



Your Inspection Report

20 Garden Avenue
Toronto, ON

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Thursday, February 18, 2016

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

February 18, 2016

Dear Kim Kehoe and Listing Agent,

RE: Report No. 1716
20 Garden 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. 1716

20 Garden Avenue, Toronto, ON February 18, 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.

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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

AGREEMENT

20 Garden Avenue, Toronto, ON February 18, 2016

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

Report No. 1716

20 Garden Avenue, Toronto, ON February 18, 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](#)

Roofing

General

- Roof snow covered and not inspected. Recommend inspection when free of snow.

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Visible area of garage shingles indicate garage roof due for reshingling.

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

Location: Garage

Task: Replace

Time: Immediate

Cost: \$2,500

Exterior

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: North Exterior

Task: Replace or Remove

Time: Unpredictable

Cost: Depends on approach

Interior

WINDOWS \ General

Condition: • Too few windows for ventilation at basement, add if renovating.

Location: Throughout Basement

Task: Improve

Time: When remodelling

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

Dampness at basement indicates need for interior or exterior damp proofing prior to finishing, use dehumidifier in interim.

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

SUMMARY

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Location: Throughout Basement

Task: Improve

Time: When remodelling

Cost: \$150 per foot and up

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](#)

Vendor states sloped roof resingled 2010.

Recommendations

General

1. • Roof snow covered and not inspected. Recommend inspection when free of snow.

SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • [Old, worn out](#)

Visible area of garage shingles indicate garage roof due for reshingling.

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

Location: Garage

Task: Replace

Time: Immediate

Cost: \$2,500

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)
Downspout discharge: • [Above grade](#)
Lot slope: • [Flat](#)
Wall surfaces - masonry: • [Brick](#)
Wall surfaces: • [Vinyl siding](#) • [Metal siding](#)
Soffit and fascia: • [Wood](#) • [Aluminum](#)
Walkway: • Patio slabs
Walkway: • Concrete
Deck: • Pressure-treated wood
Balcony: • Pressure-treated wood
Garage: • Wood Frame • Detached

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch • Snow

Recommendations

WALLS \ Metal siding

3. Condition: • [Flashing and caulking defects](#)

Some areas of siding need repair or replacement.

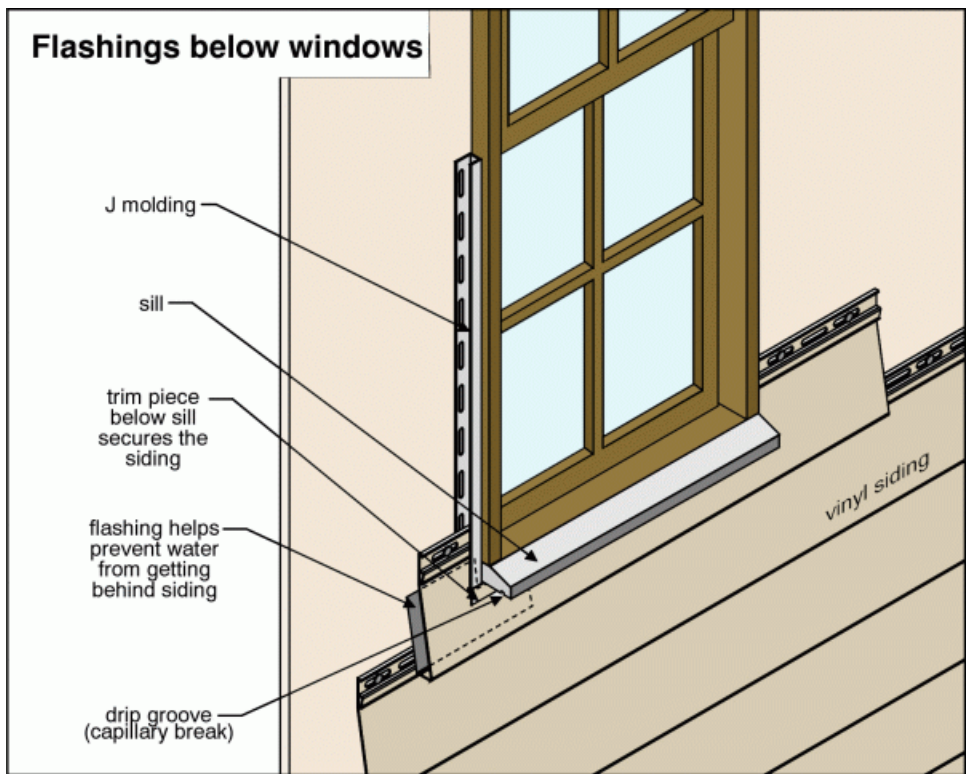
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior Wall

Task: Repair

Time: Immediate

Cost: Minor



1. Flashing and caulking defects



2. Flashing and caulking defects

WALLS \ Brick, stone and concrete

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

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

EXTERIOR

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Location: Various Exterior Wall

Task: Repair

Time: Discretionary

Cost: Minor



3. *Parging damaged or missing*

EXTERIOR GLASS \ General

5. Condition: • Flashings incomplete.

Finish window flashings or caulk and paint exposed wood trim.

Location: Exterior

Task: Improve

Time: Weather permitting

Cost: Minor

EXTERIOR

20 Garden Avenue, Toronto, ON February 18, 2016

SUMMARY

ROOFING

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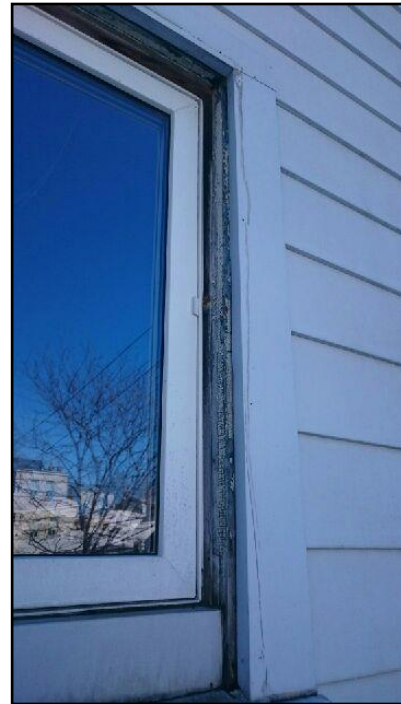
PLUMBING

INTERIOR

REFERENCE



4. Flashings incomplete.



5. Flashings incomplete.

BASEMENT ENTRANCES \ Basement stairwells

6. 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.

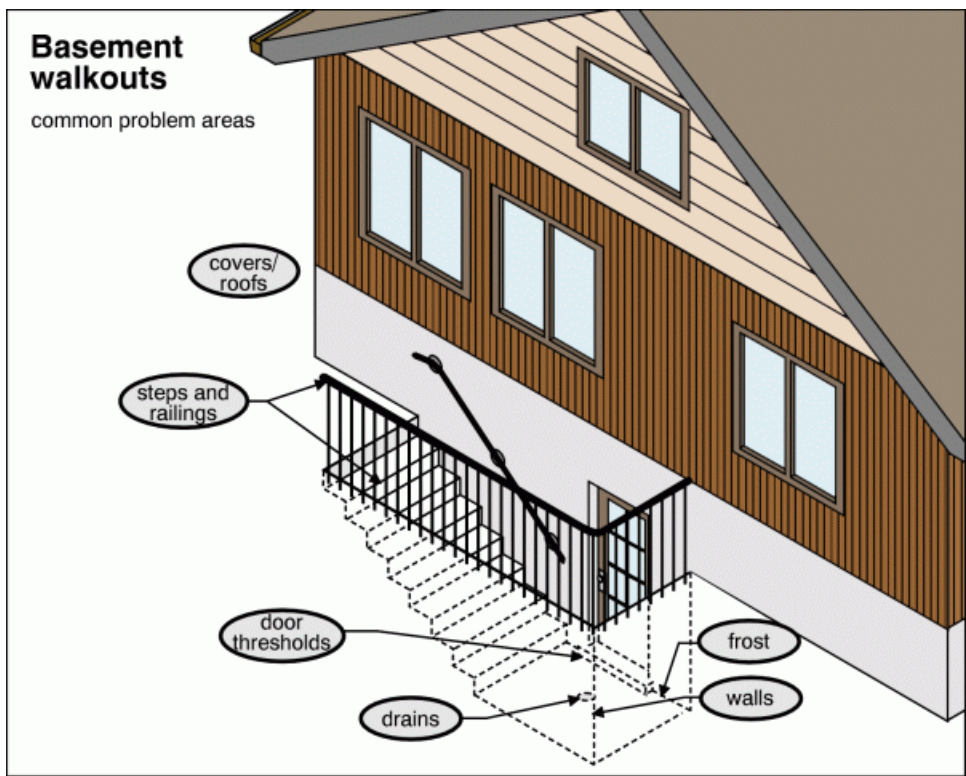
Implication(s): Weakened structure | Chance of movement

Location: North Exterior

Task: Replace or Remove

Time: Unpredictable

Cost: Depends on approach



6. Walls cracking, leaning, bowing or spalling

GARAGE \ General

7. Condition: • Typical low quality structure
Wood soil contact creating rot at garage walls.

EXTERIOR

20 Garden Avenue, Toronto, ON February 18, 2016

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Implication(s): Chance of water entering building | Chance of structural movement | Chance of pests entering building | Physical injury



7. Typical low quality structure

Description

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction:

- [Wood frame](#)
- [Wood frame, brick veneer](#)

South wall only.

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

Limitations

Attic/roof space: • No access

Percent of foundation not visible: • 5 %

Recommendations

RECOMMENDATIONS \ Overview

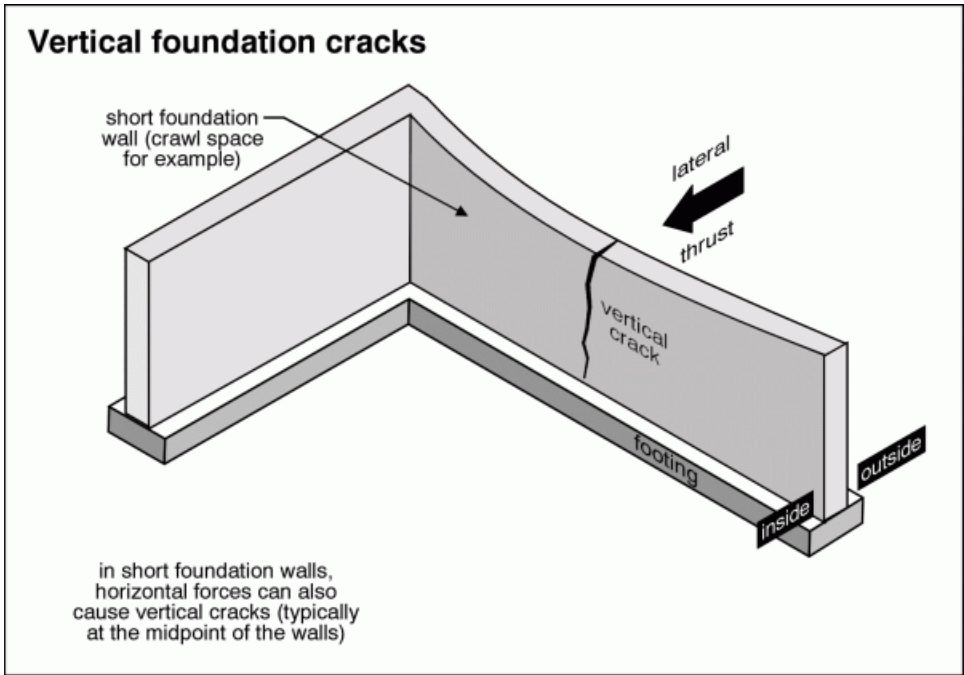
8. Condition: • No evidence of termite activity, past or present.

FOUNDATIONS \ Foundation

9. Condition: • [Cracked](#)

Typical minor cracks are not structurally significant but indicate areas of basement most vulnerable to leakage. See INTERIOR re waterproofing.

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



8. Cracked

FLOORS \ Joists

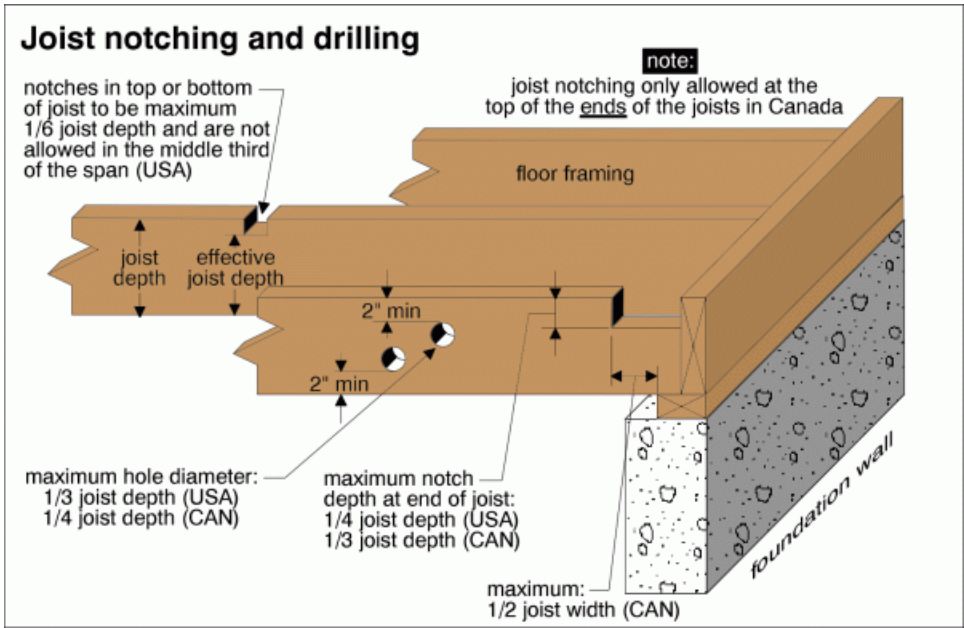
10. Condition: • [Notches or holes](#)

Strengthen joists at basement, before renovating.

Implication(s): Weakened structure

Location: Various Basement

Task: Repair or replace
Time: When renovating
Cost: Minor



9. Notches or holes



10. Notches or holes

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](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: Throughout Basement

Task: Provide

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Replace outlets near sink with gfc type.

Implication(s): Electric shock

Location: First Floor Kitchen

Task: Provide

Time: Immediate

Cost: Minor

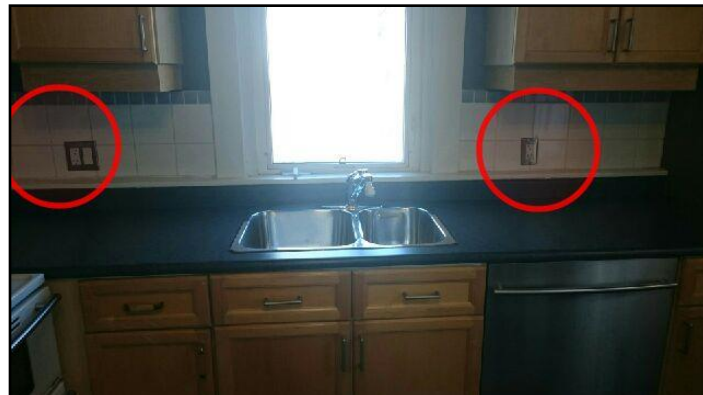
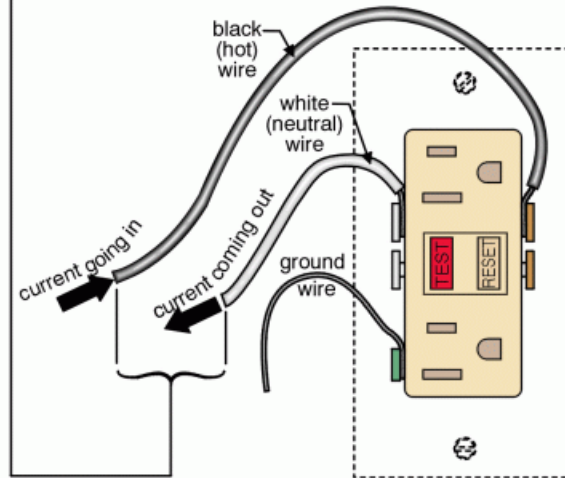
Ground fault interrupter

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



11. No GFCI (Ground Fault Circuit Interrupter)

HEATING

20 Garden Avenue, Toronto, ON February 18, 2016

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Description

Fuel/energy source: • [Gas](#)
System type: • [Boiler](#)
Heat distribution: • [Radiators](#)
Approximate capacity: • [100,000 BTU/hr](#)
Efficiency: • [Conventional](#)
Approximate age: • [9 years](#)
Main fuel shut off at: • Meter
Failure probability: • [Low](#)
Auxiliary heat: • [Electric baseboard heater](#)
Chimney/vent: • [Masonry](#) • [Metal](#)
Chimney liner: • [Metal](#)
Combustion air source: • Interior of building

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

13. **Condition:** • No heating recommendations are offered as a result of this inspection.

COOLING & HEAT PUMP

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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

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

Wall insulation amount/value:

• [R-12](#)

At addition only, original areas have none.

• Spot checked only

Wall air/vapor barrier: • Plastic

Foundation wall insulation amount/value: • [None found](#)

Limitations

Inspection prevented by no access to: • Attic • Roof space

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Water supply source: • Public

Service piping into building: • [Copper](#)

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

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

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

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

Water heater type: • [Conventional](#)

Tank capacity: • [33.3 gallons](#)

Water heater approximate age: • 9 years

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

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

Floor drain location: • Center of basement

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

RECOMMENDATIONS \ Overview

15. Condition: • No plumbing recommendations are offered as a result of this inspection.
All fixtures in good working order.

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Description

Major floor finishes: • [Hardwood](#) • [Ceramic](#) • [Slate](#)
Major wall finishes: • [Plaster/drywall](#)
Major ceiling finishes: • [Plaster/drywall](#)
Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Awning](#)
Glazing: • [Double](#) • [Primary plus storm](#)
Exterior doors - type/material: • Hinged • [Solid wood](#) • [Metal](#)
Evidence of basement leakage: • Dampness

Limitations

Not included as part of a building inspection: • Appliances
Percent of foundation not visible: • 5 %

Recommendations

WINDOWS \ General

16. Condition: • Too few windows for ventilation at basement, add if renovating.
Location: Throughout Basement
Task: Improve
Time: When remodelling



12. Sealed opening



13. Sealed opening

- SUMMARY
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DOORS \ Doors and frames

17. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Various Doors

Task: Improve

Time: Discretionary

Cost: Minor

STAIRS \ Handrails

18. Condition: • Replace weak handrail at basement stairs.

Location: Basement Staircase

Task: Replace

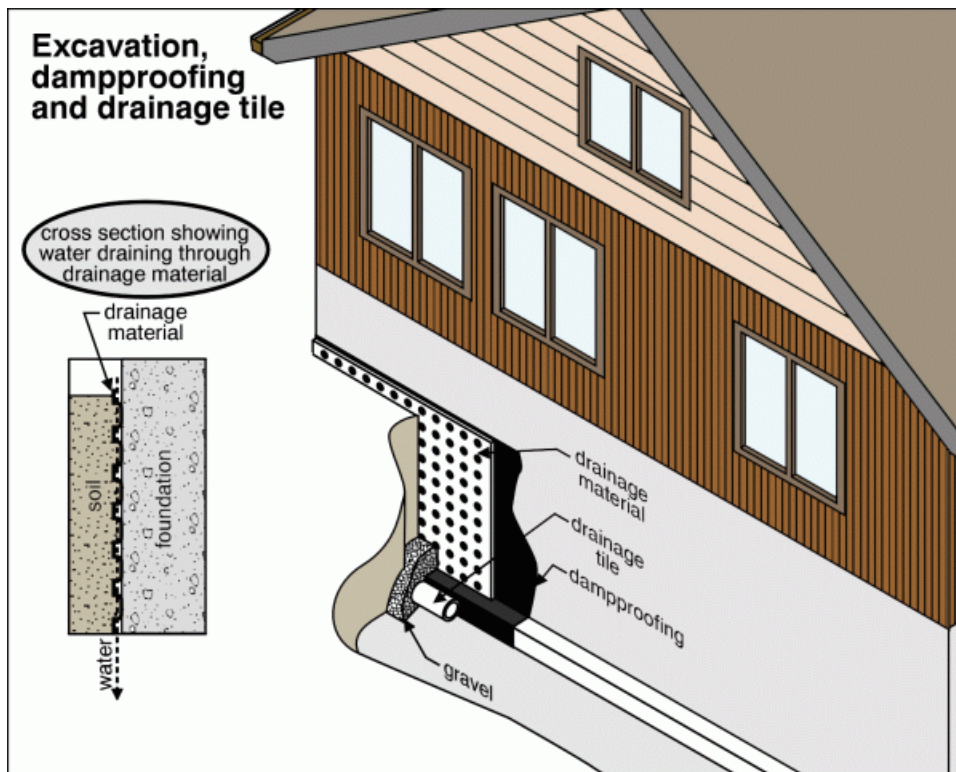
Time: Immediate

Cost: Minor

BASEMENT \ Leakage

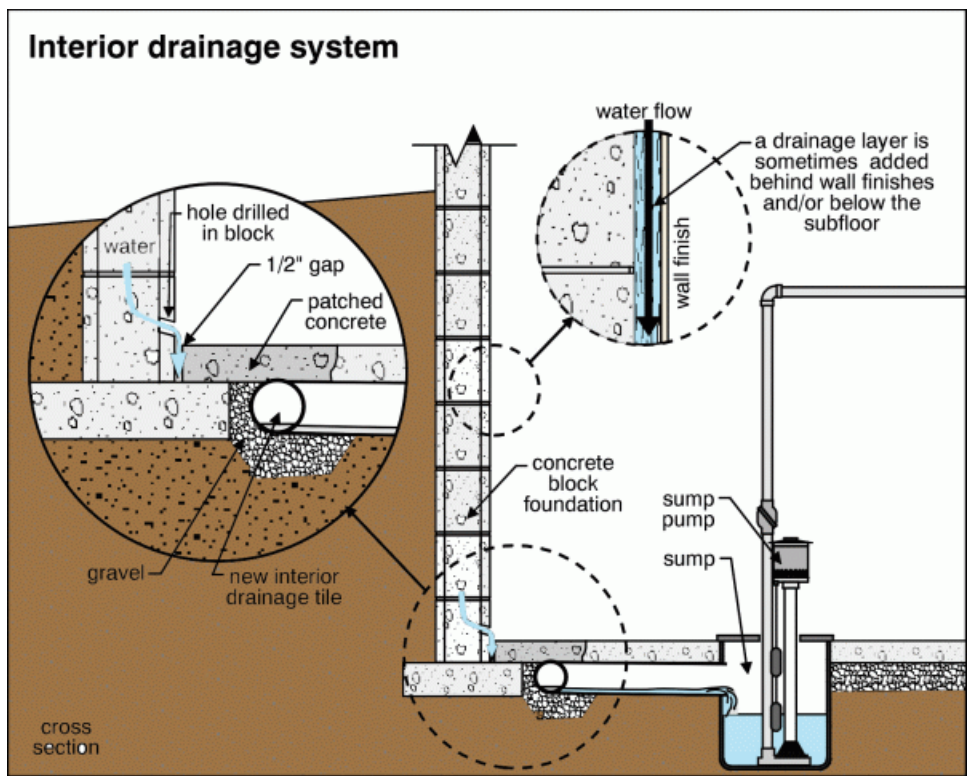
19. Condition: • [Excavation, dampproofing and drainage tile](#)

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



20. Condition: • [Interior drainage system](#)

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



BASEMENT \ Wet basement - evidence

21. Condition: • [Dampness on floor or walls](#)

Dampness at basement indicates need for interior or exterior damp proofing prior to finishing, use dehumidifier in interim.

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

Location: Throughout Basement

Task: Improve

Time: When remodelling

Cost: \$150 per foot and up

INTERIOR

20 Garden Avenue, Toronto, ON February 18, 2016

SUMMARY

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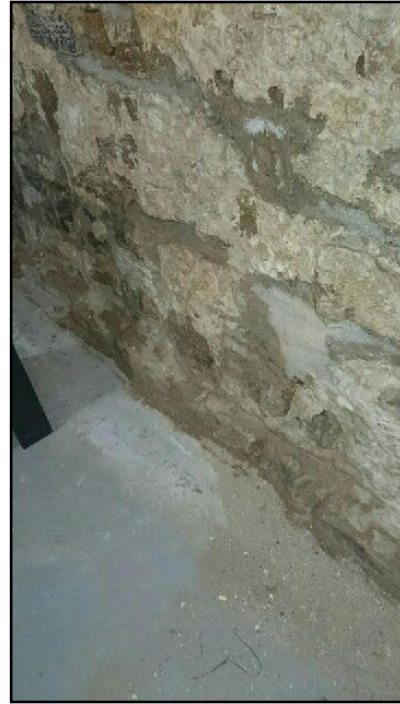
PLUMBING

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14. Dampness on floor or walls



15. Dampness on floor or walls

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