



# Your Inspection Report

472 Lansdowne Avenue  
Toronto, ON

**PREPARED FOR:**

KIM KEHOE  
LISTING AGENT

**INSPECTION DATE:**

Tuesday, May 24, 2016

**PREPARED BY:**

Scott Aitken

Aitken Home Inspections  
49 Riverdale Ave  
Toronto, ON m4k1c2

416 407-4663  
scottaitken@live.ca

May 25, 2016

Dear Kim Kehoe and Listing Agent,

RE: Report No. 1839  
472 Lansdowne 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

472 Lansdowne Avenue, Toronto, ON May 24, 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

# AGREEMENT

472 Lansdowne Avenue, Toronto, ON May 24, 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. 1839

472 Lansdowne Avenue, Toronto, ON May 24, 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 **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](#)

## Exterior

### **WALLS \ Brick, stone and concrete**

**Condition:** • [Mortar deterioration](#)

Typical tuckpointing maintenance needed, not urgent.

**Implication(s):** Chance of water entering building | Weakened structure | Chance of structural movement

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Regular maintenance

**Cost:** \$2,000 - and up

## Electrical

### **SERVICE DROP AND SERVICE ENTRANCE \ Service size**

**Condition:** • [Marginal service size](#)

100 amp service feeds 3 units. Ideally these would be serviced by 200 amp service or greater. Upgrade if necessary would cost aprox. \$3500. Current service has been adequate for current occupants.

**Implication(s):** Interruption of electrical service

**Task:** Upgrade

**Time:** If necessary

**Cost:** \$3500

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

472 Lansdowne Avenue, Toronto, ON May 24, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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PLUMBING

INTERIOR

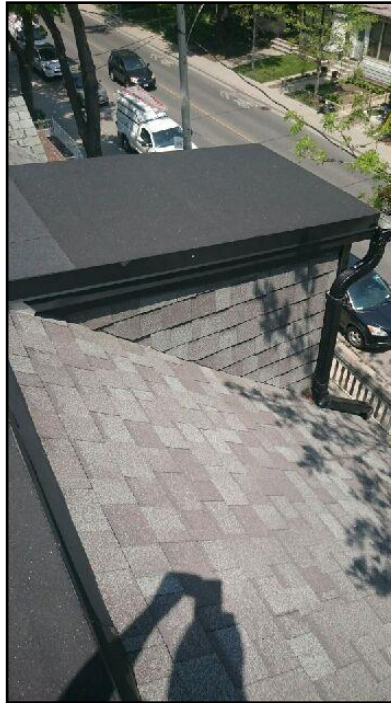
REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)

2010

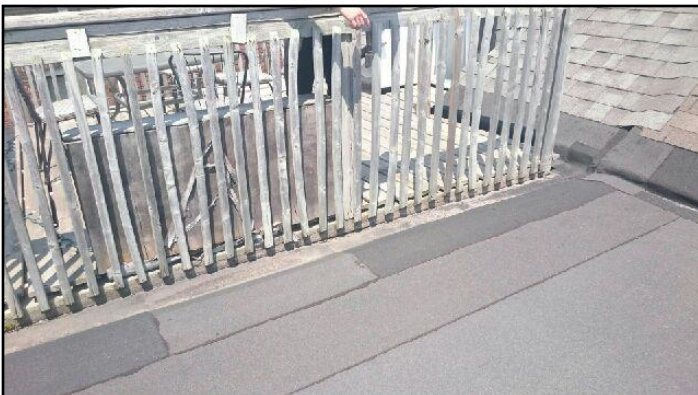


1. *Asphalt shingles*

### Flat roofing material:

- [Modified bitumen](#)

Aprox. 10 years old, tuned up 2010.

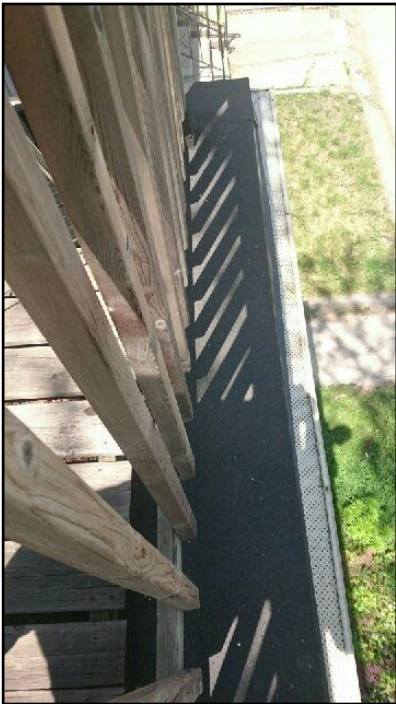


2. *Modified bitumen*

# ROOFING

472 Lansdowne Avenue, Toronto, ON May 24, 2016

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  - ROOFING**
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3. Modified bitumen

Probability of leakage: • Low

## Limitations

Roof inspection limited/prevented by: • Deck  
Inspection performed: • By walking on roof

## Recommendations

### FLAT ROOFING \ Modified bitumen

- 1. Condition:** • Vulnerable areas.  
Ideally deck would be isolated from roofing material with styrofoam (or similar) to protect roofing membrane.
- Implication(s):** Premature roof wear.
- Location:** Both roof decks
- Task:** Improve
- Time:** Unpredictable
- Cost:** Depends on work needed



# ROOFING

472 Lansdowne Avenue, Toronto, ON May 24, 2016

SUMMARY

**ROOFING**

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

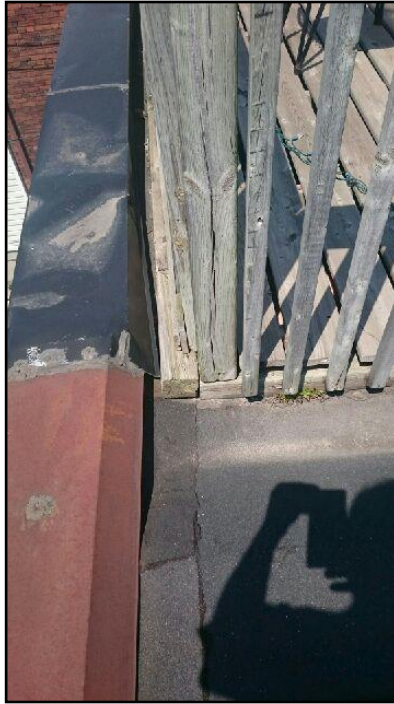
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4. *Vulnerable areas.*

# EXTERIOR

472 Lansdowne Avenue, Toronto, ON May 24, 2016

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  - INTERIOR
- REFERENCE

## Description

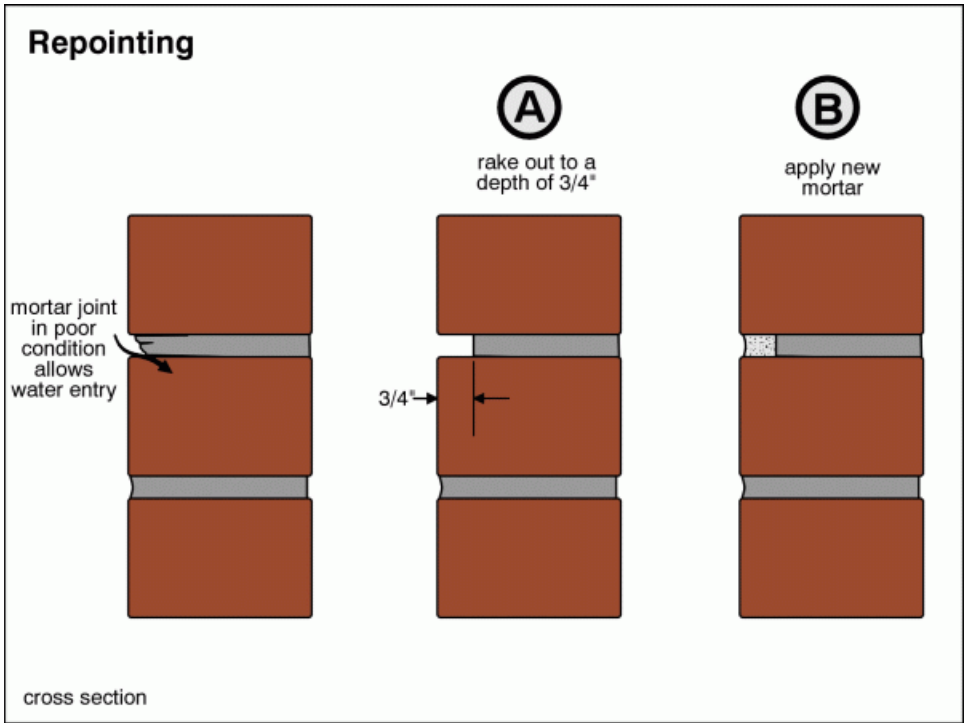
- Gutter & downspout material:** • [Aluminum](#)
- Downspout discharge:** • [Above grade](#)
- Lot slope:** • [Flat](#)
- Wall surfaces - masonry:** • [Brick](#) • [Artificial stone](#)
- Wall surfaces and trim:** • [Vinyl siding](#)
- Soffit and fascia:** • [Aluminum](#)
- Retaining wall:** • [Masonry](#)
- Walkway:** • Concrete
- Deck:** • Pressure-treated wood
- Porch:** • Wood
- Exterior steps:** • Wood
- Balcony:** • Pressure-treated wood
- Patio:** • Concrete
- Garage:** • Wood Frame • Detached

## Limitations

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

## Recommendations

- WALLS \ Brick, stone and concrete**
- 2. Condition:** • [Mortar deterioration](#)  
Typical tuckpointing maintenance needed, not urgent.
- Implication(s):** Chance of water entering building | Weakened structure | Chance of structural movement
- Location:** Various Exterior Wall
- Task:** Repair
- Time:** Regular maintenance
- Cost:** \$2,000 - and up



5. Mortar deterioration

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

**3. Condition:** • [Missing](#)

Upper and lower deck need guardrail improvements.

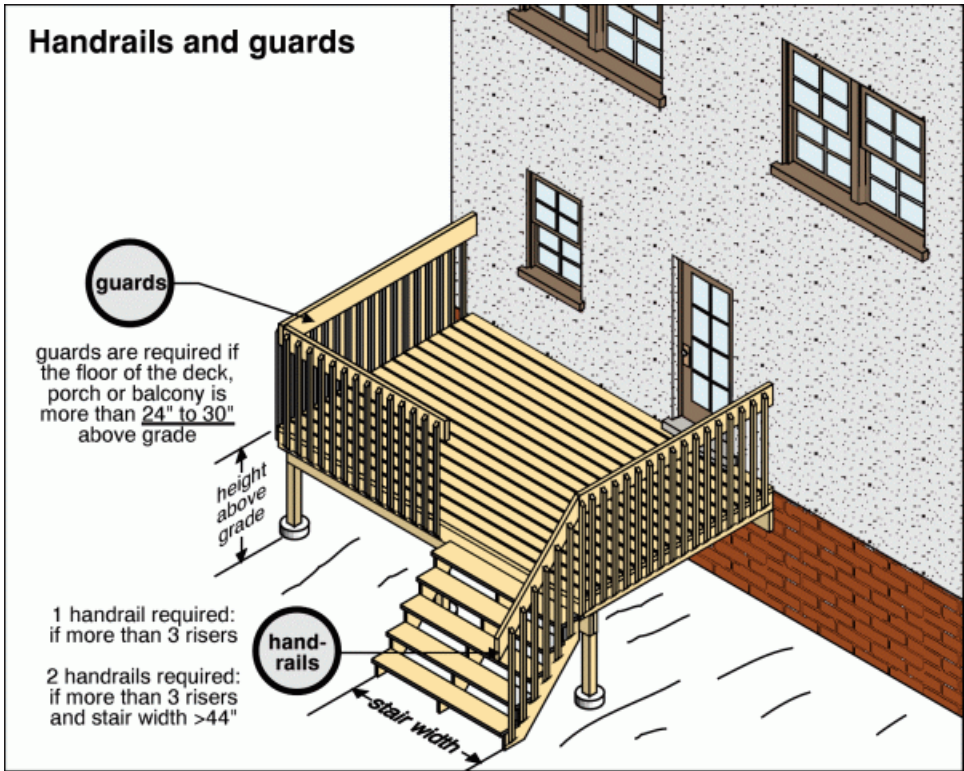
**Implication(s):** Fall hazard

**Location:** West Exterior

**Task:** Provide

**Time:** Immediate

**Cost:** Depends on approach



6. Missing guardrail



7. Missing guardrail

**GARAGE \ General**

4. Condition: • Typical low quality structure

Location: Garage

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Brick](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Masonry](#)

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

**Party walls:**

• [Masonry](#)

• [Wood frame](#)

Third floor

## Limitations

**Attic/roof space:**

• No access

Typical with this roofline.

**Percent of foundation not visible:** • 80 %

## Recommendations

### **RECOMMENDATIONS \ Overview**

**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 - typical](#)

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

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present

## Recommendations

### **SERVICE DROP AND SERVICE ENTRANCE \ Service size**

#### **7. Condition:** • [Marginal service size](#)

100 amp service feeds 3 units. Ideally these would be serviced by 200 amp service or greater. Upgrade if necessary would cost approx. \$3500. Current service has been adequate for current occupants.

**Implication(s):** Interruption of electrical service

**Task:** Upgrade

**Time:** If necessary

**Cost:** \$3500

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

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

Recommend installation of gfcı receptacles at all wet locations.

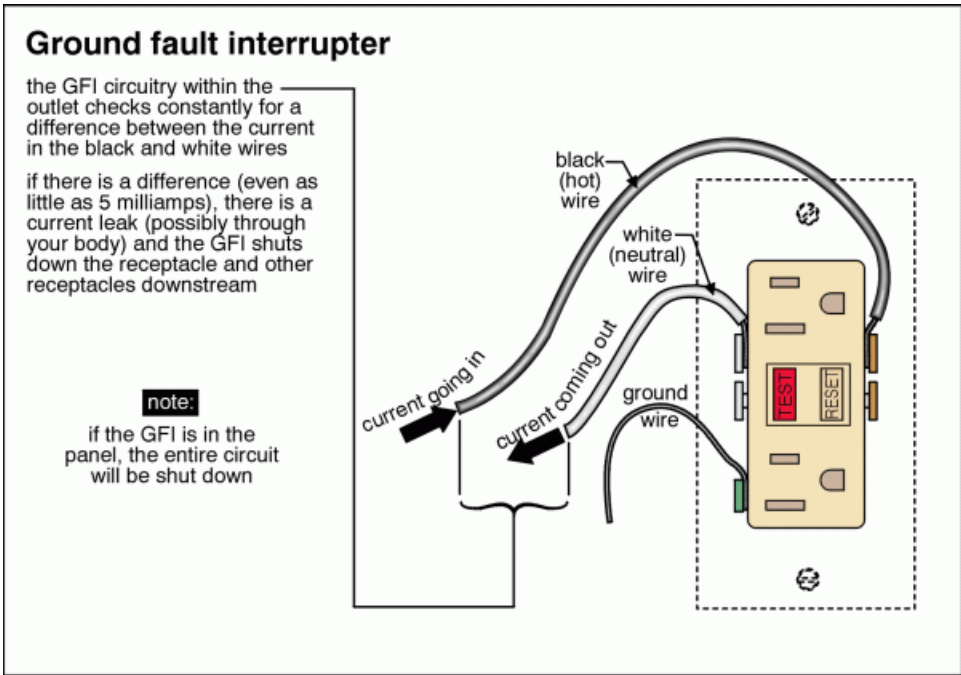
**Implication(s):** Electric shock

**Location:** Third Floor Kitchen

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor



8. No GFCI (Ground Fault Circuit Interrupter)

### DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

9. Condition: • [Too few outlets](#)

Some areas, especially kitchens would benefit from additional outlets.

**Implication(s):** Nuisance

**Location:** Various

**Task:** Provide

**Time:** Discretionary

**Cost:** \$200 - \$300

## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

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

**Approximate capacity:** • [80,000 BTU/hr](#)

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [6 years](#)

**Main fuel shut off at:** • Meter

**Failure probability:** • [Low](#)

**Chimney/vent:** • High temperature plastic • Sidewall venting

**Combustion air source:** • Outside - sealed combustion

**Humidifiers:** • [Trickle/cascade type](#)

## Limitations

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

## Recommendations

### **GAS FURNACE \ Ducts, registers and grilles**

**10. Condition:** • Second unit lacks return air vent.

Ideally, each unit would have return ducting to furnace.

**Location:** Throughout

**Task:** Provide

**Time:** Discretionary

**Cost:** \$1,000 - and up

**11. Condition:** • [Weak airflow](#)

**Implication(s):** Increased heating costs | Reduced comfort

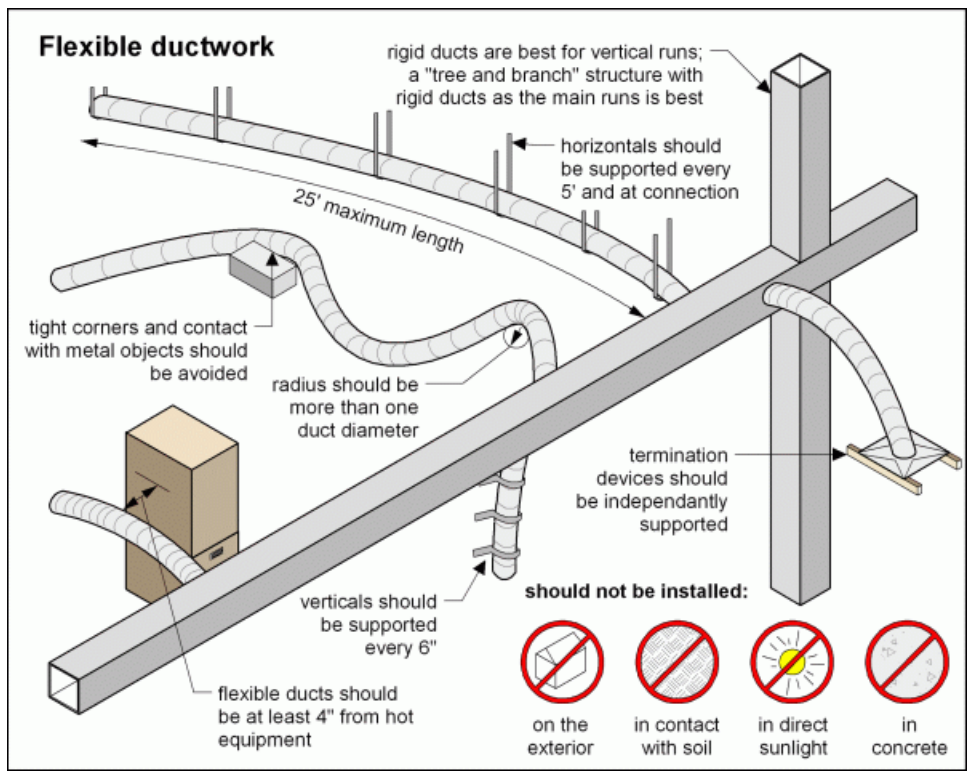
**Location:** Third Floor

**Task:** Improve

**Time:** If renovating

**Cost:** \$1000 and up





- SUMMARY
  - ROOFING
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## Description

**Air conditioning type:**

- [Air cooled](#)



9. Air cooled

**Cooling capacity:** • [24,000 BTU/hr](#)

**Compressor approximate age:** • 8 years

**Failure probability:** • [Low](#)

## Limitations

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

## Recommendations

### AIR CONDITIONING \ Duct system

**12. Condition:** • [Weak airflow](#)

See HEATING

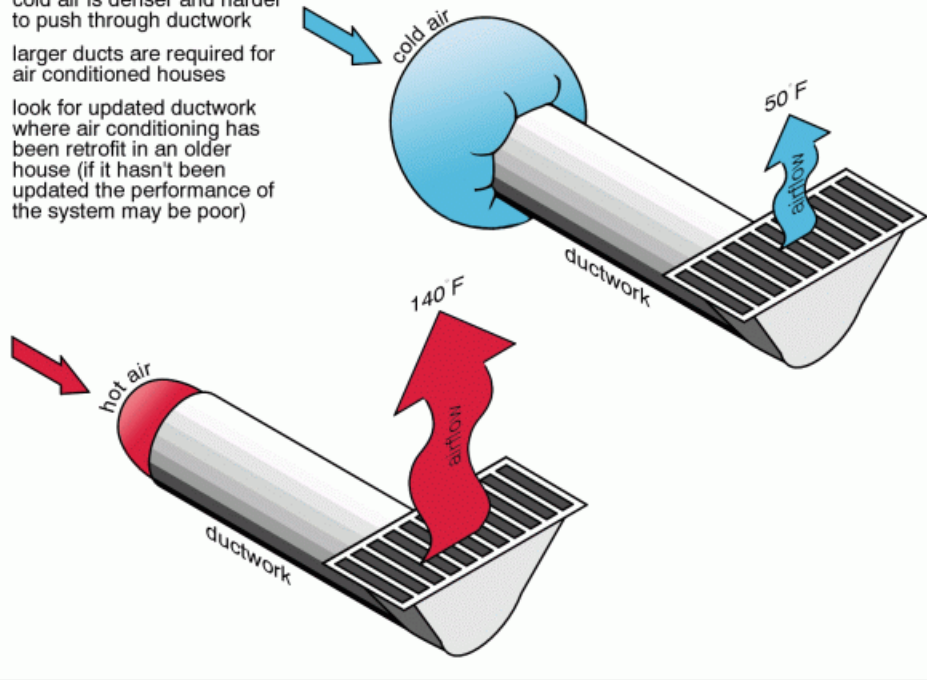
**Implication(s):** Increased cooling costs | Reduced comfort

## Larger ducts are required for air conditioning

cold air is denser and harder to push through ductwork

larger ducts are required for air conditioned houses

look for updated ductwork where air conditioning has been retrofit in an older house (if it hasn't been updated the performance of the system may be poor)



# INSULATION AND VENTILATION

472 Lansdowne Avenue, Toronto, ON May 24, 2016

- SUMMARY
  - ROOFING
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## Description

**Attic/roof insulation amount/value:** • Not determined

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

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

**Foundation wall insulation amount/value:**

- [R-12](#)

Where present, none at furnace room.

## Limitations

**Inspection prevented by no access to:**

- Roof space

Typical for this roofline.

## Recommendations

### RECOMMENDATIONS \ Overview

**13. 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](#) • [Plastic](#)

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

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

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

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

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 14 years

**Water heater failure probability:** • [Medium](#)

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

**Floor drain location:** • Near heating system

**Backwater valve:**

- Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.



10. Present. These valves help prevent sewer...

## Limitations

Items excluded from a building inspection: • Concealed plumbing

## Recommendations

### WASTE PLUMBING \ Venting system

14. Condition: • [Vent termination problems](#)

Extend vent above and away from deck if odours are noticed.

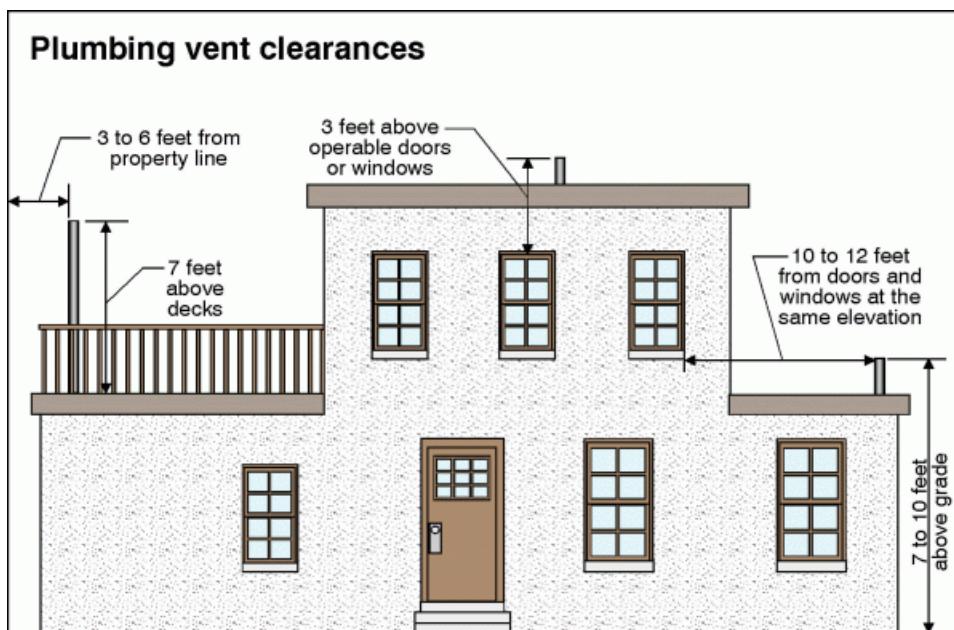
Implication(s): Reduced operability | Sewer gases entering the building

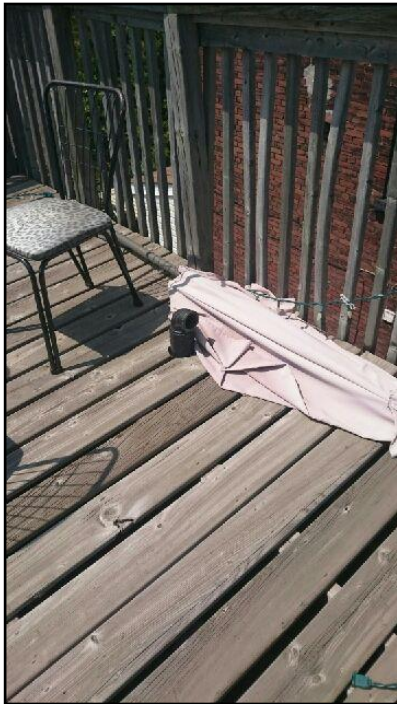
Location: West Deck

Task: Improve

Time: If necessary

Cost: Minor





11. Vent termination problems



12. Vent termination problems

## Description

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

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

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

**Windows:** • [Sliders](#) • [Casement](#)

**Glazing:** • [Double](#)

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

**Party walls:**

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

At third floor.

## Limitations

**Not included as part of a building inspection:** • Appliances

**Percent of foundation not visible:** • 80 %

## Recommendations

### General

15. • This inspection does not cover legal use as multiple unit home or fire code compliance.

### DOORS \ Doors and frames

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

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

**Location:** West First Floor

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor





13. Weatherstripping missing or ineffective

## **STAIRS \ Guardrails**

**17. Condition:** • [Missing](#)

Stairs to third floor are steep and lack guardrail.

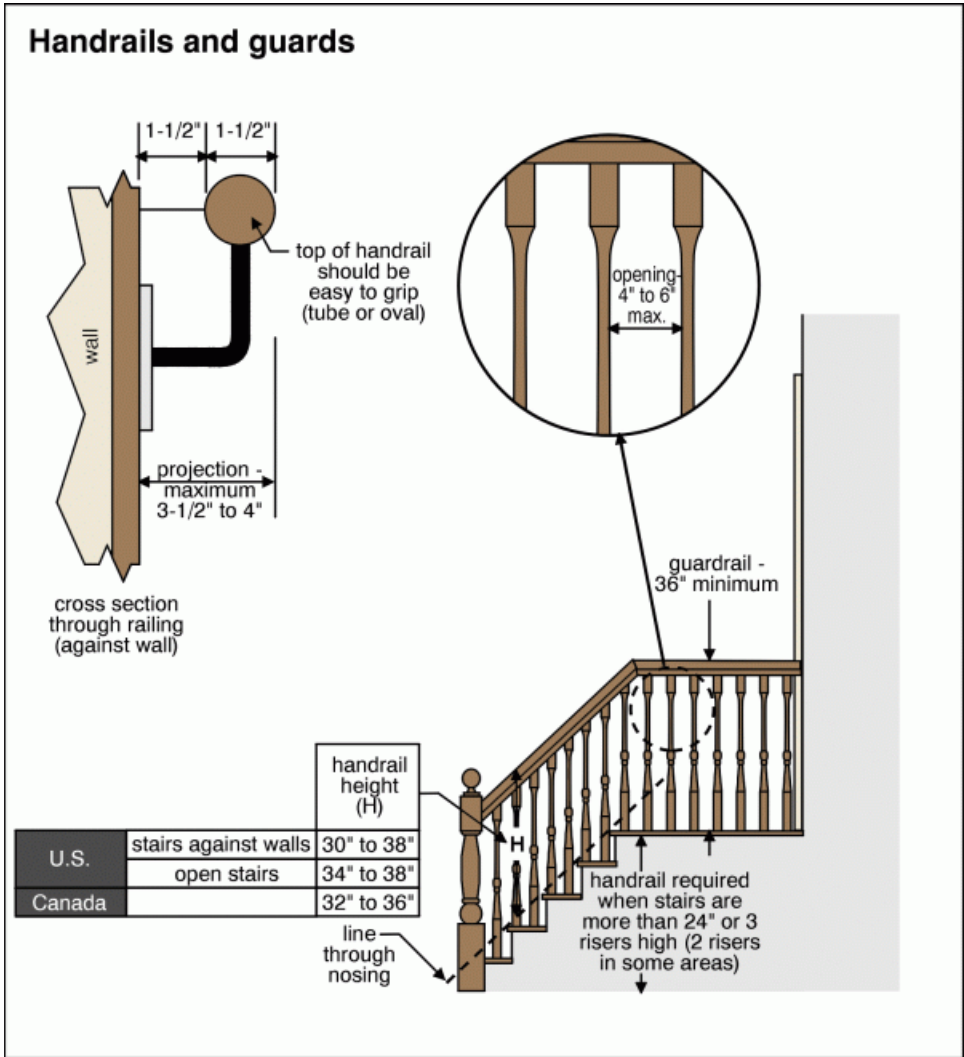
**Implication(s):** Fall hazard

**Location:** Third Floor Staircase

**Task:** Provide guardrail

**Time:** Immediate

**Cost:** Depends on approach





14. *Missing guardrail*

## **BASEMENT \ Wet basement - evidence**

### **18. Condition:** • [Efflorescence](#)

Typical efflorescence for this era and type of construction, no leakage noted. Introduce interior membrane of renovating basement.

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

**Location:** Various Basement

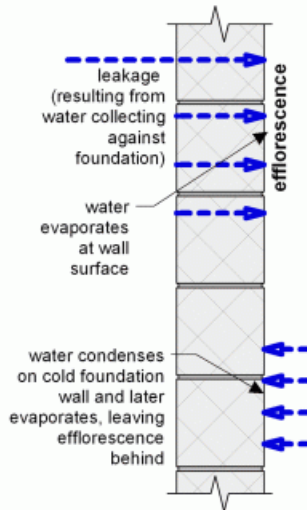
**Task:** Monitor

**Basement leakage clues - efflorescence**

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



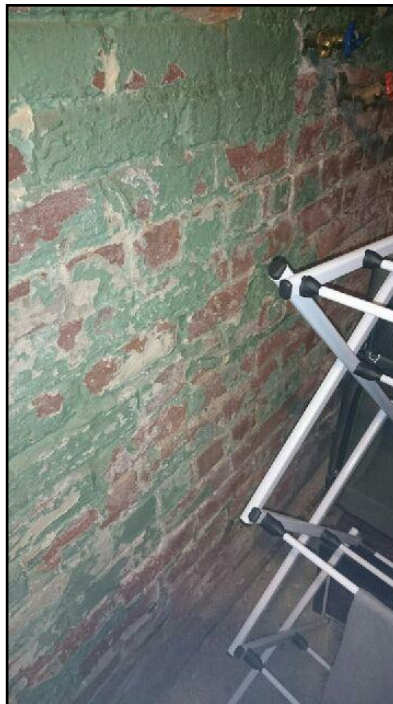
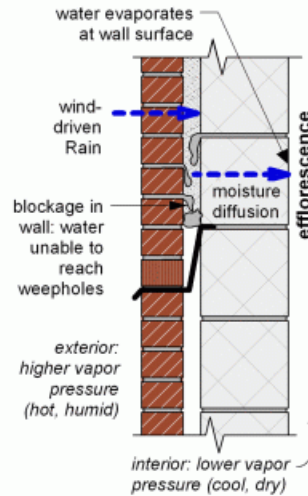
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



15. Efflorescence

**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