



Your Inspection Report

27 Grafton Avenue
Toronto, ON M6R 1C3

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Monday, September 11, 2017

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

September 11, 2017

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2292
27 Grafton Avenue
Toronto, ON
M6R 1C3

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. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

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

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

AGREEMENT

27 Grafton Avenue, Toronto, ON September 11, 2017

Report No. 2292

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. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

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 **North**.

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

GARAGE \ General

Condition: • Disrepair

Garage masonry and roof support structure in very poor condition.

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

Location: Garage

Task: Repair

Time: Immediate

Cost: Consult contractor for cost

Plumbing

SUPPLY PLUMBING \ Water service pipe

Condition: • [Old](#)

Main supply from street appears to be lead or gavanized steel. Contact city re potential for subsidized replacement.

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

Location: North Exterior

Task: Replace

Time: Discretionary

Cost: \$2,500 - and up

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Galvanized steel](#)

Galvanized steel visible at northwest basement, further access needed to determine amount present.

Implication(s): Reduced water pressure and volume

Location: Northwest Basement

Task: Replace

Time: Immediate

Cost: \$500 - and up

SUMMARY

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Interior

BASEMENT \ Wet basement - evidence

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

Typical dampness at basement for this area and era of construction. Monitor for need to install exterior membrane.

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

Location: Various Basement

Task: Monitor

Cost: \$200 per linear ft. 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

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face : • North

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

Flat roofing material:

• [Modified bitumen membrane](#)



1. Modified bitumen membrane



2. Modified bitumen membrane

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • Upper flat roof new, metal roof refurbished. Garage roof older but in good condition.

SLOPED ROOF FLASHINGS \ Roof/wall flashings

2. **Condition:** • Loose

Reseal roof/wall flashing at south addition.

Location: South Exterior

Task: Repair

Time: Immediate

Cost: Minor

ROOFING

27 Grafton Avenue, Toronto, ON September 11, 2017

Report No. 2292

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



3. Loose flashing

EXTERIOR

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces and trim: • [Vinyl siding](#)

Soffit and fascia: • [Wood](#) • [Aluminum](#)

Walkway: • Concrete

Deck: • Pressure-treated wood

Porch: • Wood • Composite

Patio: • Interlocking brick

Garage: • Masonry

Limitations

Inspection limited/prevented by: • Car in garage

No or limited access to: • Area below steps, deck, porches

Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • [Downspouts discharge too close to building](#)

Extend downspout further from porch column.

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

Location: Northeast Exterior

Task: Improve

Time: Unpredictable

Cost: Minor

EXTERIOR

27 Grafton Avenue, Toronto, ON September 11, 2017

Report No. 2292

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

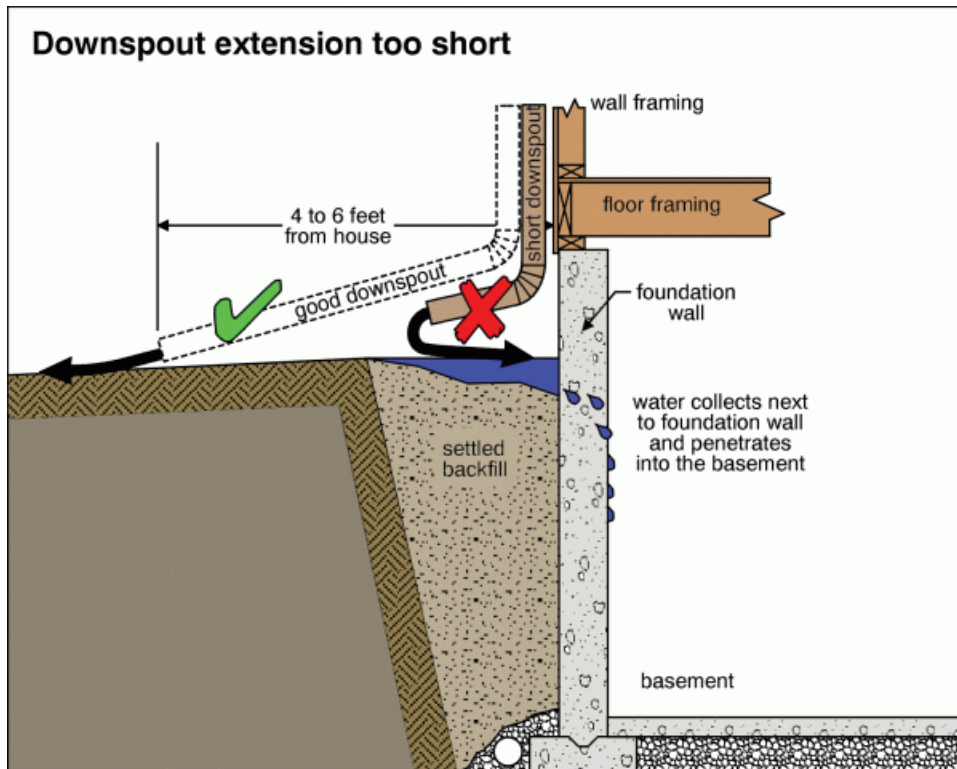
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



WALLS \ Vinyl siding

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

Ideally siding and wood structure would terminate above grade, to prevent moisture from contacting wood wall behind siding.

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

Location: South Exterior

Task: Improve

Time: Unpredictable

Cost: Consult contractor for cost

EXTERIOR

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

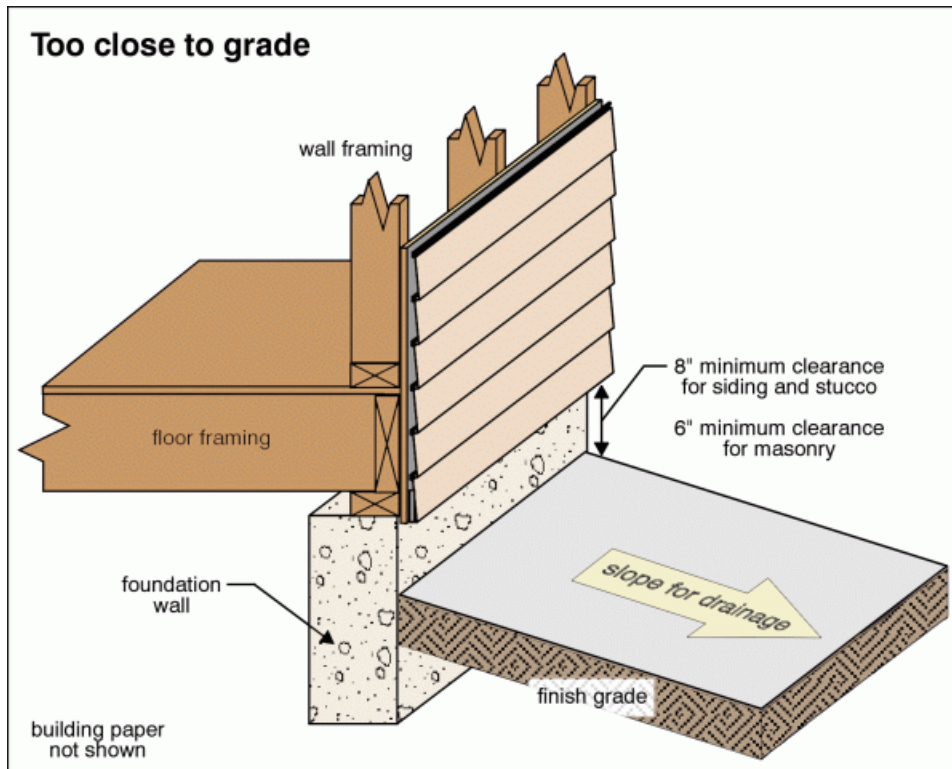
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4. Too close to grade

WALLS \ Brick, stone and concrete

5. Condition: • Seal utility entrance at wall.

EXTERIOR

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Seal wall against pest entry and heat loss.

Location: Northeast basement

Task: Repair

Time: Discretionary

Cost: Minor



5. Seal utility entrance at wall.

6. Condition: • [Cracked](#)

Typical minor cracks, not structurally significant, include with tuckpointing.

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

EXTERIOR

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6. Cracked

7. Condition: • [Mortar deterioration](#)

Typical tuckpointing needed.

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

Location: Various Exterior Wall

Task: Repair

Time: Unpredictable

Cost: \$2000

EXTERIOR

27 Grafton Avenue, Toronto, ON September 11, 2017

Report No. 2292

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

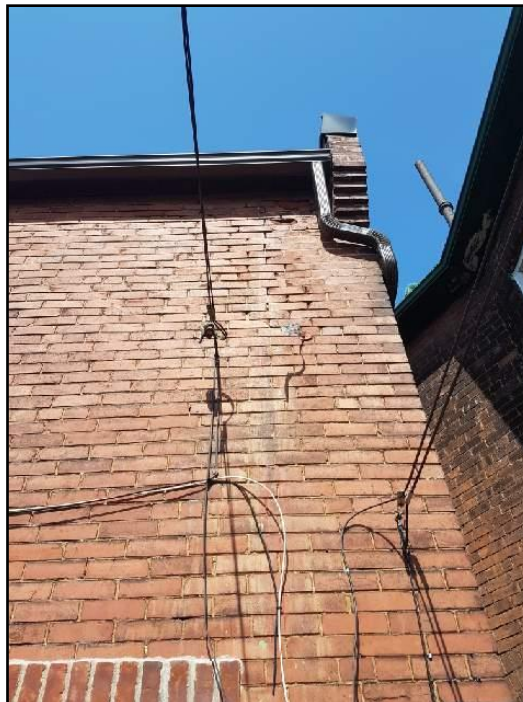
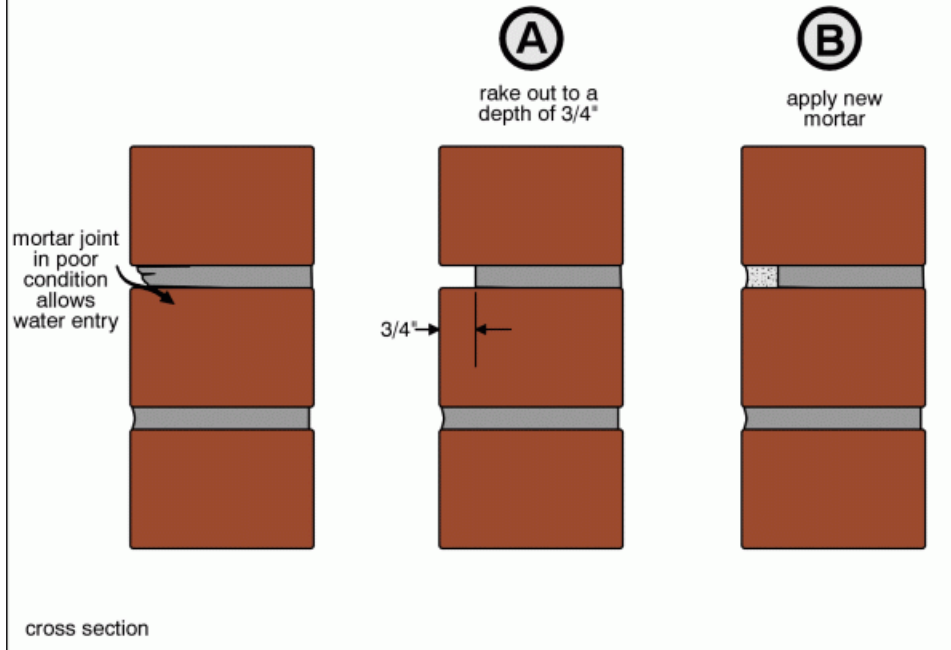
INSULATION

PLUMBING

INTERIOR

REFERENCE

Repointing



7. Mortar deterioration

GARAGE \ General

8. Condition: • Disrepair

Garage masonry and roof support structure in very poor condition.

EXTERIOR

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Location: Garage

Task: Repair

Time: Immediate

Cost: Consult contractor for cost



8. Disrepair



9. Disrepair

Description

Configuration: • [Basement](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Not visible

Party walls: • [Not visible](#)

Limitations

Attic/roof space:

• No access

Typical for this roofline.

Percent of foundation not visible: • 95 %

Recommendations

FLOORS \ Joists

9. Condition: • [Notches or holes](#)

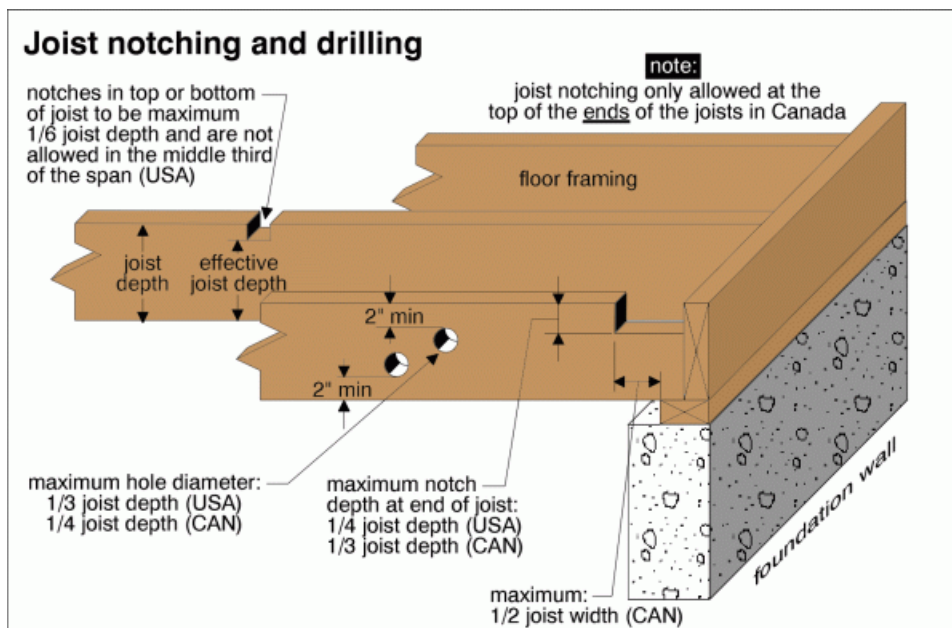
Implication(s): Weakened structure

Location: Various Basement

Task: Repair

Time: Unpredictable

Cost: Depends on approach





10. Notches or holes

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 - upgraded](#)

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No electrical recommendations are offered as a result of this inspection.

All visible wiring in good condition.

HEATING

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Approximate age: • [New](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Auxiliary heat: • Electric radiant floor heat at bathroom.

Note: Basement

Auxiliary heat:

• [Electric heater](#)

Towel bar ant second floor washroom.

Chimney/vent:

• [Masonry](#)

For water heater only.

• High temperature plastic

Furnace only

• Sidewall venting

Furnace only

Chimney liner:

• [Metal](#)

For water heater only.

Limitations

Warm weather: • Prevents testing heating effectiveness

Recommendations

GAS FURNACE \ Ducts, registers and grilles

11. Condition: • [Disconnected ducts](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Southwest Kitchen

Task: Reconnect

Time: Discretionary

Cost: Minor

HEATING

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

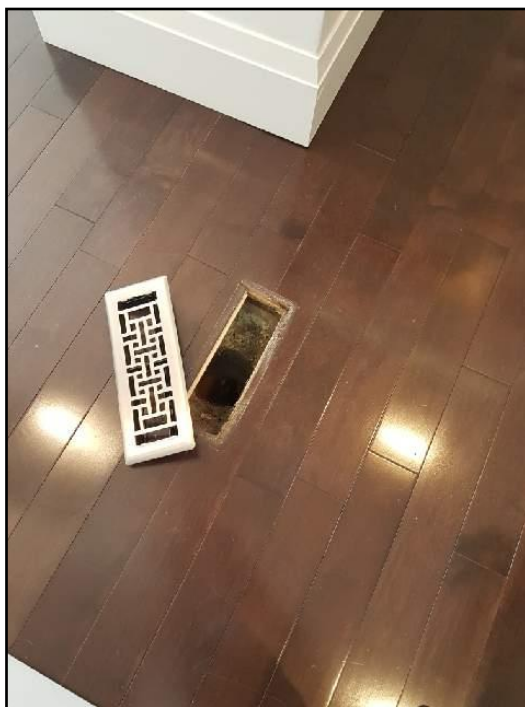
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



11. *Disconnected ducts*

COOLING & HEAT PUMP

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • [Air cooled](#)

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

Compressor approximate age: • 1 year

Failure probability: • [Low](#)

Limitations

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

Recommendations

AIR CONDITIONING \ Ducts, registers and grilles

12. Condition: • [Disconnected or leaking](#)

See HEATING

Implication(s): Increased cooling costs | Reduced comfort

INSULATION AND VENTILATION

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Roof vent](#)

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

Wall insulation amount/value: • [R-12](#) • Spot checked only

Wall air/vapor barrier: • Plastic

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

Foundation wall insulation amount/value: • 0-12

Foundation wall air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • Roof space

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Water supply source: • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

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

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

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

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

Tank capacity: • 151 liters

Water heater approximate age: • 6 years

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

Waste disposal system: • Not determined

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

Floor drain location: • Utility room

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

SUPPLY PLUMBING \ Water service pipe

14. Condition: • [Old](#)

Main supply from street appears to be lead or gavanized steel. Contact city re potential for subsidized replacement.

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

Location: North Exterior

Task: Replace

Time: Discretionary

Cost: \$2,500 - and up



12. Old

SUPPLY PLUMBING \ Supply piping in building

15. Condition: • [Galvanized steel](#)

Galvanized steel visible at northwest basement, further access needed to determine amount present.

Implication(s): Reduced water pressure and volume

Location: Northwest Basement

Task: Replace

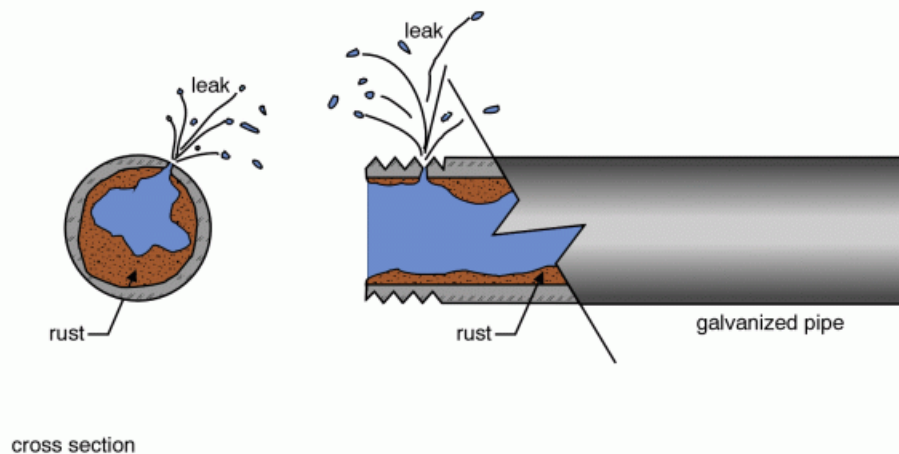
Time: Immediate

Cost: \$500 - and up

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



13. Galvanized steel

WASTE PLUMBING \ Drain piping - performance

16. Condition: • [Rust](#)

Original cast iron waste piping remaining in use to second floor washroom.

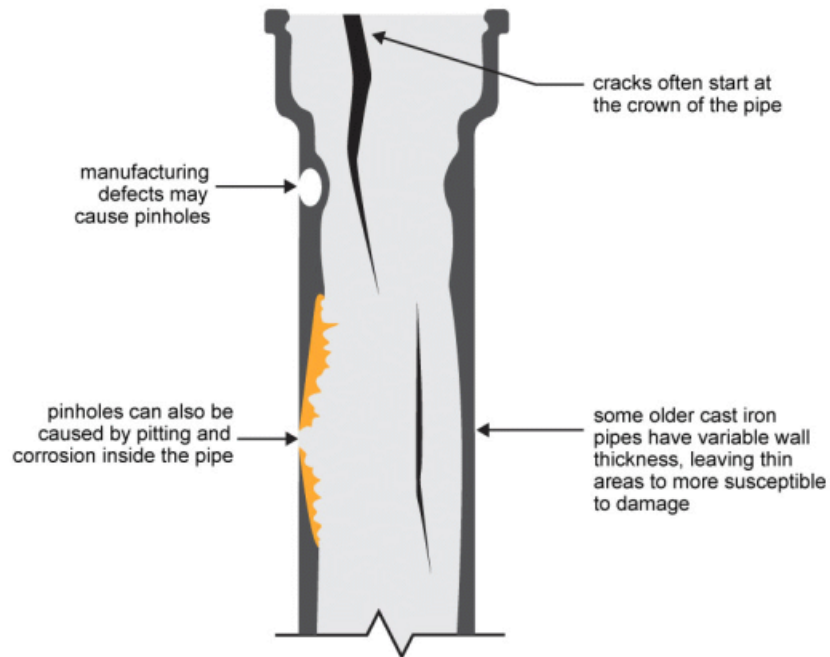
Implication(s): Sewage entering the building

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost

Pinholing and cracks in cast iron stacks



14. Rust

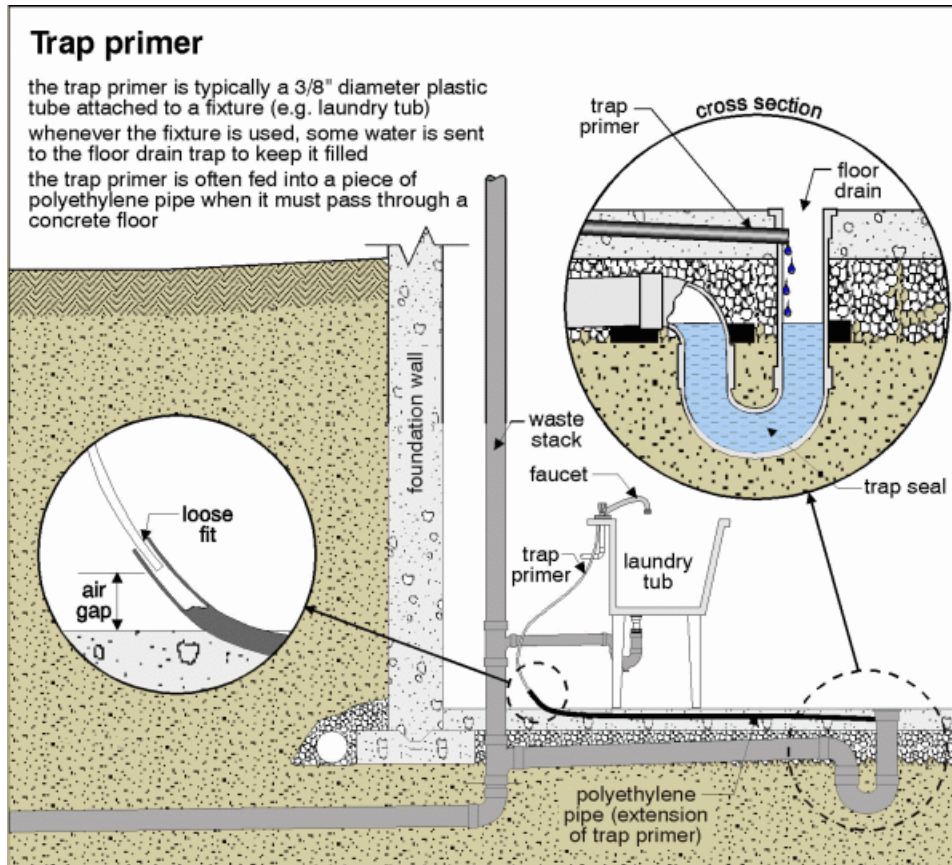
WASTE PLUMBING \ Floor drain

17. Condition: • [No primer or poor primer arrangement](#)

Add water periodically to floor drain to prevent odours. Add primer if renovating in future.

Implication(s): Sewer gases entering the building

Location: South Basement



Description

Major floor finishes: • [Hardwood](#) • [Laminate](#)
Major wall finishes: • [Plaster/drywall](#)
Major ceiling finishes: • [Plaster/drywall](#)
Windows: • [Single/double hung](#) • [Sliders](#) • [Casement](#)
Glazing: • [Double](#) • [Primary plus storm](#)
Exterior doors - type/material: • Hinged • [Metal](#) • [Plastic/fiberglass](#)
Party walls: • [Not visible](#)

Limitations

Inspection limited/prevented by: • New finishes/paint
Not included as part of a building inspection: • Appliances
Percent of foundation not visible: • 95 %

Recommendations

STAIRS \ Guardrails

18. Condition: • [Missing](#)

Implication(s): Fall hazard

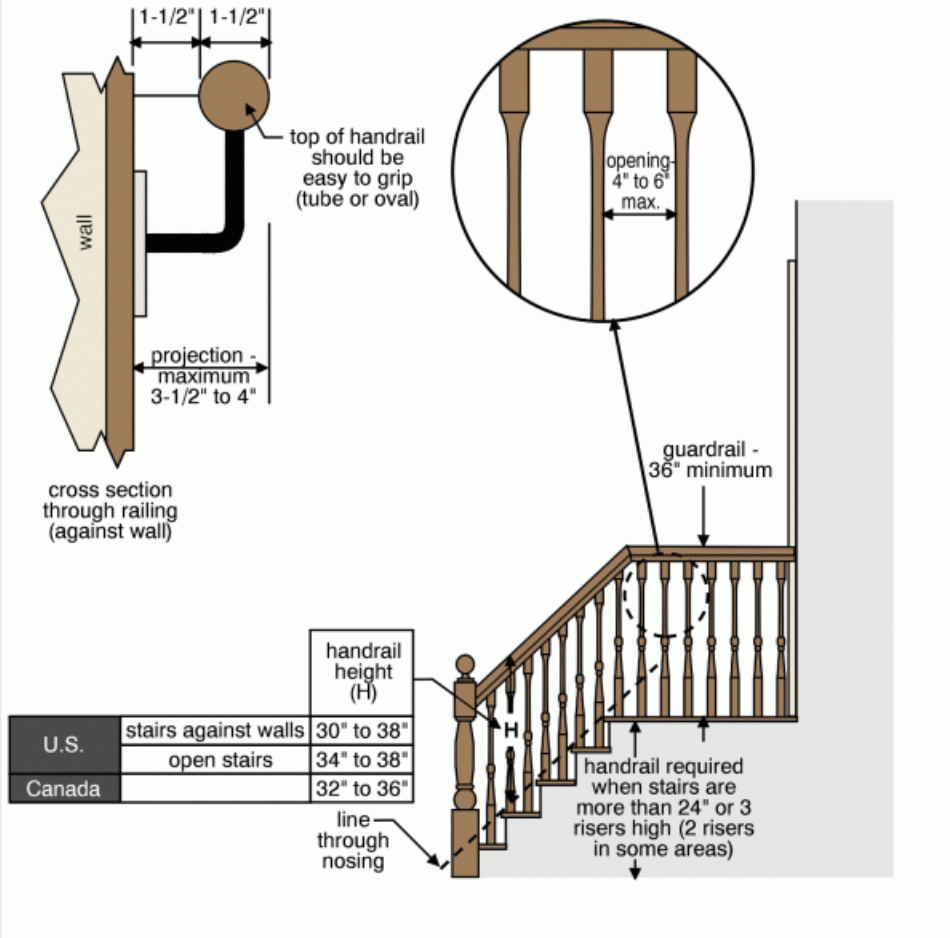
Location: Second Floor Staircase

Task: Provide

Time: Immediate

Cost: Depends on approach

Handrails and guards





15. Missing guardrail

BASEMENT \ Wet basement - evidence

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

Typical dampness at basement for this area and era of construction. Monitor for need to install exterior membrane.

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

Location: Various Basement

Task: Monitor

Cost: \$200 per linear ft. and up

INTERIOR

Report No. 2292

27 Grafton Avenue, Toronto, ON September 11, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

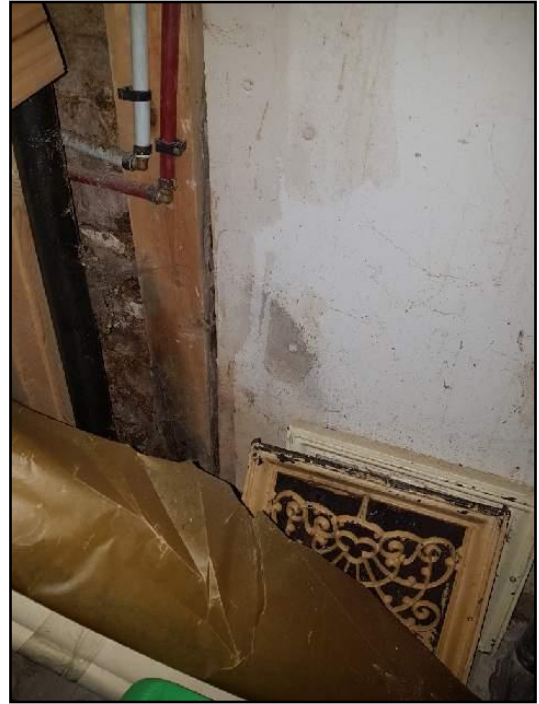
PLUMBING

INTERIOR

REFERENCE



16. Dampness on floor or walls



17. 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