



Your Inspection Report

135 Cowan Avenue
Toronto, ON M6K 2N1

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Friday, November 10, 2017

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

November 14, 2017

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2354, v.3
135 Cowan Avenue
Toronto, ON
M6K 2N1

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. 2354, v.3

135 Cowan Avenue, Toronto, ON November 10, 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

135 Cowan Avenue, Toronto, ON November 10, 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. 2354, v.3

135 Cowan Avenue, Toronto, ON November 10, 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 **West**.

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

BASEMENT WALKOUTS \ General

Condition: • [Step and landing problems](#)

Uneven and cracked steps at basement walkout should be replaced if this access to basement is to be used.

Implication(s): Trip or fall hazard

Location: Southeast Exterior Staircase

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost

Heating

GAS FURNACE \ Life expectancy

Condition: • [Near end of life expectancy](#)

Furnace is 19 years old, budget for replacement in next few years.

Implication(s): Equipment failure | No heat for building

Location: Basement Furnace Room

Task: Replace

Time: Unpredictable

Cost: \$4500

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

The home is considered to face : • West

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

- [Slate shingles](#)



2. Slate shingles

Flat roofing material:

- [Modified bitumen membrane](#)

ROOFING

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3. Modified bitumen membrane



4.

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Deck

Note: Lower flat roof not inspected, consider lifting several deck boards to inspect.

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Near end of life expectancy](#)

Small section of roof at walk out is near end of life expectancy, balance of roof areas in good condition.

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

Location: East Third Floor

Task: Replace

Time: Aprox. 2-3 years

Cost: Minor

ROOFING

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5. *Near end of life expectancy*

EXTERIOR

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Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit and fascia: • [Wood](#)

Wall surfaces and trim: • [Asphalt shingles](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Interlocking brick

Deck: • Pressure-treated wood

Porch: • Pressure treated wood • Brick

Balcony: • Pressure-treated wood

Patio: • Interlocking brick

Limitations

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

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • [Missing](#)

Replace missing section of eavestrough at southwest party wall.

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

Location: Southwest Exterior

Task: Replace

Time: Unpredictable

Cost: Minor

WALLS \ Brick, stone and concrete

3. Condition: • [Cracked](#)

Minor tuckpointing needed.

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

Location: Southeast Exterior Wall

Task: Repair

Time: Unpredictable

Cost: Minor

EXTERIOR

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6. Cracked

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

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

Location: Southeast Exterior Wall

Task: Improve

Time: Discretionary

Cost: \$1,000



7. Parging damaged or missing

BASEMENT WALKOUTS \ General**5. Condition:** • [Step and landing problems](#)

Uneven and cracked steps at basement walkout should be replaced if this access to basement is to be used.

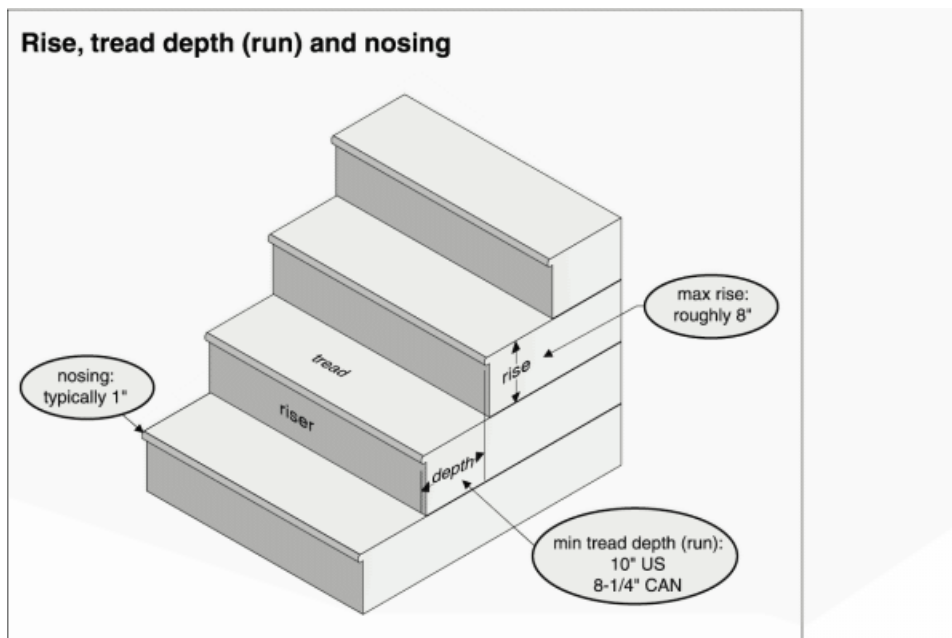
Implication(s): Trip or fall hazard

Location: Southeast Exterior Staircase

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost



EXTERIOR

Report No. 2354, v.3

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8. Step and landing problems

Description

General: • Basement lowered.

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Poured concrete](#) • [Stone](#)

Floor construction: • [Joists](#) • Subfloor - plank

Exterior wall construction: • [Masonry](#)

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

Party walls: • [Masonry](#)

Limitations

Attic/roof space:

• No access

Typical for this roofline.

Percent of foundation not visible: • 90 %

Recommendations

RECOMMENDATIONS \ Overview

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

7. 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 type and location: • [Breakers - basement](#)

Distribution panel rating: • [100 Amps](#)

Auxiliary panel (subpanel) rating: • [100 Amps](#)

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 - panel](#)

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

8. Condition: • Poor location of gfci at basement bathroom. Bring to outside of cabinet.

Location: Basement Bathroom

Task: Improve

Time: Immediate

Cost: Minor

9. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Recommend gfci receptacles at all wet locations, including kitchen.

Implication(s): Electric shock

Location: Kitchen

Task: Replace

Time: Immediate

Cost: Minor

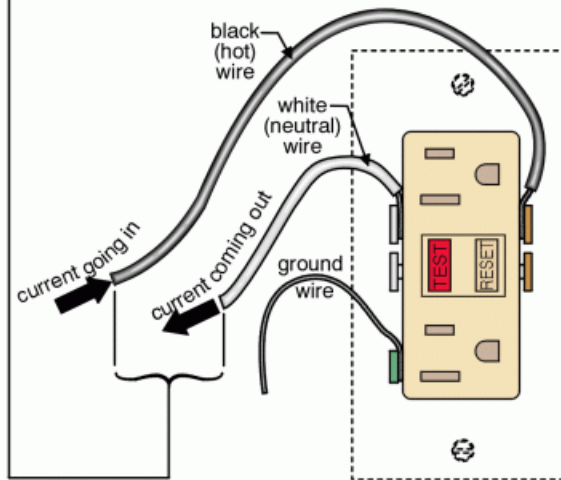
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



DISTRIBUTION SYSTEM \ Switches

10. Condition: • Three ways missing at stairs.

Location: Basement Staircase

Task: Provide

Time: Discretionary

Cost: \$500 and up

HEATING

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Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [18 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Fireplace/stove:

• [Gas fireplace](#)



9. Gas fireplace



10. Gas fireplace



11. Gas fireplace

Chimney/vent:

- [Masonry](#)

First floor fireplace

- [Metal](#)

Second floor fireplace.

- ABS plastic

Furnace only.

- Sidewall venting

For furnace, water heater, and third floor fireplace.

Chimney liner: • [Metal](#)

Combustion air source: • Interior of building

Limitations

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

Recommendations

GAS FURNACE \ Life expectancy

11. Condition: • [Near end of life expectancy](#)

Furnace is 19 years old, budget for replacement in next few years.

Implication(s): Equipment failure | No heat for building

Location: Basement Furnace Room

Task: Replace

Time: Unpredictable

Cost: \$4500

GAS FURNACE \ Mid- and high-efficiency gas furnace

12. Condition: • [Condensate problems](#)

Minor condensate drip present.

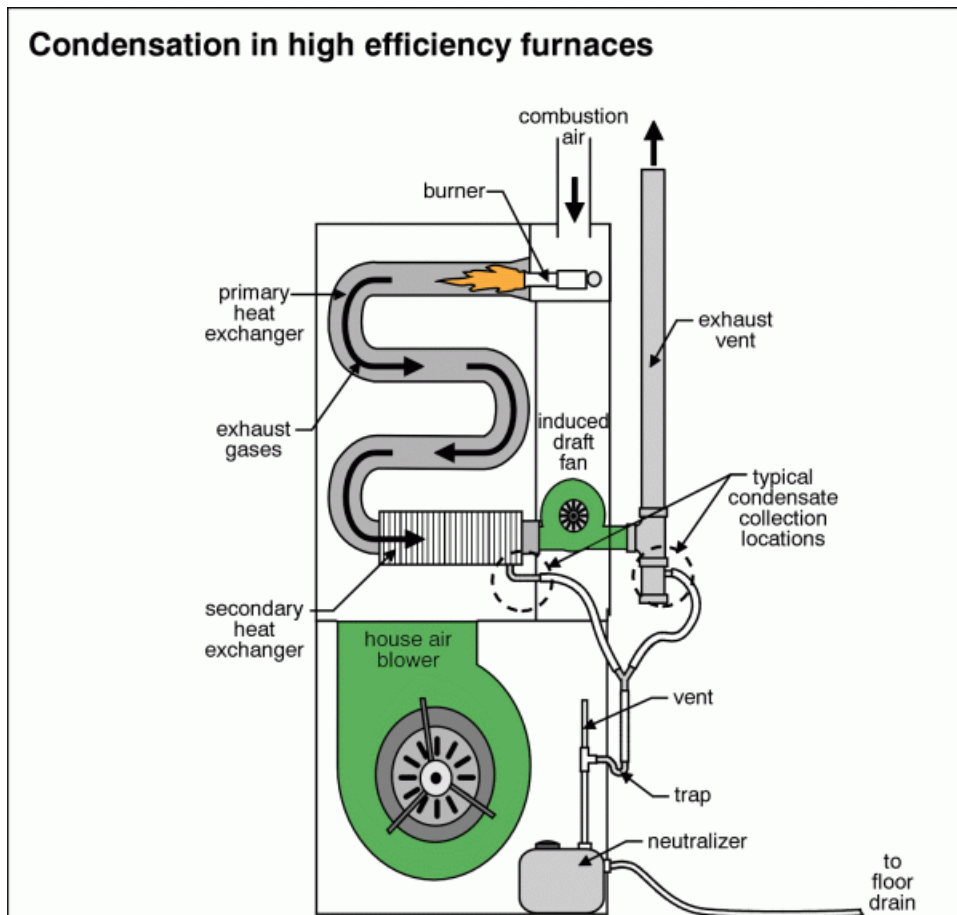
Implication(s): Reduced system life expectancy | Chance of water damage to contents, finishes and/or structure

Location: Basement Furnace Room

Task: Repair

Time: Discretionary

Cost: Minor



HEATING

Report No. 2354, v.3

135 Cowan Avenue, Toronto, ON November 10, 2017

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12. Condensate leak

COOLING & HEAT PUMP

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135 Cowan Avenue, Toronto, ON November 10, 2017

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Description

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

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

Compressor approximate age: • 17 years

Failure probability: • [High](#)

Refrigerant Type: • R-22

Limitations

Inspection limited/prevented by: • Poor access to exterior unit.

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

AIR CONDITIONING \ Life expectancy

13. Condition: • [Near end of life expectancy](#)

A/C is 19 years old, budget for replacement.

Implication(s): Reduced comfort | Equipment failure

Task: Replace

Time: Unpredictable

Cost: \$3500

INSULATION AND VENTILATION

Report No. 2354, v.3

135 Cowan Avenue, Toronto, ON November 10, 2017

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Description

Attic/roof insulation material: • Not determined
Attic/roof insulation amount/value: • Not determined
Attic/roof air/vapor barrier: • Not determined
Wall insulation material: • [Glass fiber](#)
Wall insulation amount/value: • 0-12
Wall insulation amount/value: • Spot checked only
Wall air/vapor barrier: • Plastic
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

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

Description

Water supply source: • Public

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

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

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

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

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

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

Tank capacity: • 189 liters

Water heater approximate age: • 5 years

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

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

Floor drain location: • Near laundry area

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Venting system

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

Two ABS vent pipes are undersized, enlarge and extend if odours develop or frost closes pipe.

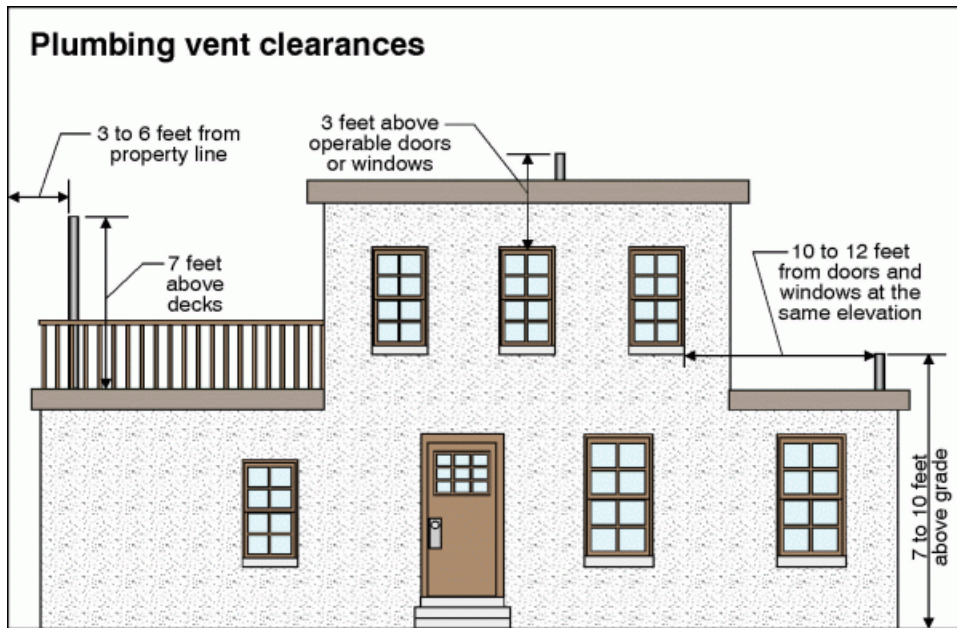
Implication(s): Reduced operability | Sewer gases entering the building

Location: East Exterior

Task: Improve

Time: If necessary

Cost: Minor



13. Poor vent pipe arrangements

Description

Major floor finishes: • [Hardwood](#) • [Softwood](#) • Tile

Major wall finishes: • Wood

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

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

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

Glazing: • [Double](#)

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

Party walls: • [Masonry](#)

Evidence of basement leakage: • None

Limitations

Inspection limited/prevented by: • New finishes/paint

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 90 %

Recommendations

RECOMMENDATIONS \ Overview

16. Condition: • Interior finishes in good condition.

DOORS \ Doors and frames

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

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

Location: East Third Floor

Task: Improve

Time: Discretionary

Cost: Minor

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