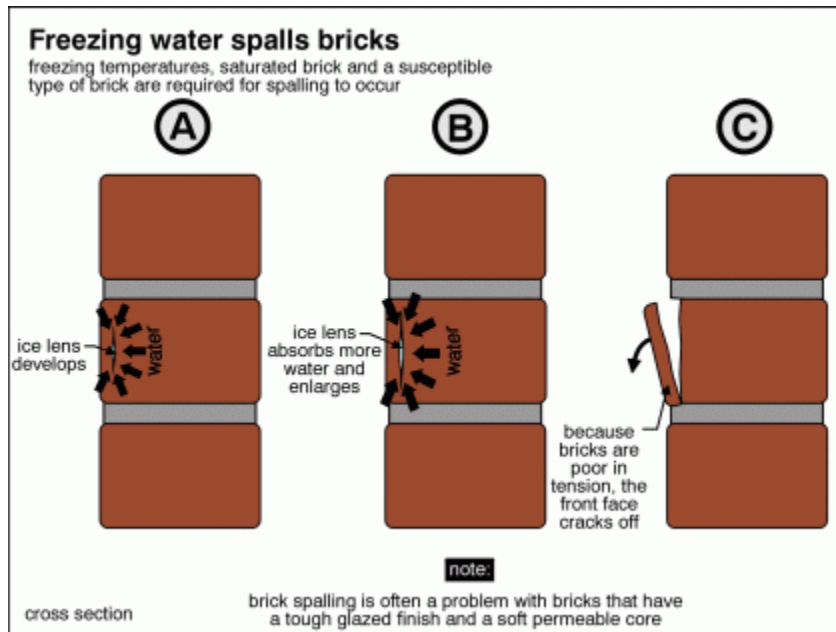
Implication(s): Cosmetic defects | Weakened structure | Chance of structural movement

Location: Exterior Wall

Task: Repair

Time: Ongoing Maintenance

Cost: \$2000



[Click on image to enlarge.](#)



4. Spalling

EXTERIOR GLASS \ Exterior trim

6. Condition: • [Paint or stain needed](#)

Typical paint and caulking maintenance needed at wood trim.

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

EXTERIOR

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Location: Exterior
Task: Improve
Time: Regular maintenance
Cost: Minor



5. *Paint or stain needed*

BASEMENT ENTRANCES \ Basement stairwells

7. Condition: • [Walls cracking, leaning, bowing or spalling](#)

Exterior basement staircase and retaining wall will require eventual rebuild. New construction should create landing lower than interior floor and include an exterior drain.

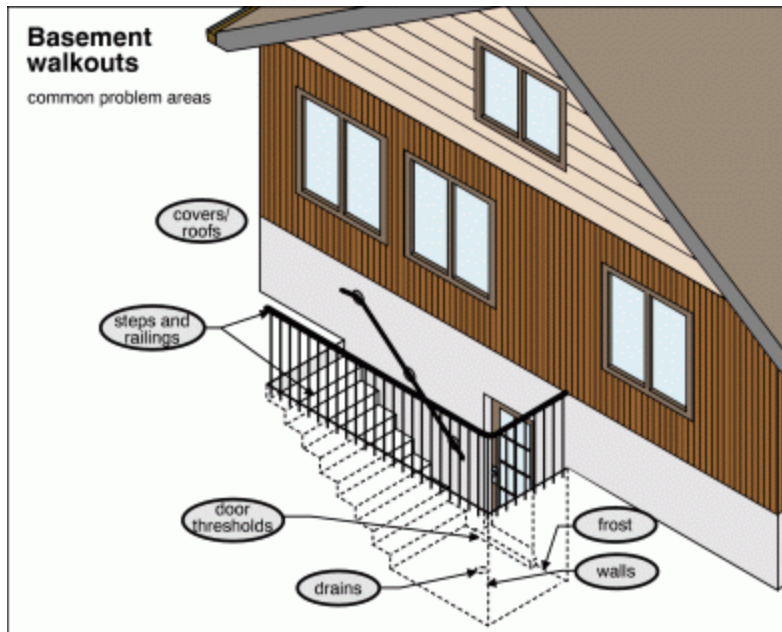
Implication(s): Weakened structure | Chance of movement

Location: East Exterior Staircase

Task: Replace

Time: Unpredictable

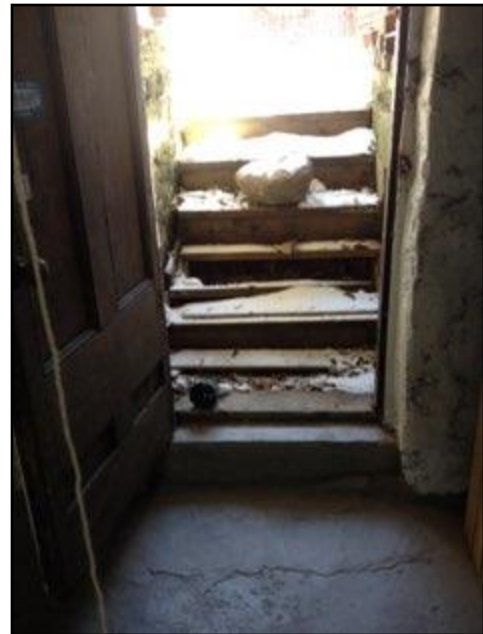
Cost: \$10,000



[Click on image to enlarge.](#)



6. Walls cracking, leaning, bowing or spalling



7. No drain

- SUMMARY
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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Stone](#)
- Floor construction:** • [Joists](#)
- Exterior wall construction:** • [Masonry](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plank sheathing](#)

Limitations

- Attic/roof space:** • Inspected from access hatch
- Percent of foundation not visible:** • 10 %

Recommendations

FLOORS \ Joists

8. Condition: • [Notches or holes](#)

Sister or replace several notched joists near plumbing stack at basement if renovating basement or floor above.

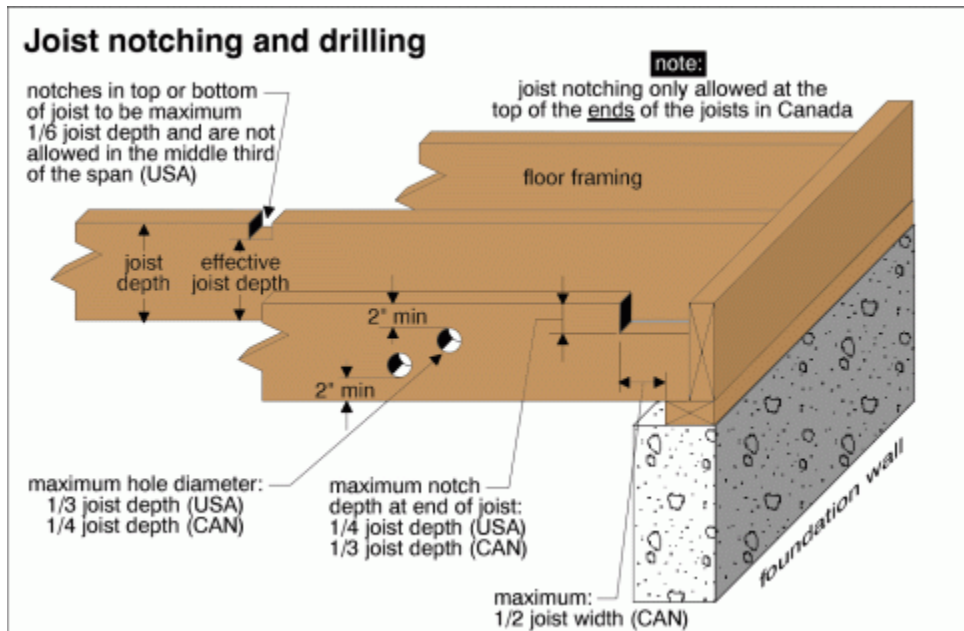
Implication(s): Weakened structure

Location: Southeast Basement

Task: Repair or replace

Time: When remodelling

Cost: \$1000



[Click on image to enlarge.](#)

- SUMMARY
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8. Notches or holes

9. Condition: • [Sag or springy](#)

Significant slope evident at north second floor towards middle of house. Previous renovations appear to have arrested further settlement with introduction of beam at dining room. The support to this beam should be continued at basement before further renovations.

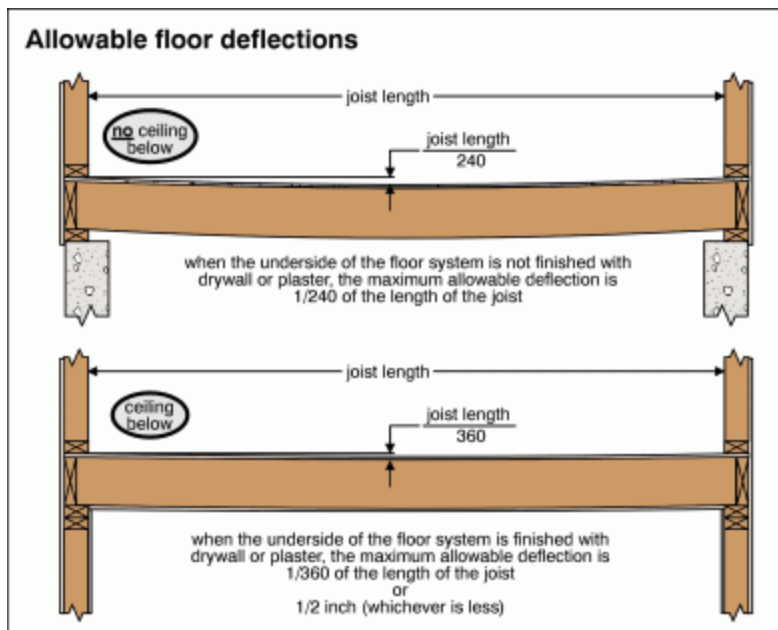
Implication(s): Chance of structural movement | Bouncy, springy floors

Location: North Second Floor

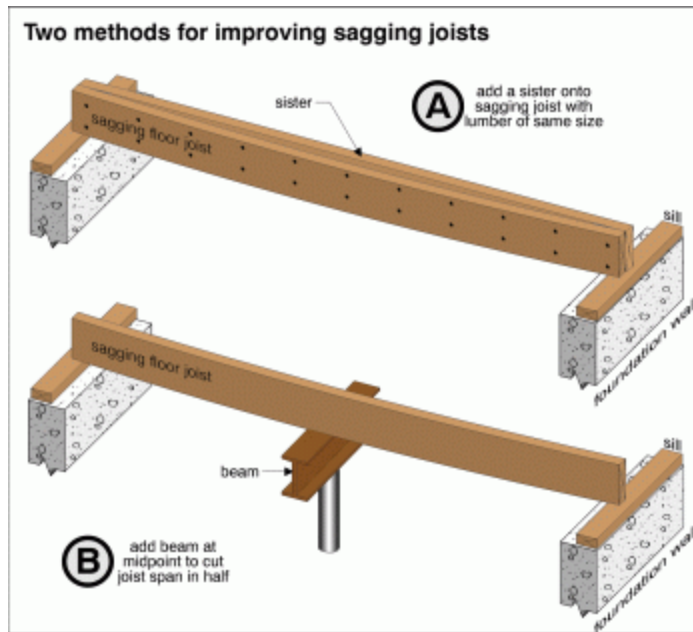
Task: Further evaluation

Time: When remodelling

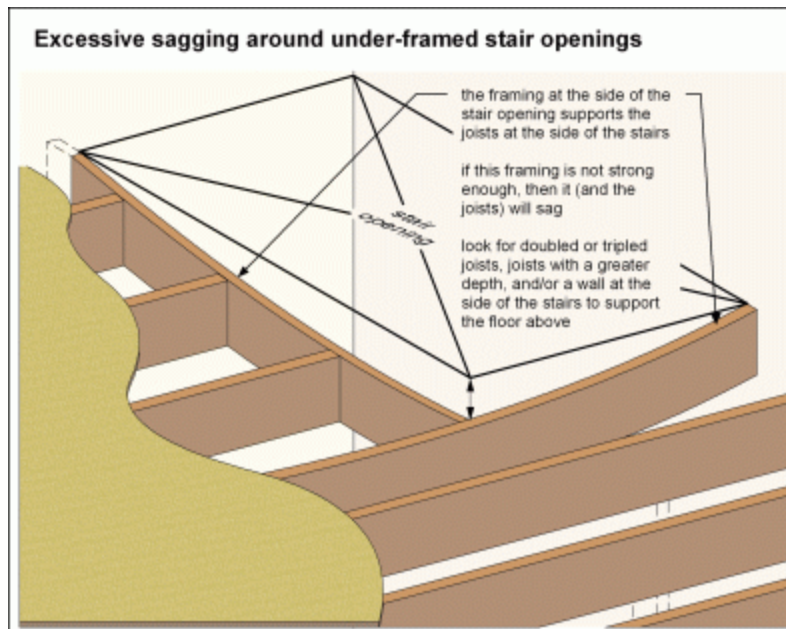
Cost: Depends on approach



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

STRUCTURE

119 Cowan Ave, Toronto, ON February 27, 2015

SUMMARY

ROOFING

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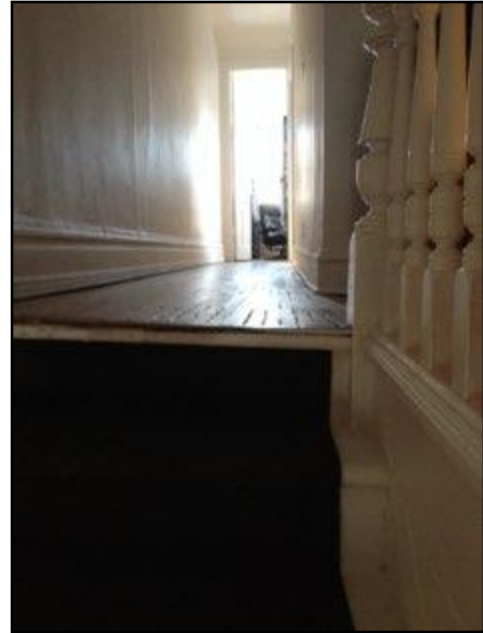
PLUMBING

INTERIOR

REFERENCE



9. Support at first floor



10. Slope evident

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 - typical](#)

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

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

Cover exposed wiring with conduit at baseboard electric heaters.

Implication(s): Electric shock

Location: Third Floor

Task: Protect

Time: Immediate

Cost: Minor



11. Exposed on walls or ceilings



12. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Junction boxes

11. Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: East Basement and attic

Task: Provide

Time: Discretionary

Cost: Minor



13. Cover loose or missing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

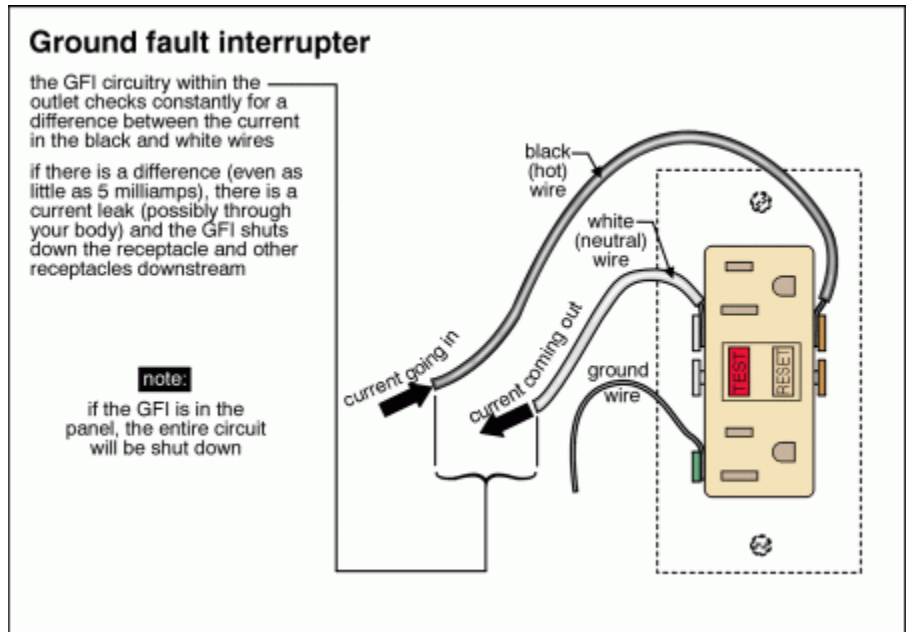
Implication(s): Electric shock

Location: First Floor Kitchen

Task: Provide

Time: Discretionary

Cost: Minor



Description

Fuel/energy source: • [Gas](#)

System type:

- [Boiler](#)
- Electric baseboard heaters
At third floor.
- [Electric radiant heat](#)
At third floor washroom.

Heat distribution: • [Radiators](#)

Approximate capacity: • 125,000 BTU

Efficiency: • [Conventional](#)

Approximate age: • [12 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Fireplace: • [Coal-burning fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner:

- [Metal](#)
- For boiler and water heater, no liner present for fireplace.

Combustion air source: • Interior of building

Limitations

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

Recommendations

GAS HOT WATER BOILER \ Pipes

13. Condition: • [Rust](#)

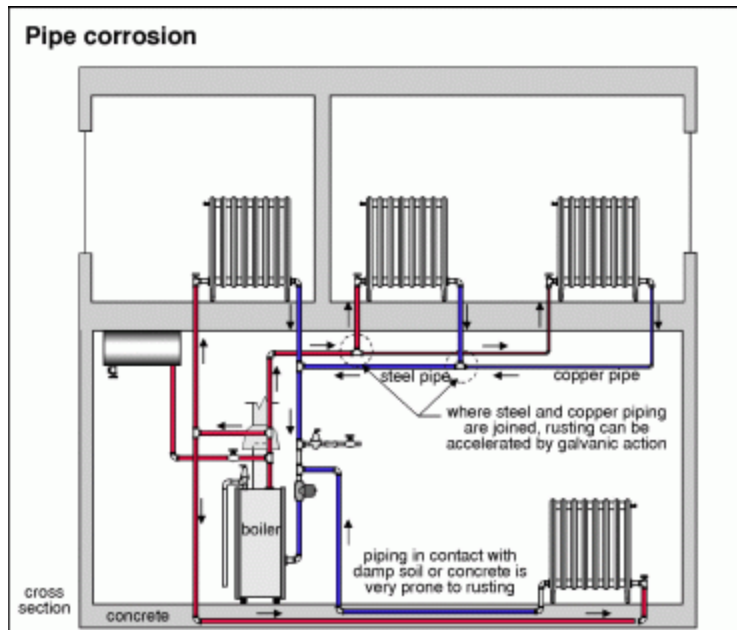
Original rad supply piping in use, consider replacement if renovating.

Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating costs | Reduced comfort

Location: Throughout

Task: Replace

Time: When remodelling



[Click on image to enlarge.](#)



14. Typical rust

GAS HOT WATER BOILER \ Radiators, convectors and baseboards

14. Condition: • If further bleeding of third-floor rad does not produce heat, check make up valve at boiler.

Location: West Third Floor

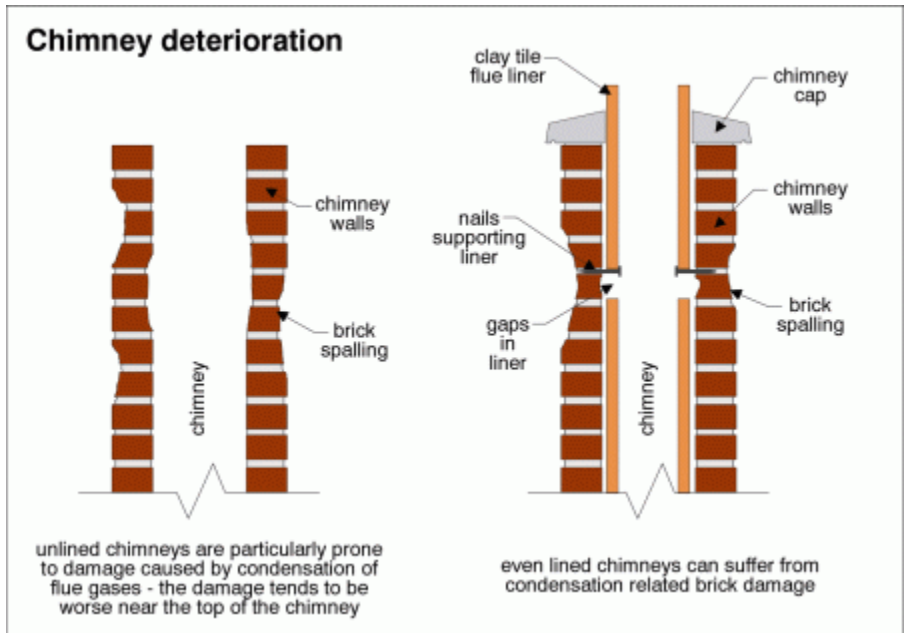
Task: Further evaluation

CHIMNEY AND VENT \ Flue

15. Condition: • [Unlined chimney flue](#)

Living room fireplace is operable but flue is unlined, insurance company may request retrofit at approx. \$2000. Fireplace was built for coal and is not intended for wood fires, use artificial logs only.

Implication(s): Increased fire hazard
Location: Flue For First Floor Fireplace
Task: Provide Liner
Time: If necessary
Cost: \$2,000



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

Report No. 1361

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SUMMARY

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Limitations

Window unit: • Window A/C excluded from inspection

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Description

- Attic/roof insulation material: • [Glass fiber](#)
- Attic/roof insulation amount/value: • Nominal
- Attic/roof ventilation: • [None found](#)
- Attic/roof air/vapor barrier: • [None found](#)
- Wall insulation amount/value: • Nominal
- Wall insulation amount/value: • Spot checked only
- Foundation wall insulation amount/value: • [None found](#)

Limitations

- Attic inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Insulation

- 16. Condition:** • [Amount inadequate](#)
Add cover to junction box shown before adding insulation.
- Implication(s):** Increased heating and cooling costs
- Location:** Attic
- Task:** Provide
- Time:** Discretionary
- Cost:** \$1,000



15. Amount inadequate

ATTIC/ROOF \ Hatch

17. Condition: • [Not insulated and not weatherstripped](#)

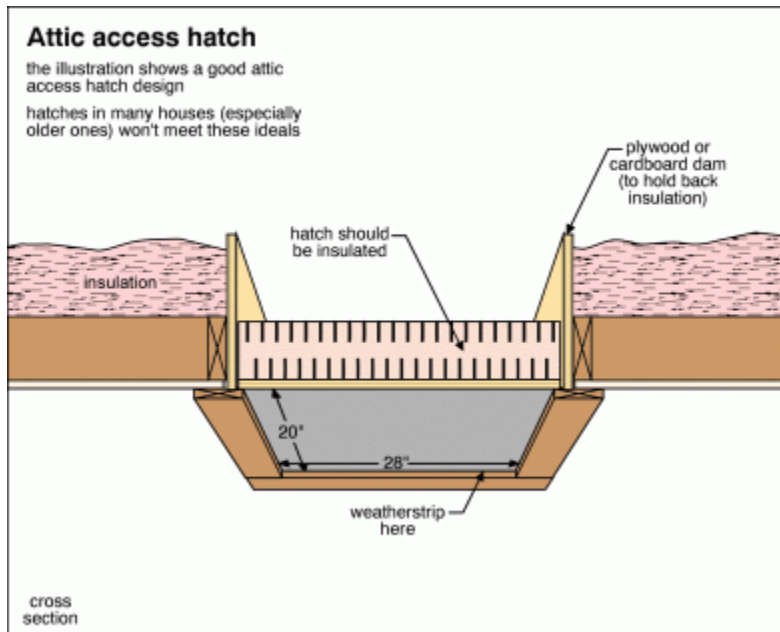
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Third Floor Closet

Task: Improve

Time: When Insulating

Cost: Minor



[Click on image to enlarge.](#)

Description

Water supply source: • Public

Service piping into building:

• [Copper](#)

1 inch

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

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

Water flow and pressure: • [Above average](#)

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

Water heater type: • [Conventional](#) • Rental

Tank capacity: • 151 liters

Water heater approximate age: • 6 years

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

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

Floor drain location: • None found

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

SUPPLY PLUMBING \ Supply piping in building

18. Condition: • Potential for pipes against exterior wall to freeze.

Supply pipes to second floor washroom run via uninsulated exterior wall and can freeze in extremely cold weather. Bring to interior wall if renovating OR add openings to wall to allow heat to reach pipes.

Location: Southeast Exterior Wall

Task: Improve

Time: Unpredictable

Cost: Depends on approach



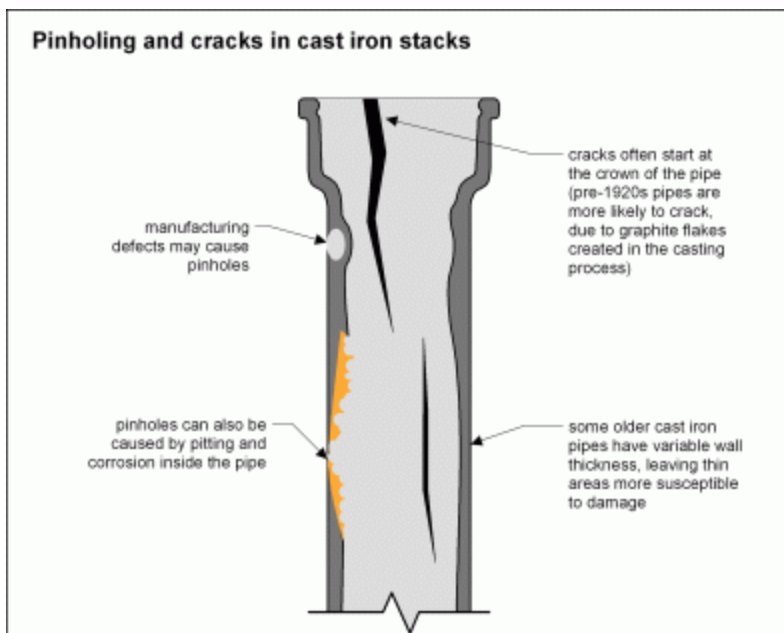
16. Potential for pipes against exterior wall t...

WASTE PLUMBING \ Drain piping - performance

19. Condition: • [Rust](#)

Replace cast iron waste piping if renovating.

Implication(s): Sewage entering the building





17. Typical rust

WASTE PLUMBING \ Floor drain

20. Condition: • [Missing](#)

No floor drain in basement, add if renovating or with basement entrance repair.

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

Location: Basement

Task: Provide

Time: When remodelling

Cost: \$1,500

FIXTURES AND FAUCETS \ Bathtub enclosure

21. Condition: • [Leak](#)

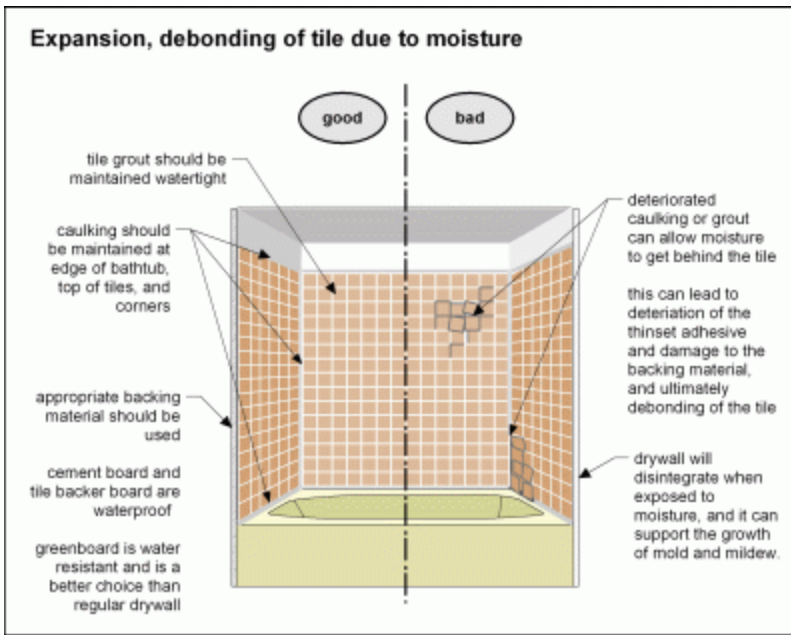
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Bathroom

Task: Replace

Time: Before use

Cost: \$1,000



Click on image to enlarge.



18. Leak

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

22. Condition: • [No GFCI](#)

Protect circuit to whirlpool tub with GFCI.

Implication(s): Electric shock

Location: Second Floor Bathroom

Task: Provide

Time: Immediate

Cost: Minor

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Description

Major floor finishes: • [Hardwood](#) • [Resilient](#) • [Ceramic](#) • [Concrete](#)
Major wall finishes: • [Plaster/drywall](#)
Major ceiling finishes: • [Plaster/drywall](#)
Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#) • [Skylight](#)
Glazing: • [Single](#) • [Double](#)
Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Metal](#)

Limitations

Not included as part of a building inspection: • Appliances
Percent of foundation not visible: • 10 %

Recommendations

FLOORS \ Wood/laminate floors

23. Condition: • Floors are sloped on second floor and worn or patched throughout. See STRUCTURE before renovating.



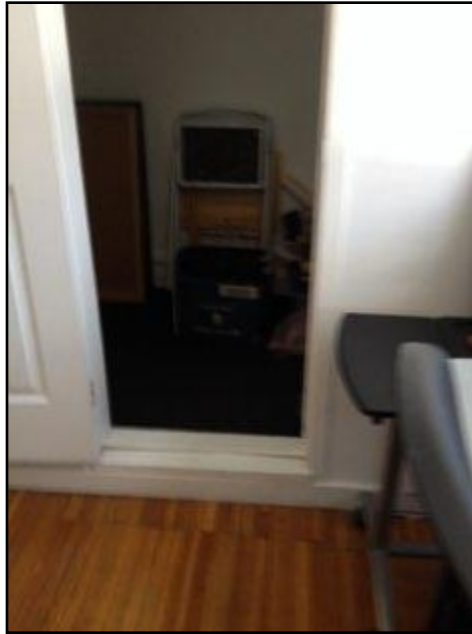
19. Patched

FLOORS \ Subflooring

24. Condition: • [Springy](#)
Implication(s): Cosmetic defects | Physical injury
Location: Southwest Second Floor Closer
Task: Replace

Time: If renovating

Cost: Minor



20. Springy floor

STAIRS \ Guardrails

25. Condition: • [Missing](#)

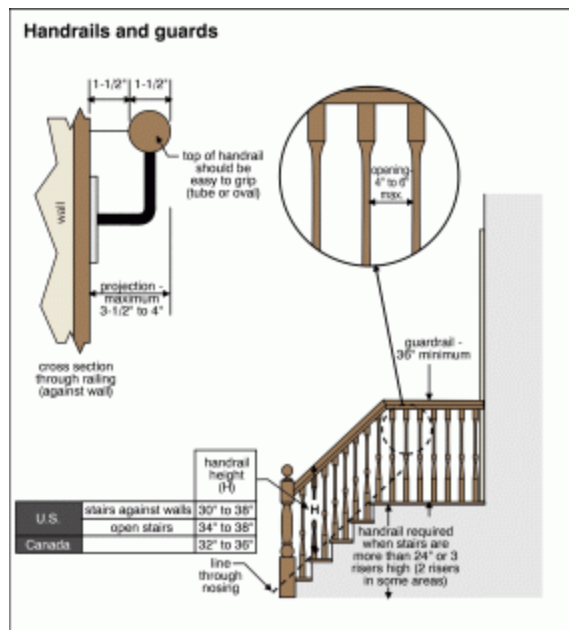
Implication(s): Fall hazard

Location: Basement Staircase

Task: Add railings

Time: Immediate

Cost: Depends on approach



Click on image to enlarge.



21. *Missing*

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