



# Your Inspection Report

46 Cowan Avenue  
Toronto, ON

**PREPARED FOR:**

KIM KEHOE  
LISTING AGENT

**INSPECTION DATE:**

Friday, July 8, 2016

**PREPARED BY:**

Scott Aitken

Aitken Home Inspections  
49 Riverdale Ave  
Toronto, ON m4k1c2

416 407-4663  
scottaitken@live.ca

July 8, 2016

Dear Kim Kehoe and Listing Agent,

RE: Report No. 1896  
46 Cowan 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](mailto:scottaitken@live.ca)

# AGREEMENT

Report No. 1896

46 Cowan Avenue, Toronto, ON July 8, 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

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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

Report No. 1896

46 Cowan Avenue, Toronto, ON July 8, 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 \ Trim

**Condition:** • Paint or stain needed

All wood areas need repair and maintenance. See STRUCTURE re n/w wall before working on lower wood siding at this area.

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

**Location:** Exterior

**Task:** Improve

**Time:** Immediate

**Cost:** \$3000 and up.

### WALLS \ Brick, stone and concrete

**Condition:** • [Cracked](#)

Typical minor cracks, not structurally significant, minor tuckpointing needed. These cracks indicate area where foundation is most vulnerable to water entry (where not already waterproofed).

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

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Unpredictable

**Cost:** \$1500

**Condition:** • [Bowling walls](#)

Installation of main floor walkout door may not have included necessary steel lintels to support brick above, wood siding serves as a water trap and prevents inspection for lintel. Remove wood and further evaluate. If lintel is present rebuild of brick above is needed at approx. \$3000.

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

**Location:** Northwest Exterior Wall

**Task:** Repair

**Time:** Unpredictable

**Cost:** \$3,000 - and up

### LANDSCAPING \ Driveway

**Condition:** • [Improper slope or drainage](#)

Driveway drains poorly, this side of building does not appear to have been waterproofed, consider excavation and waterproofing before replacing concrete.

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

**Location:** South Exterior

**Task:** Improve

# SUMMARY

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**Time:** See Interior**Cost:** Depends on approach

## LANDSCAPING \ Retaining wall

**Condition:** • [Rot or insect damage](#)

Retaining wall and step borders due for replacement. Recommend elimination of wood soil contact and use of masonry instead.

**Implication(s):** Weakened structure | Chance of movement**Location:** East Exterior**Task:** Replace**Time:** Immediate**Cost:** \$5000 and up

## Plumbing

### FIXTURES AND FAUCETS \ Bathtub enclosure

**Condition:** • [Leak](#)

Tub surround leaking at basement bathroom. Consider renovation of entire bathroom due to previous leakage.

**Implication(s):** Chance of water damage to contents, finishes and/or structure**Location:** Basement Bathroom**Task:** Repair or replace**Time:** Immediate**Cost:** Depends on approach

## Interior

### WALLS \ General

**Condition:** • Damaged

Indication of previous leakage throughout basement, waterproofing is evident at north side only. Recommend waterproofing of remaining portions of exterior and renovation of basement due to high probability of mould behind water damaged finishes.

**Implication(s):** Cosmetic defects**Location:** Various Basement**Task:** Improve**Time:** Unpredictable**Cost:** Consult contractor for cost

### BASEMENT \ Wet basements - corrective action noted

**Condition:** • [Recent exterior excavation](#)

Exterior waterproofing visible at north exterior. It is possible that other areas have been done, consult vendor. Additional waterproofing recommended at \$200 per linear foot.

**Implication(s):** Chance of water damage to contents, finishes and/or structure**Location:** North Exterior**Task:** Further evaluate

# SUMMARY

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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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**ROOFING**

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## Description

### Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles

Probability of leakage: • Low

## Limitations

Inspection performed: • By walking on roof

## Recommendations

### RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection. Roof recently stripped and resingled and in excellent condition.

# EXTERIOR

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## Description

**Gutter & downspout material:** • [Aluminum](#)  
**Downspout discharge:** • [Above grade](#)  
**Lot slope:** • [Flat](#)  
**Wall surfaces - wood:** • [Boards](#)  
**Wall surfaces - masonry:** • [Brick](#)  
**Wall surfaces and trim:** • [Slate](#) • [Asphalt shingles](#)  
**Soffit and fascia:** • [Wood](#)  
**Retaining wall:** • [Wood](#)  
**Driveway:** • Concrete • Gravel  
**Walkway:** • Interlocking brick  
**Deck:** • Wood  
**Porch:** • Wood

## Limitations

**Inspection limited/prevented by:** • Poor access under steps, deck, porch  
**Exterior inspected from:** • Ground level

## Recommendations

**WALLS \ Trim**  
**2. Condition:** • Paint or stain needed  
All wood areas need repair and maintenance. See STRUCTURE re n/w wall before working on lower wood siding at this area.  
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration  
**Location:** Exterior  
**Task:** Improve  
**Time:** Immediate  
**Cost:** \$3000 and up.

# EXTERIOR

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3. *Paint or stain needed*



4. *Paint or stain needed*

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

### **3. Condition:** • [Cracked](#)

Typical minor cracks, not structurally significant, minor tuckpointing needed. These cracks indicate area where foundation is most vulnerable to water entry (where not already waterproofed).

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

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Unpredictable

**Cost:** \$1500

# EXTERIOR

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5. Cracked



6. Cracked

**4. Condition:** • [Bowling walls](#)

Installation of main floor walkout door may not have included necessary steel lintels to support brick above, wood siding serves as a water trap and prevents inspection for lintel. Remove wood and further evaluate. If lintel is present rebuild of brick above is needed at aprox. \$3000.

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

**Location:** Northwest Exterior Wall

**Task:** Repair

**Time:** Unpredictable

**Cost:** \$3,000 - and up

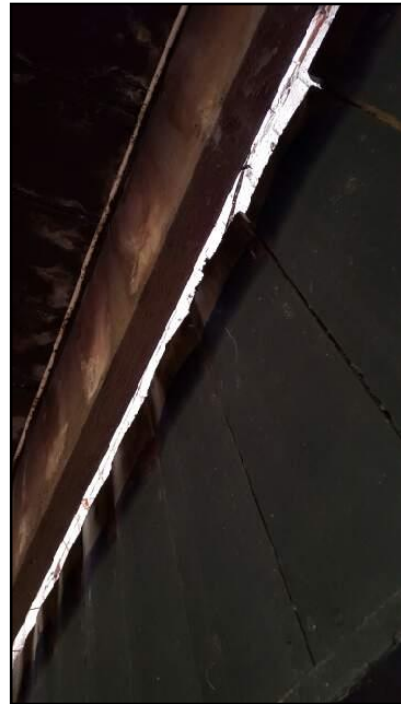
# EXTERIOR

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7. Bowing walls



8. Poor finish



9. Missing lintel?

## **WALLS \ Insulbrick and asphalt shingles**

5. Condition: • [Loose, missing or torn tabs](#)

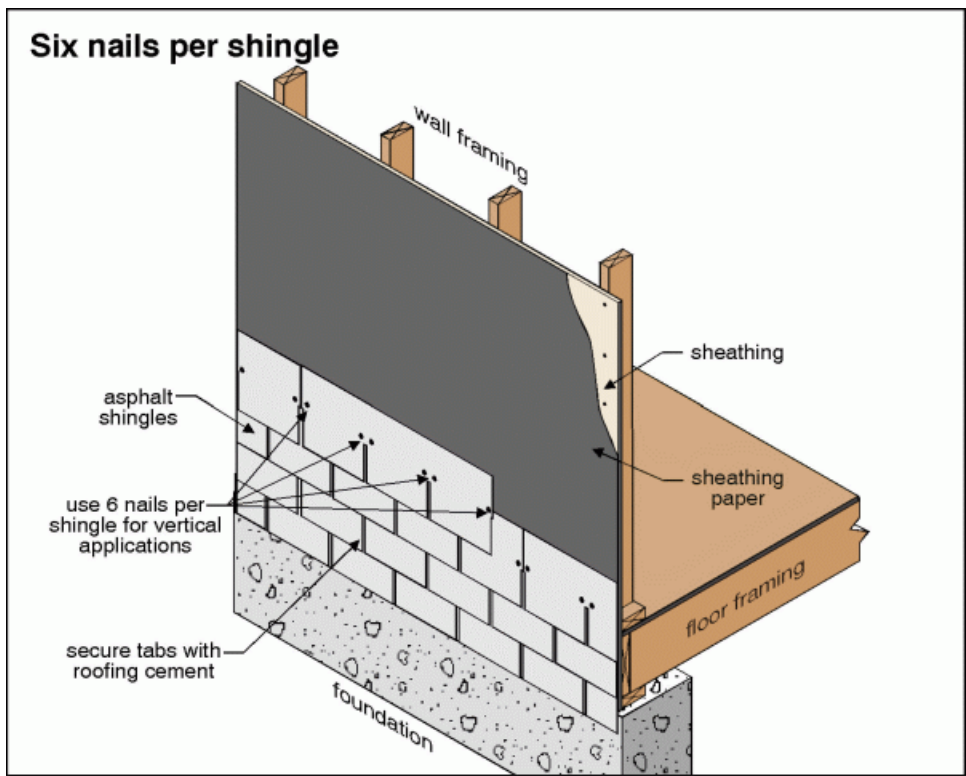
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: West Third Floor

Task: Repair

Time: Immediate

Cost: Minor



10. Loose, missing or torn tabs

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings**

6. Condition: • Trip hazard  
Vine growth has damaged west stairs.

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**Implication(s):** Trip or fall hazard

**Location:** West Exterior

**Task:** Replace

**Time:** Immediate

**Cost:** \$1,000



11. Trip hazard

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

7. **Condition:** • [Loose](#)

Strengthen railing at second floor deck.

**Implication(s):** Fall hazard

**Location:** North Second Floor

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



12. Loose

## LANDSCAPING \ Driveway

8. **Condition:** • [Improper slope or drainage](#)

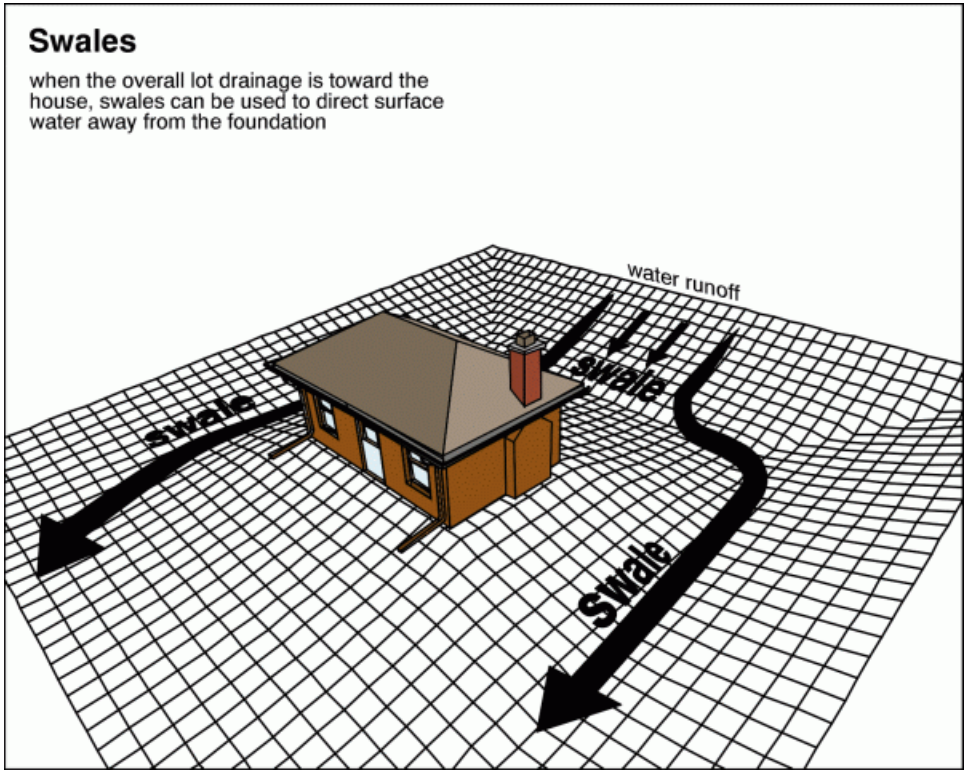
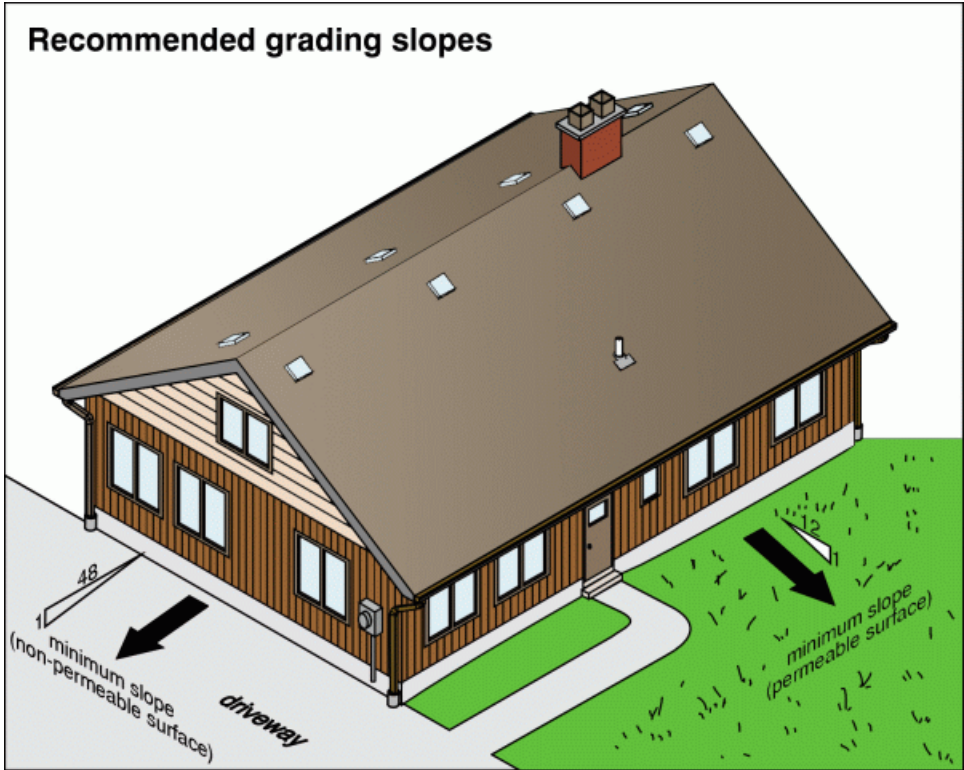
Driveway drains poorly, this side of building does not appear to have been waterproofed, consider excavation and waterproofing before replacing concrete.

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

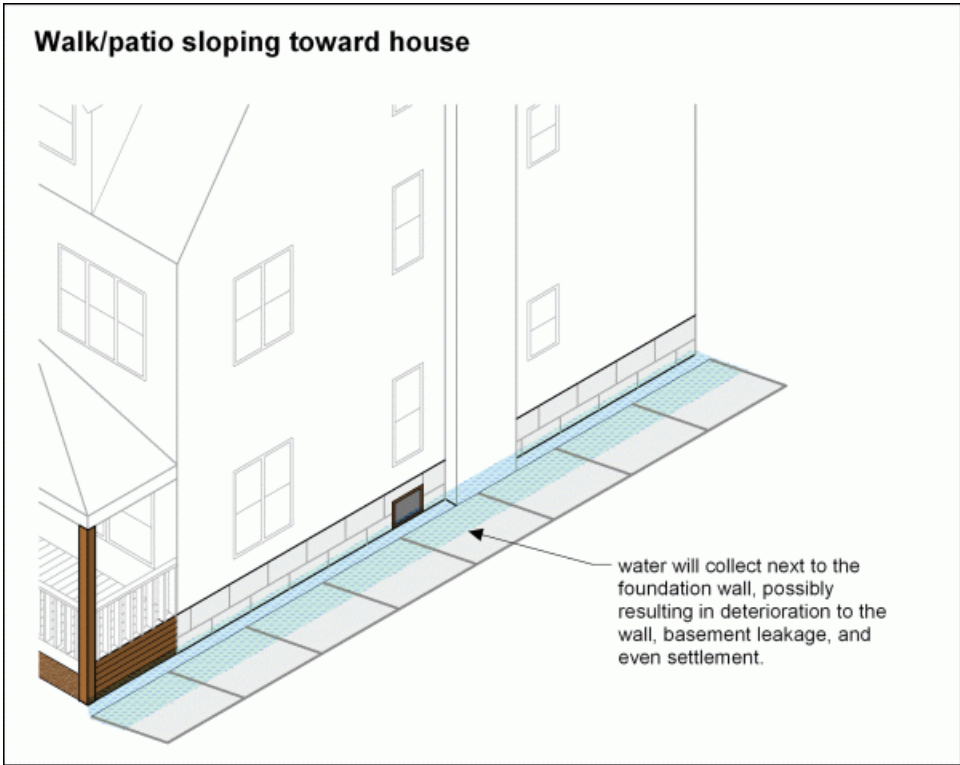
**Location:** South Exterior

**Task:** Improve

**Time:** See Interior  
**Cost:** Depends on approach







13. Improper slope or drainage

**LANDSCAPING \ Retaining wall**

9. Condition: • [Rot or insect damage](#)

Retaining wall and step borders due for replacement. Recommend elimination of wood soil contact and use of masonry

# EXTERIOR

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instead.

**Implication(s):** Weakened structure | Chance of movement

**Location:** East Exterior

**Task:** Replace

**Time:** Immediate

**Cost:** \$5000 and up



14. *Rot or insect damage*

# STRUCTURE

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## Description

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

## Limitations

- Attic/roof space:** • No access
- Percent of foundation not visible:** • 99 %

## Recommendations

### RECOMMENDATIONS \ Overview

- 10. Condition:** • See EXTERIOR re potentially missing lintel.

## 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:** • [Copper - water pipe](#)

**Distribution panel rating:** • [200 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):** • No GFCI

**Smoke detectors:** • [Present](#)

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

## Recommendations

### **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

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

Cover exposed wiring with conduit.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Protect

**Time:** Immediate

**Cost:** Minor



15. Exposed on walls or ceilings

## **DISTRIBUTION SYSTEM \ Outdoor wiring**

**12. Condition:** • Exterior wiring exposed to damage and contact by people.  
Cover exposed wiring with conduit.

**Location:** North Exterior Wall

**Task:** Protect

**Time:** Immediate

**Cost:** Minor



16. Exterior wiring exposed to damage and...

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

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

Recommend installation of gfcı receptacles at all wet locations.

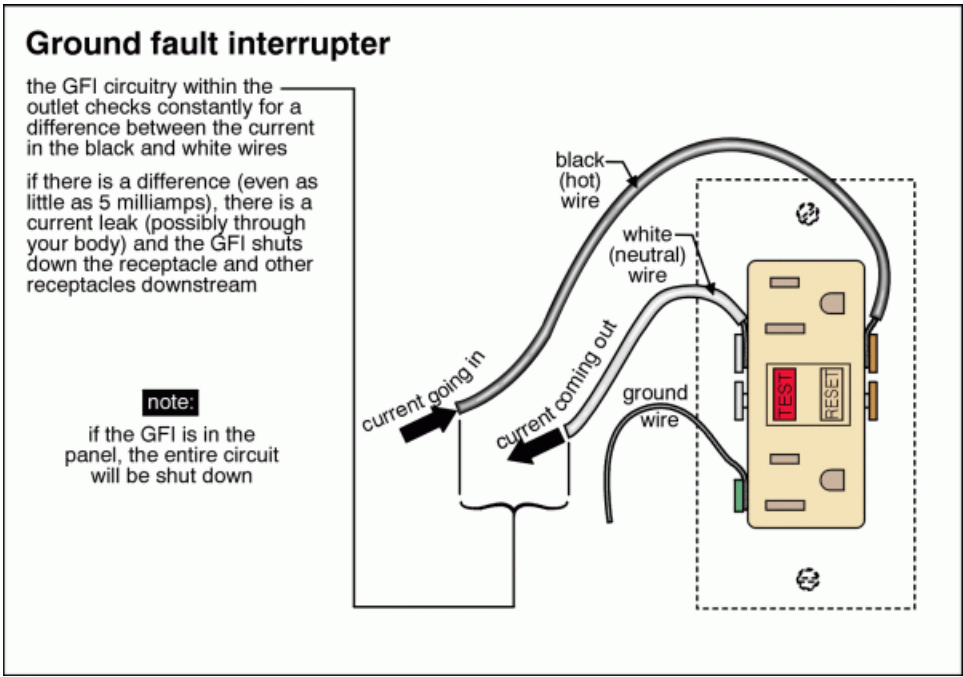
**Implication(s):** Electric shock

**Location:** Various

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



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

### 14. Condition: • [Too few outlets](#)

Extensive use of extension cords indication of insufficient outlets.

**Implication(s):** Nuisance

**Location:** Various

**Task:** Add

**Time:** When renovating



17. *Too few outlets*



## Description

Fuel/energy source: • [Gas](#)

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

Heat distribution: • [Radiators](#)

Approximate capacity: • 136,000 btu

Efficiency: • [High-efficiency](#)

Approximate age: • [6 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Auxiliary heat: • [Electric baseboard heater](#)

Fireplace:

• [Wood-burning fireplace](#)



18. Wood-burning fireplace

• [Coal-burning fireplace](#)

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19. Coal-burning fireplace

**Chimney/vent:**

- [Masonry](#)

For fireplaces only.

- Chimney liner:** • [Metal](#)

## Limitations

- Warm weather:** • Prevents testing heating effectiveness

## Recommendations

**FIREPLACE \ Firebox**

- 15. Condition:** • [Designed for coal. Consult a specialist before using.](#)

Second floor fireplace is not intended for wood. It has a separate metal lined flue if conversion to wood (or gas, different liner) is desired.

**Implication(s):** Hazardous combustion products entering home | Fire hazard

**Location:** Second Floor Living Room

**Task:** Further evaluate

**Time:** Before use

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Independent system](#)  
**Cooling capacity:** • [18,000 BTU/hr](#)  
**Compressor approximate age:** • 15 years  
**Failure probability:** • [Medium](#)

## Limitations

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

## Recommendations

### RECOMMENDATIONS \ Overview

**16. Condition:** • Clean filter and exterior unit.  
**Task:** Service Clean  
**Cost:** \$200

# INSULATION AND VENTILATION

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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](#)

## Limitations

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

## Recommendations

### RECOMMENDATIONS \ Overview

**17. 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:** • North • East • Basement

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

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

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

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 6 years

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

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

**Floor drain location:** • None found

**Backwater valve:** • Not present

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing

## Recommendations

### **FIXTURES AND FAUCETS \ Toilet**

**18. Condition:** • [Leak](#)

Leak from bidet handle is causing water damage at finishes in room below.

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

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



20. Leak

## **FIXTURES AND FAUCETS \ Bathtub enclosure**

**19. Condition:** • [Leak](#)

Tub surround leaking at basement bathroom. Consider renovation of entire bathroom due to previous leakage.

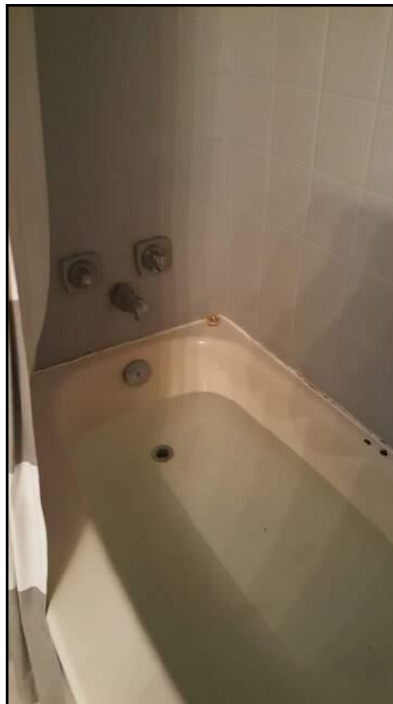
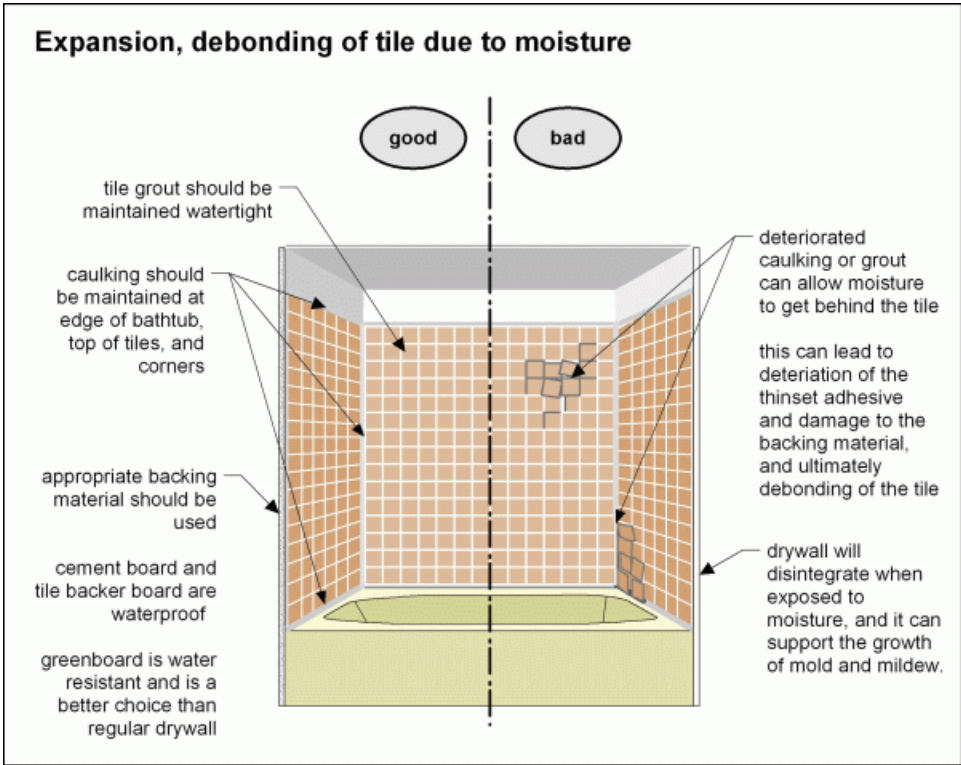
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement Bathroom

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Depends on approach



21. Leak

## Description

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

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

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

## Limitations

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

**Percent of foundation not visible:** • 99 %

## Recommendations

### General

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

### RECOMMENDATIONS \ Overview

**21. Condition:** • Typical minor cosmetic flaws present.

### WALLS \ General

**22. Condition:** • Damaged

Indication of previous leakage throughout basement, waterproofing is evident at north side only. Recommend waterproofing of remaining portions of exterior and renovation of basement due to high probability of mould behind water damaged finishes.

**Implication(s):** Cosmetic defects

**Location:** Various Basement

**Task:** Improve

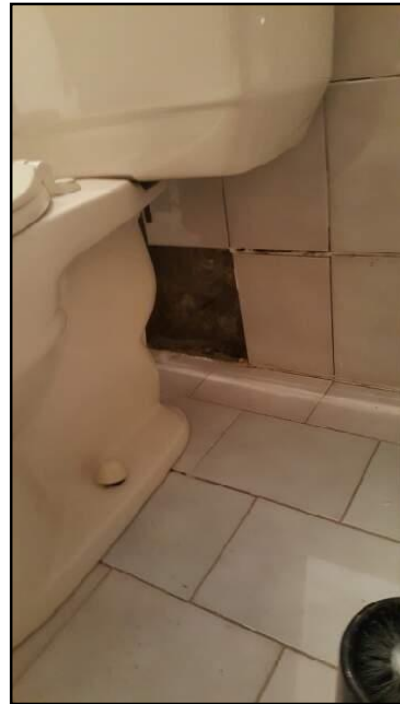
**Time:** Unpredictable

**Cost:** Consult contractor for cost





22. Damaged



23. Damaged



24. Damaged

**BASEMENT \ Wet basements - corrective action noted**

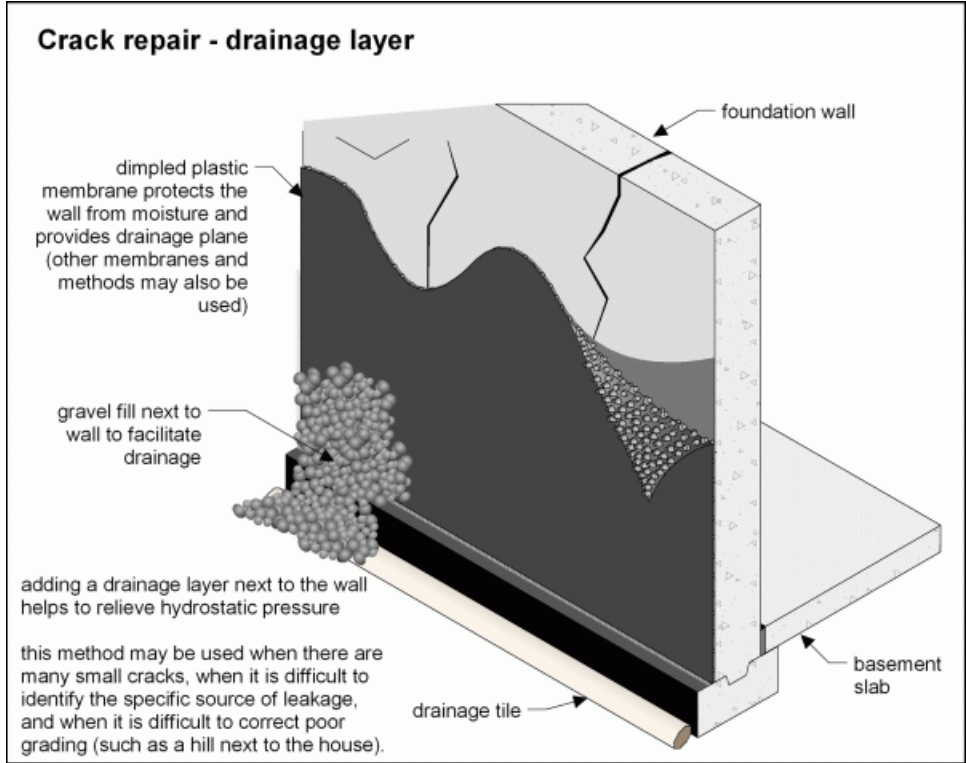
**23. Condition:** • [Recent exterior excavation](#)

Exterior waterproofing visible at north exterior. It is possible that other areas have been done, consult vendor. Additional waterproofing recommended at \$200 per linear foot.

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

**Location:** North Exterior

**Task:** Further evaluate



25. Recent exterior excavation

# INTERIOR

Report No. 1896

46 Cowan Avenue, Toronto, ON July 8, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**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