



Your Inspection Report

14 Florence Street
Toronto, ON M6K 1P3

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Monday, October 30, 2017

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

October 30, 2017

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2344
14 Florence Street
Toronto, ON
M6K 1P3

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. 2344

14 Florence Street, Toronto, ON October 30, 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

AGREEMENT

Report No. 2344

14 Florence Street, Toronto, ON October 30, 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

14 Florence Street, Toronto, ON October 30, 2017

Report No. 2344

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

14 Florence Street, Toronto, ON October 30, 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](#)

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [Outdated](#)

Knob and tube visible at dining room and middle bedroom. Likely present at entrance hall switches (coverplate caulked in place and not removed) and in master bedroom.

Implication(s): Nuisance | Potential problem when obtaining home insurance

Location: Various

Task: Replace

Time: Immediate

Cost: \$4,000 - \$5,000

Heating

GAS FURNACE \ Life expectancy

Condition: • Past life expectancy

Furnace old, rusted and due for replacement.

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

Location: Basement

Task: Replace

Time: Immediate

Cost: \$4500

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Recommend replacing a/c with furnace.

Task: Replace

Time: Discretionary

Cost: \$3500

SUMMARY

14 Florence Street, Toronto, ON October 30, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Plumbing

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • [Tile loose, broken or missing](#)

Basement tub surround due for rebuild. As electrical panel is difficult to access behind tile wall, consider bathroom renovation.

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

Location: Basement Bathroom

Task: Replace

Time: Immediate

Interior

BASEMENT \ Wet basement - evidence

Condition: • [Stains](#)

Typical dampness for this age and type of foundation. Interior or exterior damp proofing membrane recommended if refinishing basement.

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

Location: Various Basement

Task: Protect

Time: If renovating

Cost: \$150 per 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

14 Florence Street, Toronto, ON October 30, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face : • South

Sloped roofing material: • [Metal](#)

Flat roofing material:

• [Metal](#)



1. *Metal*

Limitations

Inspection performed: • By walking on roof

Recommendations

General

1. • Seal unused flue against pest and water entry.

Task: Improve

Time: Unpredictable

Cost: Minor

ROOFING

14 Florence Street, Toronto, ON October 30, 2017

- SUMMARY
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



2. Seal unused flue against pest and water...

FLAT ROOF FLASHINGS \ Installation

2. Condition: • [Missing, too short](#)

Void in roofing overlap and wall flashing at transition from upper to lower flat roof.

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

Location: Lower flat

Task: Improve

Time: Unpredictable

Cost: Minor



3.



4. Area shown

EXTERIOR

14 Florence Street, Toronto, ON October 30, 2017

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

- Gutter & downspout material:** • [Aluminum](#)
- Downspout discharge:** • [Below grade](#) • [Above grade](#)
- Lot slope:** • [Flat](#)
- Soffit and fascia:** • [Aluminum](#)
- Wall surfaces and trim:** • [Metal siding](#) • [Stucco](#)
- Walkway:** • Concrete
- Deck:** • Ground level • Pressure-treated wood
- Patio:** • Interlocking brick
- Garage:** • Masonry

Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • [Downspouts discharge below grade](#)

Suggest routing north downspouts above grade to n/w side of yard. This below grade connection may be contributing to basement leakage.

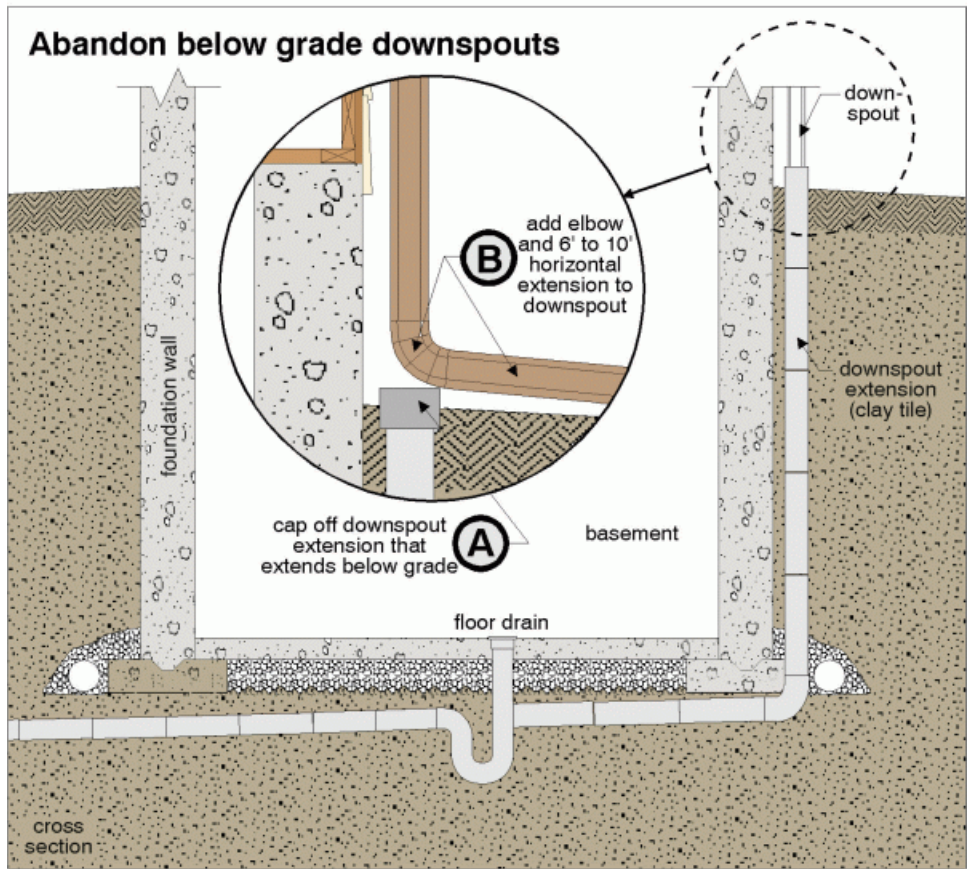
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North Exterior

Task: Improve

Time: Unpredictable

Cost: Minor



5. Reroute downspouts

EXTERIOR

14 Florence Street, Toronto, ON October 30, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WALLS \ Flashings and caulking

4. Condition: • [Flashings incomplete or ineffective](#)

Joints in siding and flashings have opened up due to settlement and require repair.

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

Location: Various Exterior Wall

Task: Repair

Time: Immediate

Cost: Minor



6. Flashings incomplete or ineffective



7. Flashings incomplete or ineffective

WALLS \ Stucco and EIFS

5. Condition: • [Cracked](#)

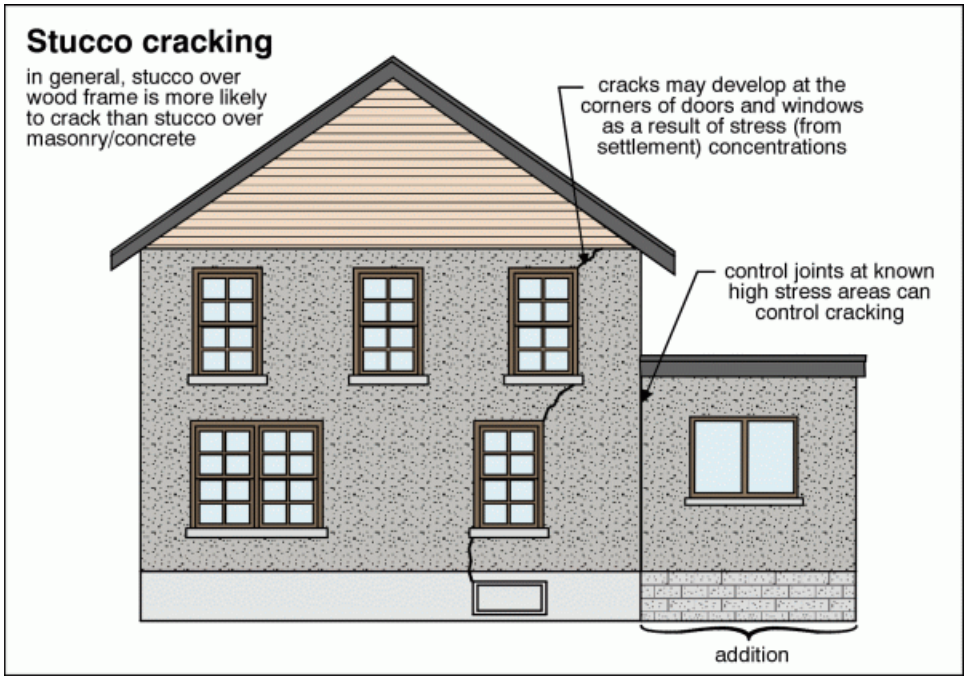
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: South Exterior Wall

Task: Repair

Time: Regular maintenance

Cost: Minor



8. Cracked



9. Cracked

Description

Configuration:

- [Basement](#)
- [Slab-on-grade](#)

North addition.

Foundation material: • [Masonry block](#) • [Stone](#) • [Brick](#)

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

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Roof Joists • Not visible

Party walls: • [Wood frame](#)

Limitations

Attic/roof space:

- No access
- Typical for flat roof.

Percent of foundation not visible: • 75 %

Recommendations

FOUNDATIONS \ Foundation**6. Condition:** • [Settled](#)

Evidence of settlement at single storey north addition. While repairs are not urgent, structure should be accessed and evaluated prior to improving or renovating.

Implication(s): Chance of structural movement

Location: North

Task: Further evaluation

Time: Before renovating

STRUCTURE

Report No. 2344

14 Florence Street, Toronto, ON October 30, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. *Settled*

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: • [Fuses - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location: • [Breakers - basement](#)

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

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - knob and tube](#)

Type and number of outlets (receptacles): • [Grounded - minimal](#)

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

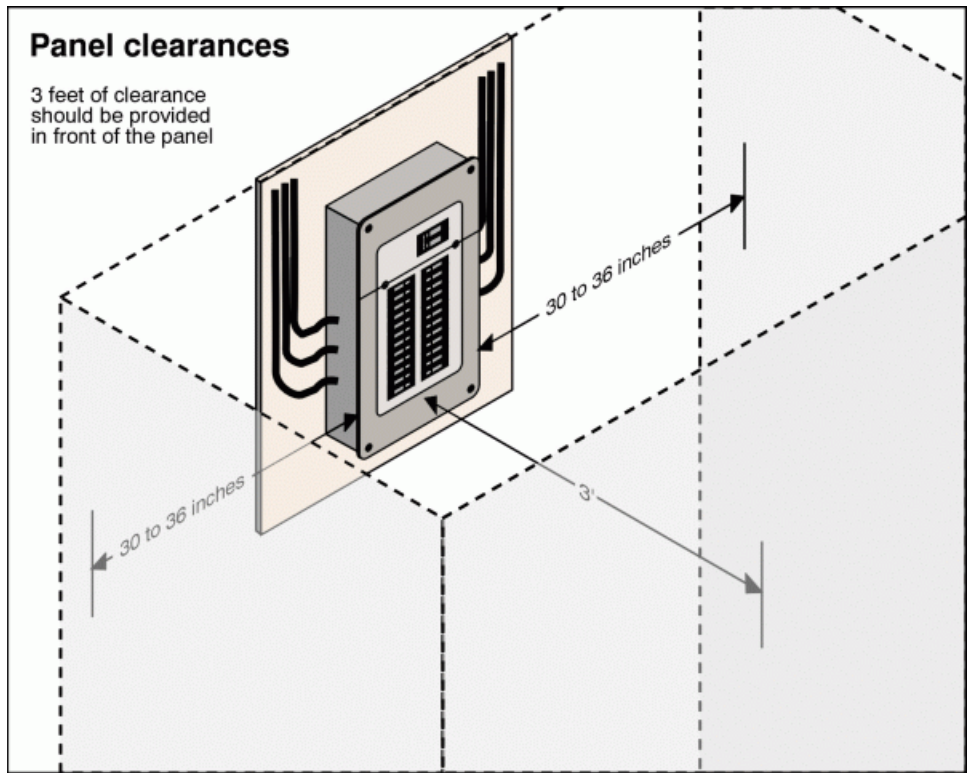
7. Condition: • [Poor access](#)

Implication(s): Difficult to service

Location: Southeast Basement

Task: Improve

Time: When rewiring



11. Poor access

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

8. Condition: • [Double taps](#)

REFERENCE

Add breakers and split double taps if nuisance tripping occurs.

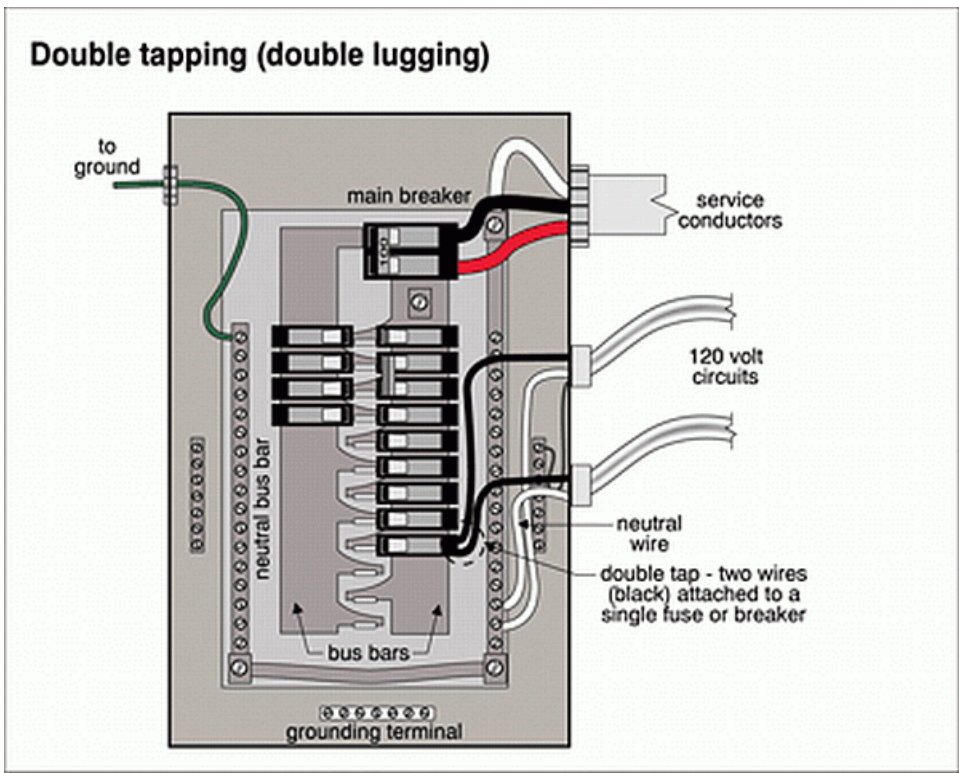
Implication(s): Fire hazard

Location: Basement Panel

Task: Improve

Time: If necessary

Cost: Minor



DISTRIBUTION SYSTEM \ Knob-and-tube wiring

9. Condition: • [Outdated](#)

Knob and tube visible at dining room and middle bedroom. Likely present at entrance hall switches (coverplate caulked in place and not removed) and in master bedroom.

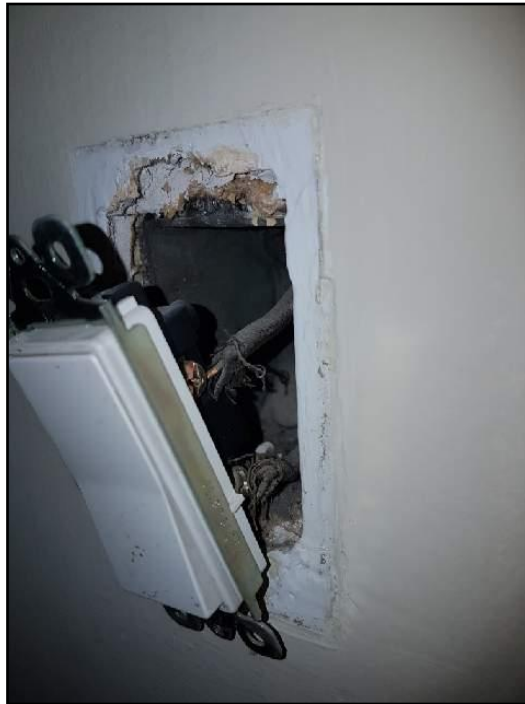
Implication(s): Nuisance | Potential problem when obtaining home insurance

Location: Various

Task: Replace

Time: Immediate

Cost: \$4,000 - \$5,000



12. Knob and tube

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

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

Implication(s): Electric shock

Location: Various

Task: Protect

Time: Immediate

Cost: Minor



13. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Outdoor wiring

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

Location: Northwest Exterior Wall

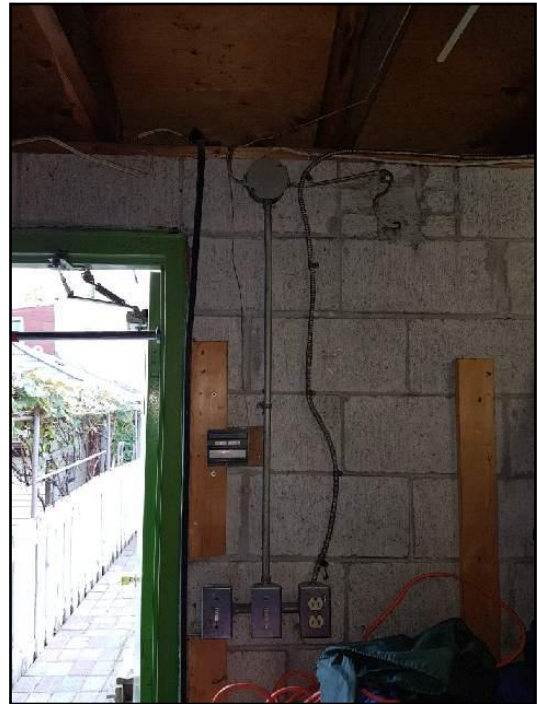
Task: Protect

Time: Immediate

Cost: Minor



14. Exterior wiring exposed to damage and...



15. Exterior wiring exposed to damage and...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Basement Bathroom

Task: Repair or replace

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

13. Condition: • [Too few outlets](#)

Implication(s): Nuisance

Location: Various

Task: Improve

Time: When rewiring

Cost: \$300 - Each



16. *Too few outlets*

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [33 years](#)

Main fuel shut off at: • Meter

Failure probability: • [High](#)

Fireplace/stove:

• [Wood stove](#)

Vendor has receipt for Wett inspection and approval.



17. Wood stove

Chimney/vent:

• [Masonry](#)

For furnace and water heater.

• [Metal](#)

For wood stove.

Chimney liner:

• [Metal](#)

For furnace and water heater.

Limitations

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

Recommendations

GAS FURNACE \ Life expectancy

14. Condition: • Past life expectancy

Furnace old, rusted and due for replacement.

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

Location: Basement

Task: Replace

Time: Immediate

Cost: \$4500

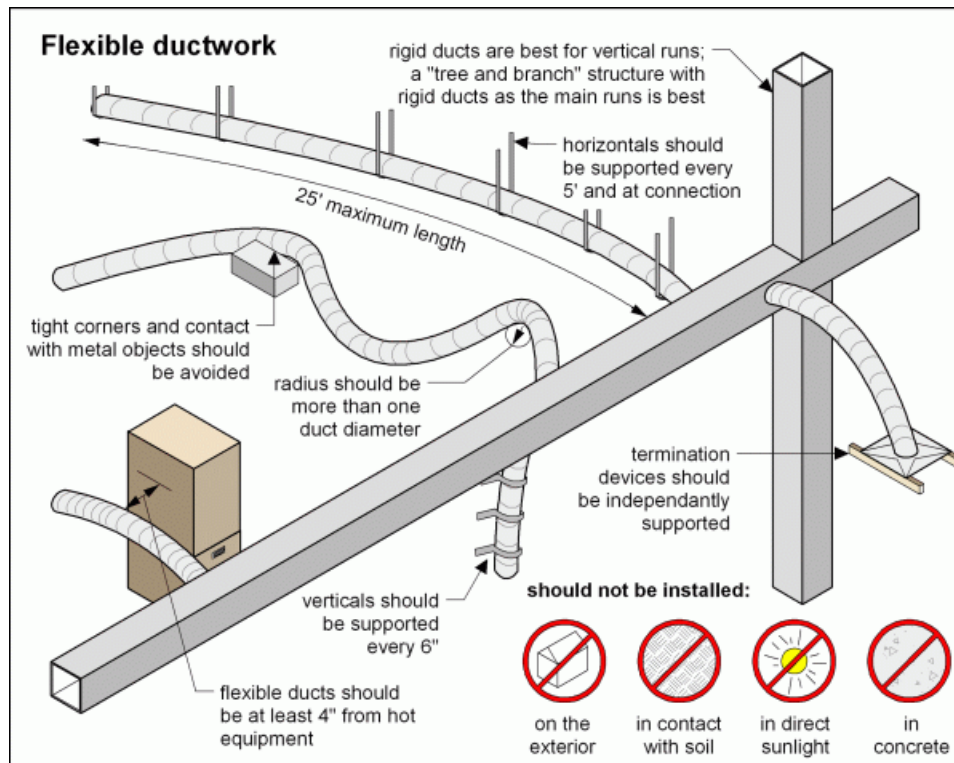
GAS FURNACE \ Ducts, registers and grilles

15. Condition: • [Weak airflow](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Dining Room

Task: Further evaluate



16. Condition: • No heat source

No register at bathroom or back bedroom.

Implication(s): Reduced comfort

HEATING

14 Florence Street, Toronto, ON October 30, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: North Second Floor

Task: Improve

Time: Discretionary

Cost: Depends on approach

COOLING & HEAT PUMP

14 Florence Street, Toronto, ON October 30, 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: • 30 years
Failure probability: • [High](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

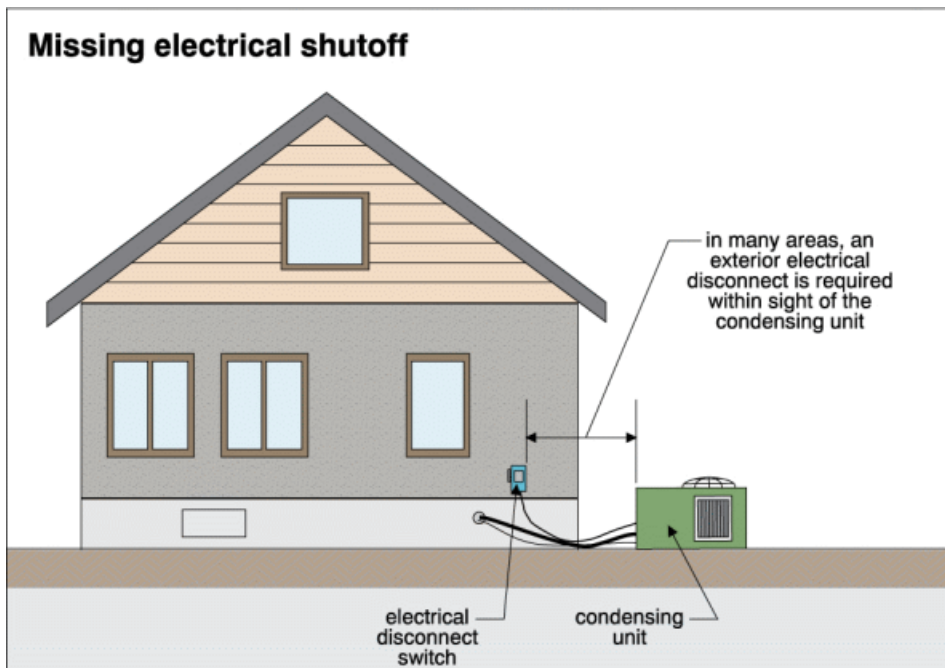
Recommendations

AIR CONDITIONING \ Life expectancy

17. Condition: • Past life expectancy
Recommend replacing a/c with furnace.
Task: Replace
Time: Discretionary
Cost: \$3500

AIR CONDITIONING \ Compressor

18. Condition: • [Missing electrical shutoff](#)
Implication(s): Difficult to service
Location: Southeast Exterior Wall
Task: Provide
Time: When replacing a/c



Description

Attic/roof insulation material: • Not determined

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

Foundation wall insulation amount/value: • [None found](#)

Limitations

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

Recommendations

FOUNDATION \ Interior insulation

19. Condition: • Seal hole at foundation where a/c and gas lines penetrate wall.

Location: Southeast basement

Task: Improve

Time: Immediate

Cost: Minor



18.

Description

Water supply source: • Public

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

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

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

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

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

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

Tank capacity: • [150 liters](#)

Water heater approximate age: • 14 years

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

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

Floor drain location: • Near laundry area

Water treatment system: • Present but not in use.



19. *Not tested*

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Drain piping - installation

20. Condition: • Unsealed openings can allow odours to enter home.

Cap unused drain at rough in in basement.

Location: Southeast Basement

Task: Improve

Time: If odour noticed

Cost: Minor

FIXTURES AND FAUCETS \ Bathtub enclosure

21. Condition: • [Tile loose, broken or missing](#)

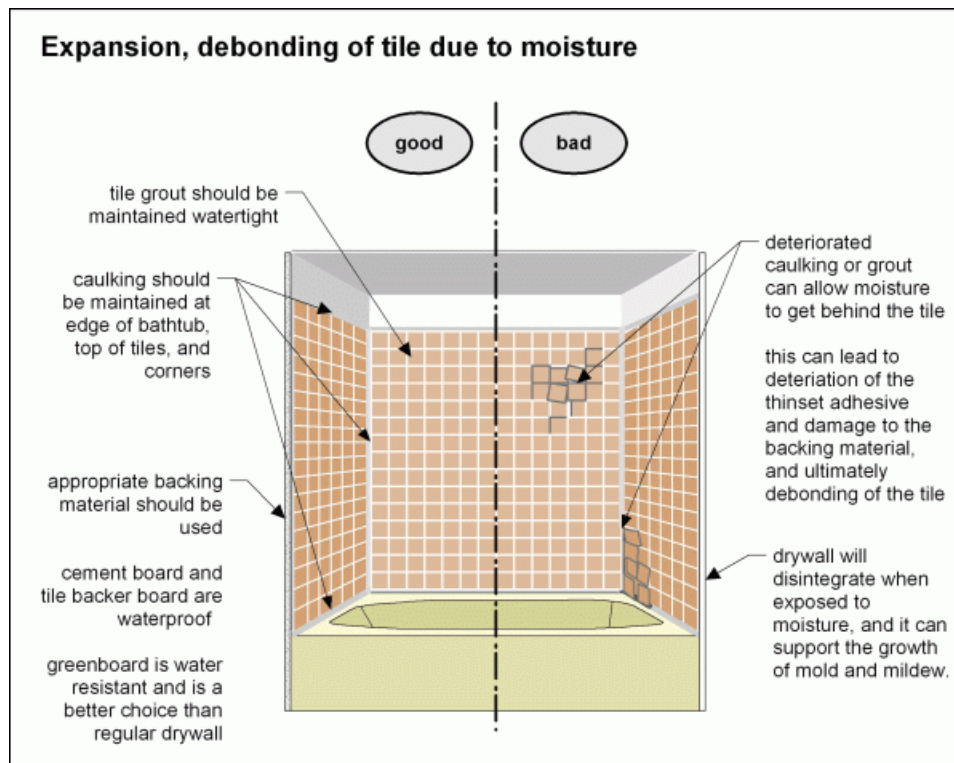
Basement tub surround due for rebuild. As electrical panel is difficult to access behind tile wall, consider bathroom renovation.

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

Location: Basement Bathroom

Task: Replace

Time: Immediate



INTERIOR

14 Florence Street, Toronto, ON October 30, 2017

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR**
- REFERENCE

Description

Major floor finishes: • [Hardwood](#) • Vinyl • Tile
Major wall finishes: • [Plaster/drywall](#)
Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)
Windows: • [Fixed](#) • [Sliders](#)
Glazing: • [Double](#) • [Primary plus storm](#)
Exterior doors - type/material: • Hinged • [Wood](#) • [Metal](#)
Party walls: • [Wood frame](#)
Evidence of basement leakage: • Present

Limitations

Not included as part of a building inspection: • Appliances
Percent of foundation not visible: • 75 %

Recommendations

RECOMMENDATIONS \ Overview

22. Condition: • Typical minor cosmetic flaws present.

STAIRS \ Guardrails

23. Condition: • [Missing](#)

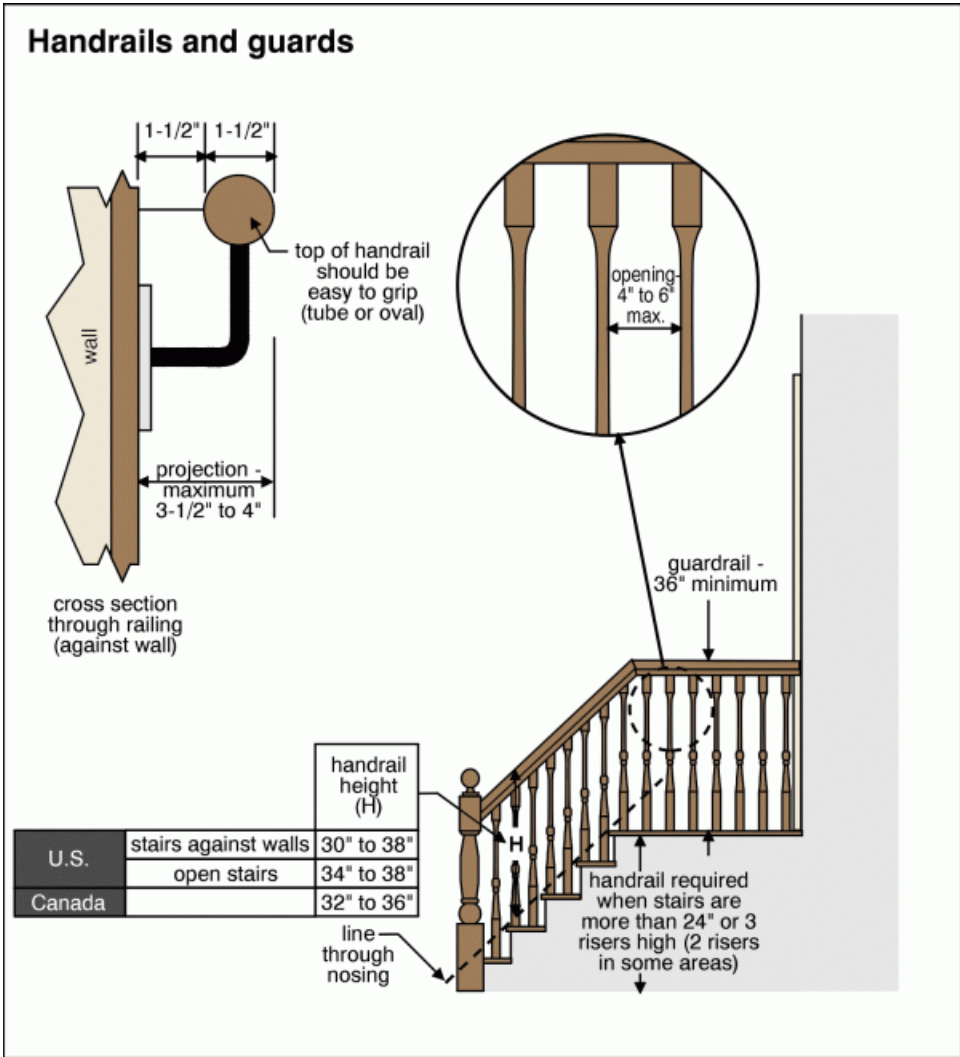
Implication(s): Fall hazard

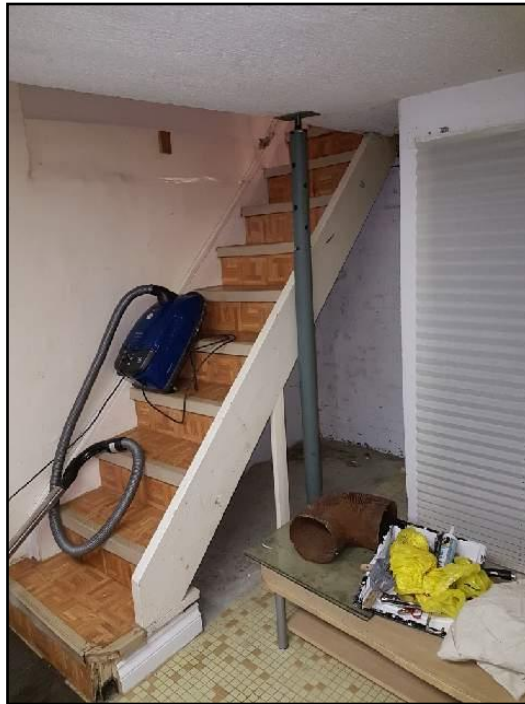
Location: Basement

Task: Provide

Time: Immediate

Cost: Minor





20. Missing guardrail

BASEMENT \ Wet basement - evidence

24. Condition: • [Stains](#)

Typical dampness for this age and type of foundation. Interior or exterior damp proofing membrane recommended if refinishing basement.

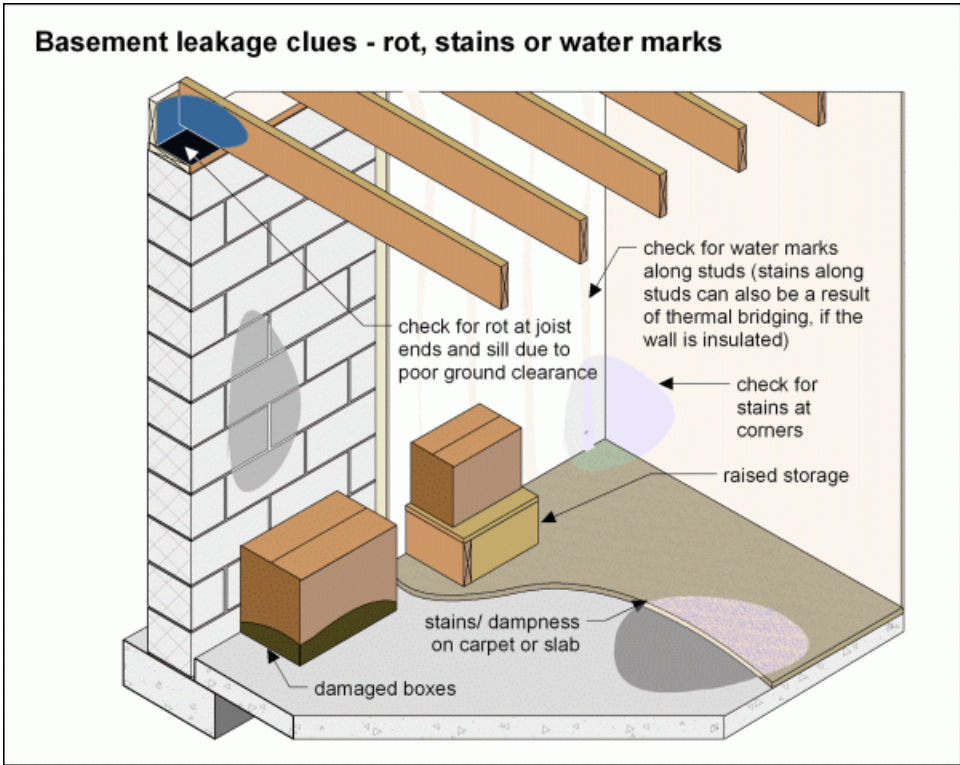
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Basement

Task: Protect

Time: If renovating

Cost: \$150 per ft. and up



21. Stains



22. Stains

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