



Your Inspection Report

4 Garden Avenue
Toronto, ON M6R 1H6

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Monday, October 16, 2017

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

October 17, 2017

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2328
4 Garden Avenue
Toronto, ON
M6R 1H6

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. 2328

4 Garden Avenue, Toronto, ON October 16, 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

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4 Garden Avenue, Toronto, ON October 16, 2017

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

4 Garden Avenue, Toronto, ON October 16, 2017

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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. 2328

4 Garden Avenue, Toronto, ON October 16, 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 **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](#)

Heating

RECOMMENDATIONS \ Overview

Condition: • Middle and north second floor rooms, and basement washroom do not have a heat source.

Location: Various

Task: Improve

Time: Discretionary

Cost: Consult contractor for cost

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](#)

Reshingled 2017.



1. *Asphalt shingles*

Flat roofing material:

- [Modified bitumen membrane](#)



2. *Modified bitumen membrane*

ROOFING

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Limitations

Inspection performed: • By walking on roof

Recommendations

FLAT ROOFING \ Modified bitumen

1. Condition: • [Leak](#)

Patch needed at garage.

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

Location: Northwest Garage

Task: Repair

Time: Immediate

Cost: Minor



3. Leak

EXTERIOR

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Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

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

Wall surfaces - masonry: • [Brick](#)

Retaining wall: • [Wood](#)

Walkway: • Concrete • Flagstone

Deck: • Pressure-treated wood

Porch: • Wood

Limitations

Inspection limited/prevented by: • New finishes/paint/trim • Storage in garage • Poor access under steps, deck, porch

Recommendations

WALLS \ Brick, stone and concrete

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

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

Location: West exterior

Task: Repair

Time: Regular maintenance

Cost: Minor

EXTERIOR

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4. Parging damaged or missing

WINDOWS \ General

3. Condition: • Paint and Caulking - deteriorated / missing

Basement window frame needs finishing.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: South Basement

Task: Improve

Time: Unpredictable

Cost: Minor



5. Paint and Caulking - deteriorated / missing

EXTERIOR

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EXTERIOR GLASS/WINDOWS \ Frames

4. Condition: • Rot

Some rot at wood sills of windows.

Implication(s): Material deterioration

Location: South Exterior

Task: Repair or replace

Time: Unpredictable

Cost: Consult contractor for cost



6. Rot

BASEMENT WALKOUTS \ General

5. Condition: • Drain trapped at exterior. This can lead to freezing and drain back up. Keep salted at present, relocate trap to interior if renovating.

Location: Northwest Exterior

Task: Monitor



7. Drain trapped at exterior. This can lead to...

EXTERIOR

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LANDSCAPING \ Walkway

6. Condition: • [Uneven \(trip hazard\)](#)

Fill gap at front walk.

Implication(s): Physical injury

Location: South Exterior

Task: Improve

Time: Immediate

Cost: Minor



8. Uneven (trip hazard)

GARAGE \ General

7. Condition: • Typical low quality structure

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

EXTERIOR

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9. Siding incomplete



10. Wood soil contact



11. Sistered joists not supported

Description

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Rafters • Not visible

Party walls: • [Not visible](#)

Limitations

Attic/roof space: • No access

Percent of foundation not visible: • 100 %

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • All visible structural members in good condition.

9. Condition: • No structure recommendations are offered as a result of this inspection.

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

10. Condition: • [Double taps](#)

Rewire double taps if nuisance tripping occurs.

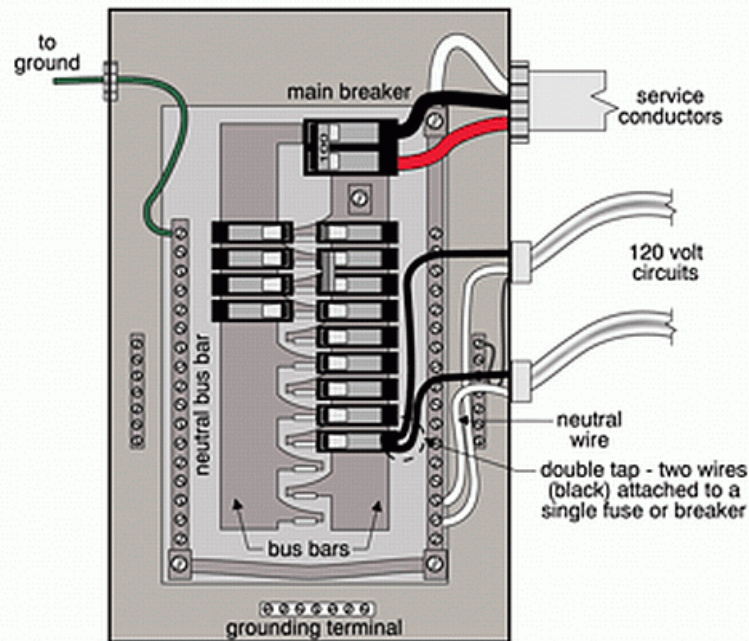
Location: Basement Panel

Task: Improve

Time: Unpredictable

Cost: Minor

Double tapping (double lugging)



12. Double taps

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

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

ELECTRICAL

Report No. 2328

4 Garden Avenue, Toronto, ON October 16, 2017

SUMMARY

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Implication(s): Electric shock

Location: Southwest Basement

Task: Protect

Time: Immediate

Cost: Minor



13. *Exposed on walls or ceilings*

DISTRIBUTION SYSTEM \ Outdoor wiring

12. Condition: • Exterior wiring exposed to damage and contact by people.

Location: Exterior Wall

Task: Protect

Time: Immediate

Cost: Minor



14. Exterior wiring exposed to damage and...



15. Exterior wiring exposed to damage and...

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

13. Condition: • [Above electric baseboard heaters](#)

Relocate outlet over baseboard heater.

Implication(s): Increased fire hazard

Location: South Basement

Task: Improve

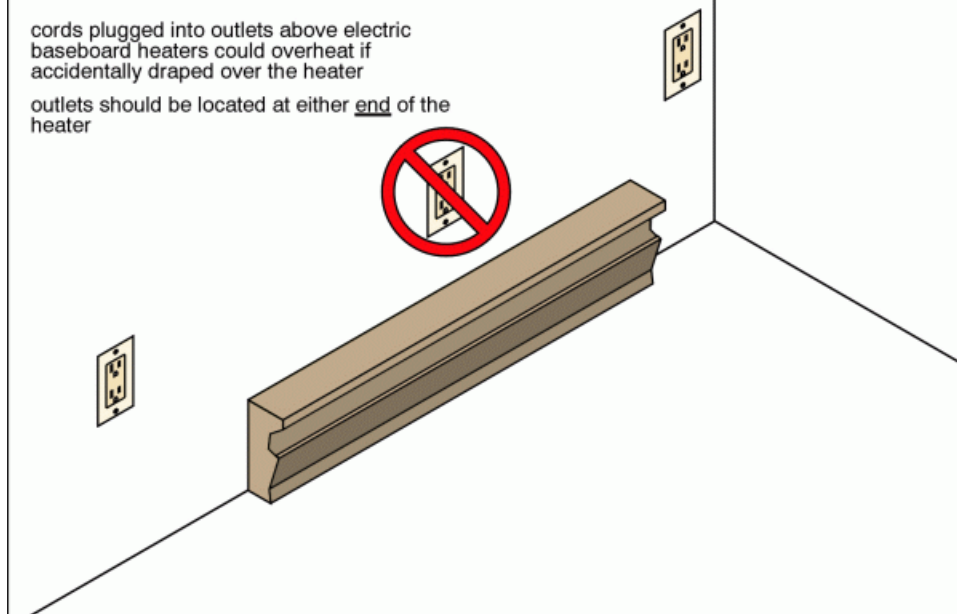
Time: Immediate

Cost: Minor

Outlets should not be above electric baseboard heaters

cords plugged into outlets above electric baseboard heaters could overheat if accidentally draped over the heater

outlets should be located at either end of the heater



16. Above electric baseboard heaters

Description

System type:

- Electric baseboard heaters
 - [Space heaters](#)
- 38400 btu



17. Space heater

- [Heat pump](#)
- [Electric radiant heat](#)

Fuel/energy source: • [Gas](#) • [Electricity](#)

Heat distribution: • [Baseboards](#) • [Electric radiant heat](#)

Approximate age: • 7-9 years old.

Main fuel shut off at: • Basement

Failure probability: • [Low](#)

Chimney/vent: • Sidewall venting

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

14. **Condition:** • Middle and north second floor rooms, and basement washroom do not have a heat source.

Location: Various

Task: Improve

Time: Discretionary

Cost: Consult contractor for cost

COOLING & HEAT PUMP

Report No. 2328

4 Garden Avenue, Toronto, ON October 16, 2017

SUMMARY

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Description

Air conditioning type:

- [Independent system](#)

x2

Cooling capacity: • 12,000 Btu/hr

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

Compressor approximate age: • 7 years

Failure probability: • [Low](#)

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

15. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

Report No. 2328

4 Garden Avenue, Toronto, ON October 16, 2017

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ROOFING

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Description

Attic/roof insulation material: • Not determined

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](#)

Foundation wall air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • Roof space

Recommendations

RECOMMENDATIONS \ Overview

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

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: • South • East • Basement

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

Water heater type: • [Tankless/indirect](#)

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

Water heater approximate age: • 9 years

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

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

Pumps:

• [Sump pump](#)



18. *Sump pump*

Floor drain location: • Center of basement

Backwater valve: • Not visible

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

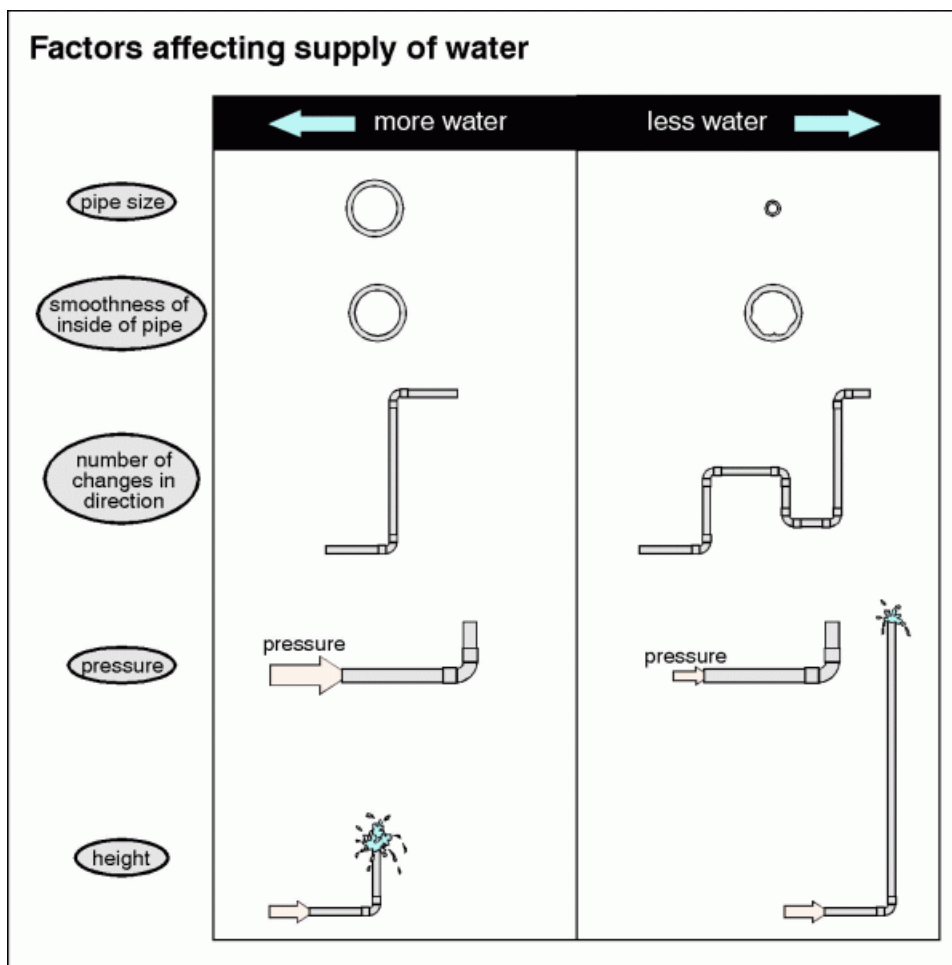
SUPPLY PLUMBING \ Water service pipe

17. Condition: • [Low pressure](#)

Contact city to determine if subsidized replacement of water main is available.

Implication(s): Reduced water pressure and volume

Task: Further evaluation



WASTE PLUMBING \ Drain piping - performance

18. Condition: • Suggest video inspection of main drains from house to street due to age. \$200

Task: Further evaluation

Time: Unpredictable

Cost: \$200

19. Condition: • [Leak](#)

Minor leak at clean out at base of stack, vendor to repair.

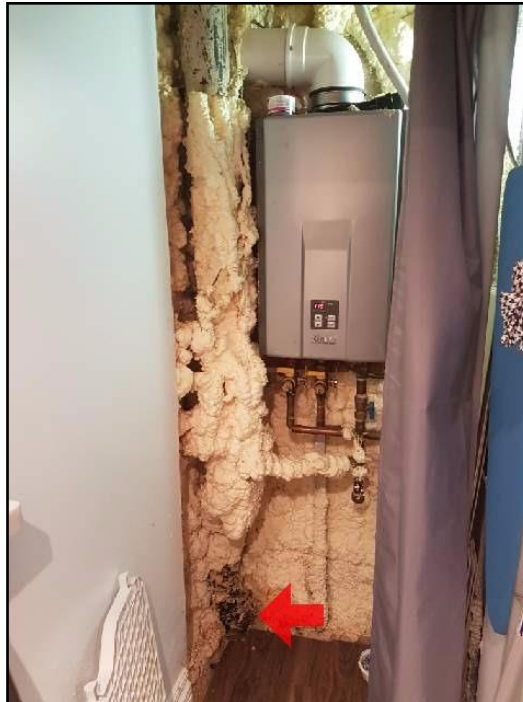
Implication(s): Sewage entering the building

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



19. Leak

WASTE PLUMBING \ Venting system**20. Condition:** • [Poor vent pipe arrangements](#)

ABS pipe at north wall appears to be venting for kitchen drains, enlarge and extend if necessary.

Implication(s): Sewer gases entering the building

Location: North Exterior Wall

Task: Monitor



20. *Poor vent pipe arrangements*

Description

Major floor finishes: • [Laminate](#) • Vinyl

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

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

Windows: • [Fixed](#) • [Casement](#)

Glazing: • [Double](#)

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

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: • 100 %

Recommendations

STAIRS \ Guardrails

21. Condition: • [Missing](#)

Implication(s): Fall hazard

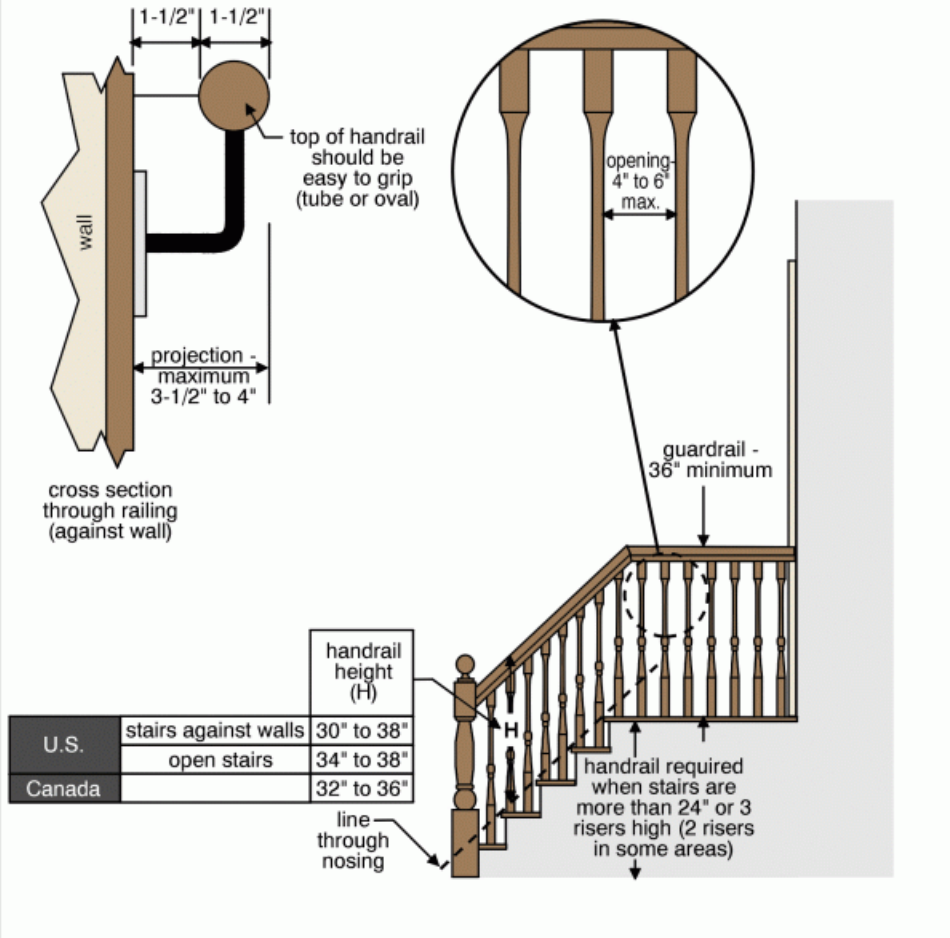
Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Minor

Handrails and guards





21. *Missing guardrail*

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