



Your Inspection Report

48 Galley Avenue
Toronto, ON M6R 1G8

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Wednesday, November 1, 2017

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON m4k1c2

416 407-4663
scottaitken@live.ca

November 7, 2017

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2342
48 Galley Avenue
Toronto, ON
M6R 1G8

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

48 Galley Avenue, Toronto, ON November 1, 2017

PARTIES TO THE AGREEMENT

Company

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON M4K1C2

Client

Kim Kehoe
27 Grafton Avenue
Toronto, ON M6R 1C3

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

48 Galley Avenue, Toronto, ON November 1, 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

48 Galley Avenue, Toronto, ON November 1, 2017

Report No. 2342

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. 2342

48 Galley Avenue, Toronto, ON November 1, 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](#)

Roofing

FLAT ROOF FLASHINGS \ Skylight

Condition: • Patched

Older skylight was reused at reroofing and is in poor condition, replace caulking and maintain as needed or replace skylight.

Location: Flat roof

Task: Repair or replace

Time: Immediate

Cost: Depends on approach

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • [Marginal service size](#)

Ideally 2 units would be served by 200 amp service. If necessary, upgrade to 200 amps at aprox. \$3500. Present service has been adequate for current owners.

Implication(s): Interruption of electrical service

Task: Improve

Time: If necessary

Cost: \$3,000 - \$4,000

Interior

General

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

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 : • South

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Flat roofing material:

- [Modified bitumen membrane](#)



2. *Modified bitumen membrane*

Probability of leakage: • Low

Approximate age:

- New

Roof resurfaced 2017.

Limitations

Inspection performed: • By walking on roof

Age determined by: • Reported by seller

Recommendations

FLAT ROOF FLASHINGS \ Skylight

1. Condition: • Patched

Older skylight was reused at reroofing and is in poor condition, replace caulking and maintain as needed or replace skylight.

Location: Flat roof

Task: Repair or replace

Time: Immediate

Cost: Depends on approach



3. Patched

Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit and fascia: • [Wood](#)

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

Wall surfaces - masonry: • [Brick](#)

Retaining wall: • [Wood](#)

Walkway: • Concrete

Deck: • Wood

Porch: • Wood

Exterior steps: • Pressure-treated wood

Patio: • Flagstone

Garage: • Wood Frame

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • [Connections loose](#)

Resecure loose downspout to prevent damage.

Implication(s): Leakage

Location: Southeast Exterior Wall

Task: Improve

Cost: Minor

WALLS \ Wood siding

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

Ideally siding and wood structure would begin well above grade. Some rot evident, further evaluate foundation when residing.

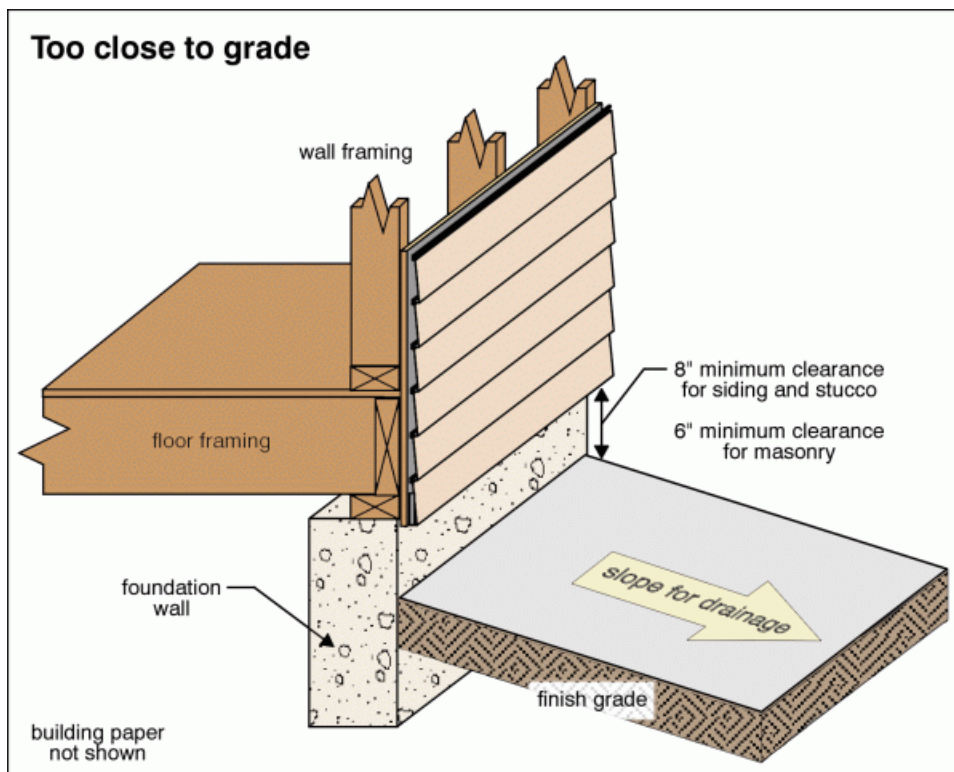
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: North addition.

Task: Improve

Time: Unpredictable

Cost: Depends on work needed



4. Wood soil contact

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

4. Condition: • Trip hazard

Replace steps at north deck.

Implication(s): Trip or fall hazard

Location: North Exterior

Task: Replace

Time: Immediate

EXTERIOR

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Cost: Minor



5. Trip hazard

LANDSCAPING \ General

5. **Condition:** • [Trees or shrubs too close to building](#)

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

Material deterioration

Location: South Exterior

Task: Remove

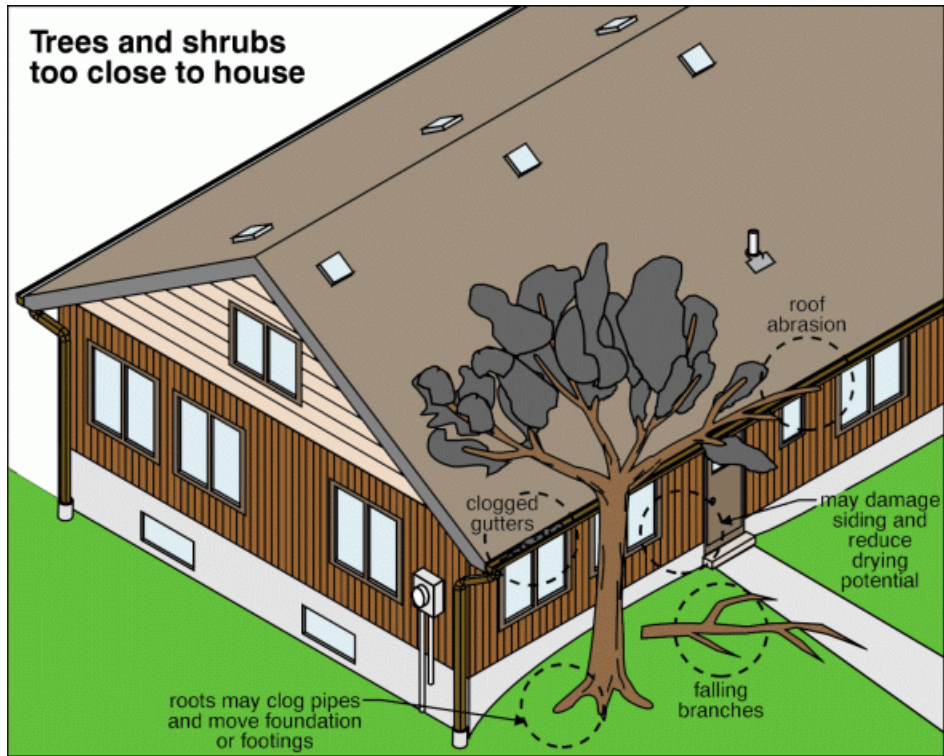
Time: Unpredictable

Cost: Minor

EXTERIOR

48 Galley Avenue, Toronto, ON November 1, 2017

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6. Tree too close to building

GARAGE \ General

6. Condition: • Typical low quality structure

EXTERIOR

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



7. Typical low quality structure

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Description

- General:** • Basement lowered.
- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#) • [Masonry block](#) • [Stone](#)
- Floor construction:** • [Joists](#)
- Exterior wall construction:** • [Wood frame](#) • [Masonry](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#) • Not visible
- Party walls:** • [Masonry](#)

Limitations

- Attic/roof space:**
- No access
- Typical with this roofline.
- Percent of foundation not visible:** • 50 %

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](#)

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

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

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

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

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

7. Condition: • Disconnect flat rate service wires. No longer permitted by utility.

Location: East Exterior

Task: Disconnect

Time: Immediate

Cost: \$500



8. Disconnect flat rate service wires. No...

8. Condition: • [Mast not weather-tight](#)

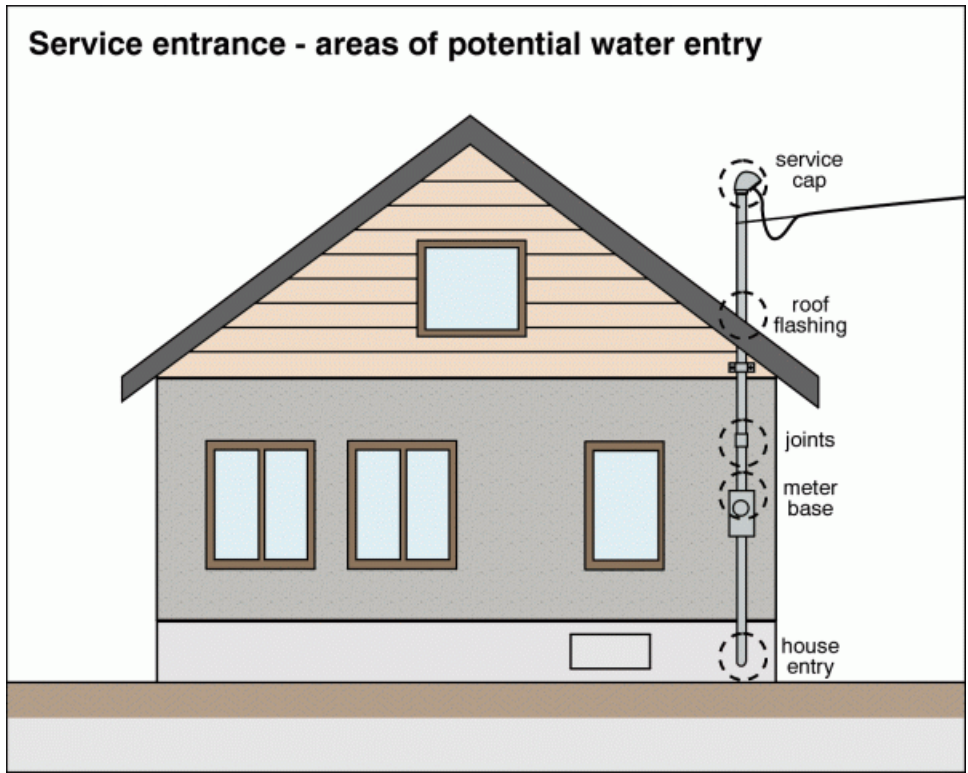
Implication(s): Electric shock

Location: East Exterior

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost





9. Mast not weather-tight

SERVICE DROP AND SERVICE ENTRANCE \ Service size

9. Condition: • [Marginal service size](#)

Ideally 2 units would be served by 200 amp service. If necessary, upgrade to 200 amps at aprox. \$3500. Present service has been adequate for current owners.

Implication(s): Interruption of electrical service

Task: Improve

Time: If necessary

Cost: \$3,000 - \$4,000

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

10. Condition: • [Fuses or breakers too big](#)

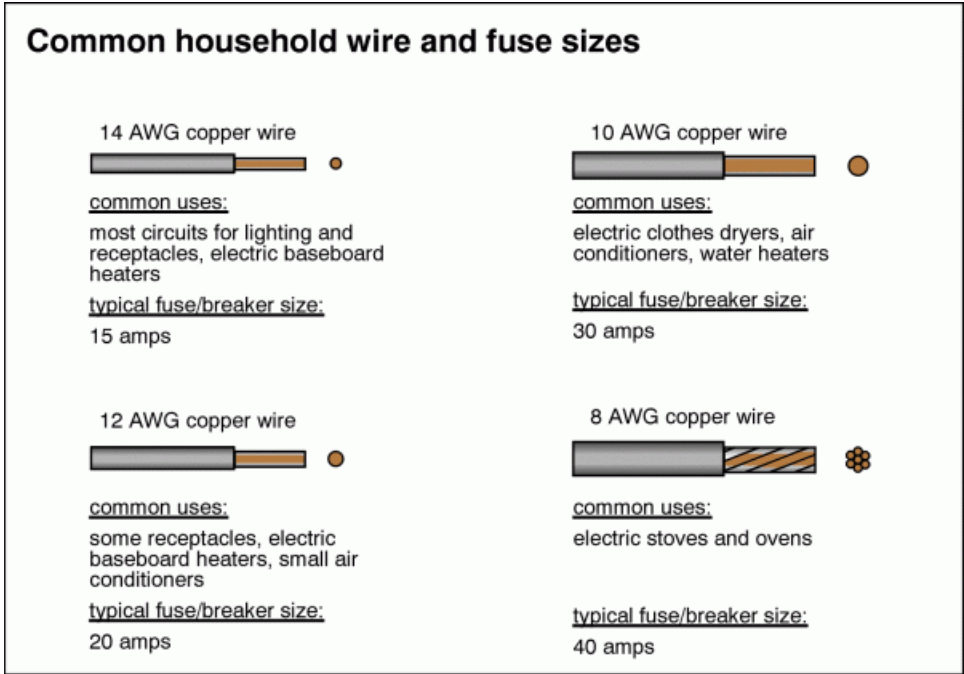
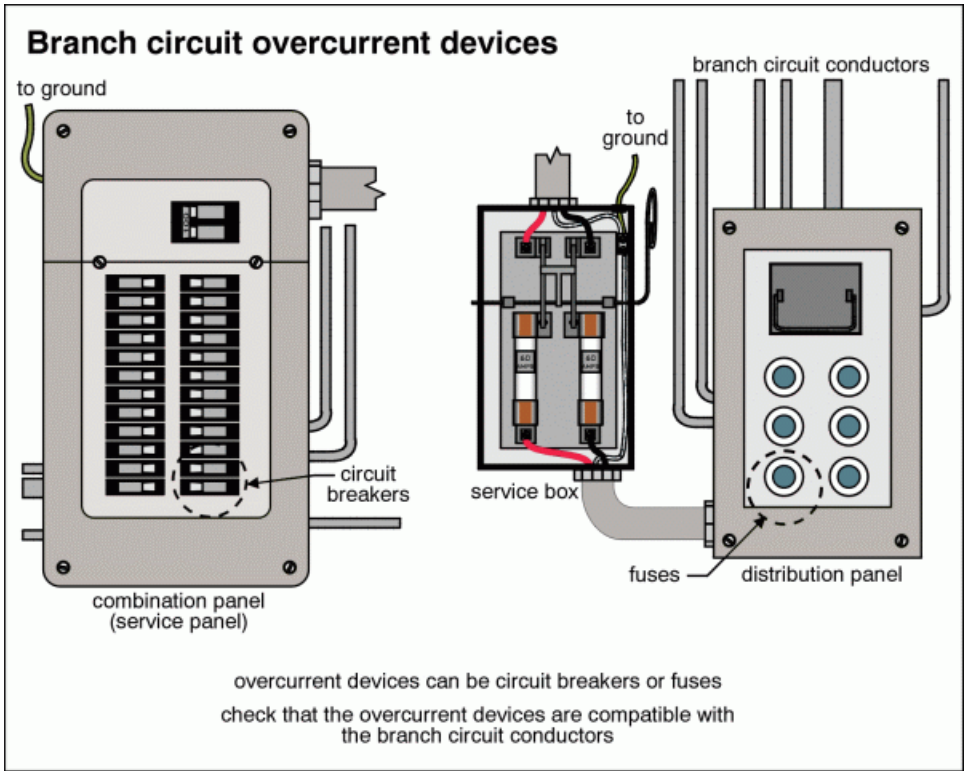
Implication(s): Equipment overheating | Fire hazard

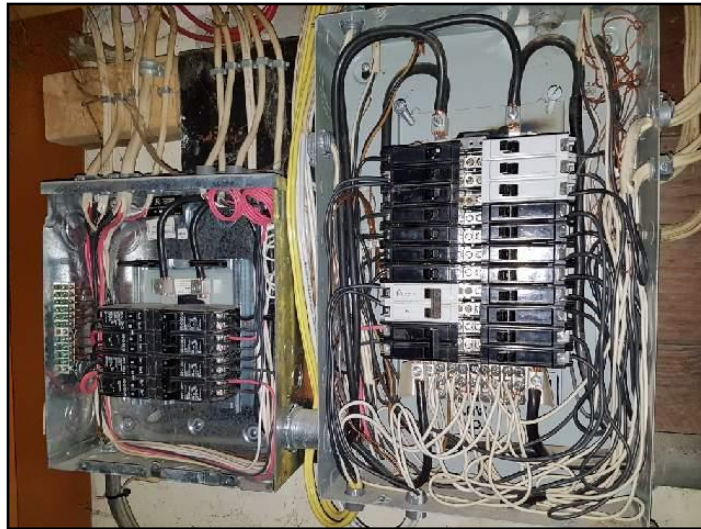
Location: Basement Panel

Task: Replace

Time: Immediate

Cost: Minor





10. Breaker too big

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

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

Protect exposed wiring with conduit.

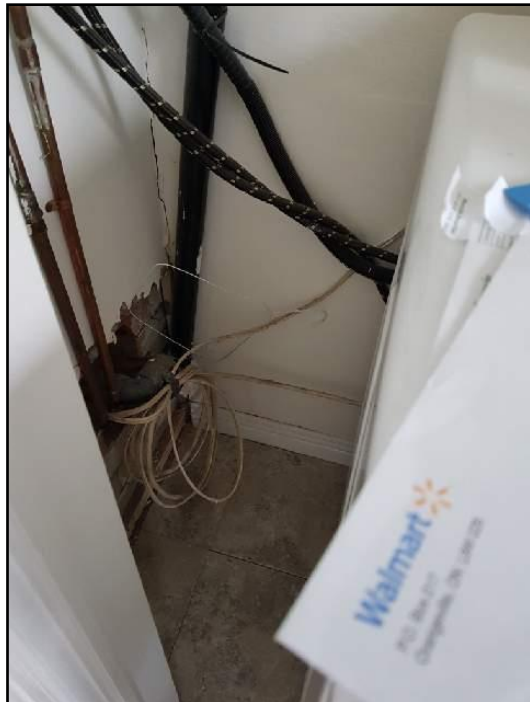
Implication(s): Electric shock

Location: Various

Task: Protect

Time: Immediate

Cost: Minor



11. Exposed on walls or ceilings



12. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Junction boxes

12. Condition: • [Missing, loose](#)

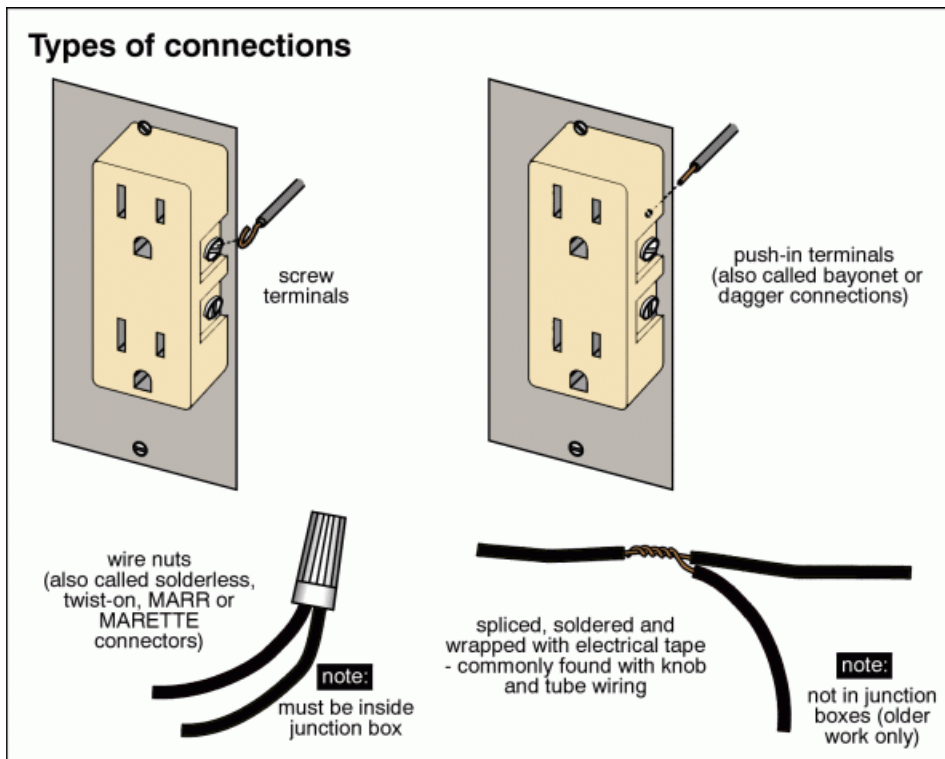
Implication(s): Electric shock | Fire hazard

Location: Second Floor Laundry Area

Task: Provide

Time: Immediate

Cost: Minor





13. Missing, loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

13. Condition: • [Reversed polarity](#)

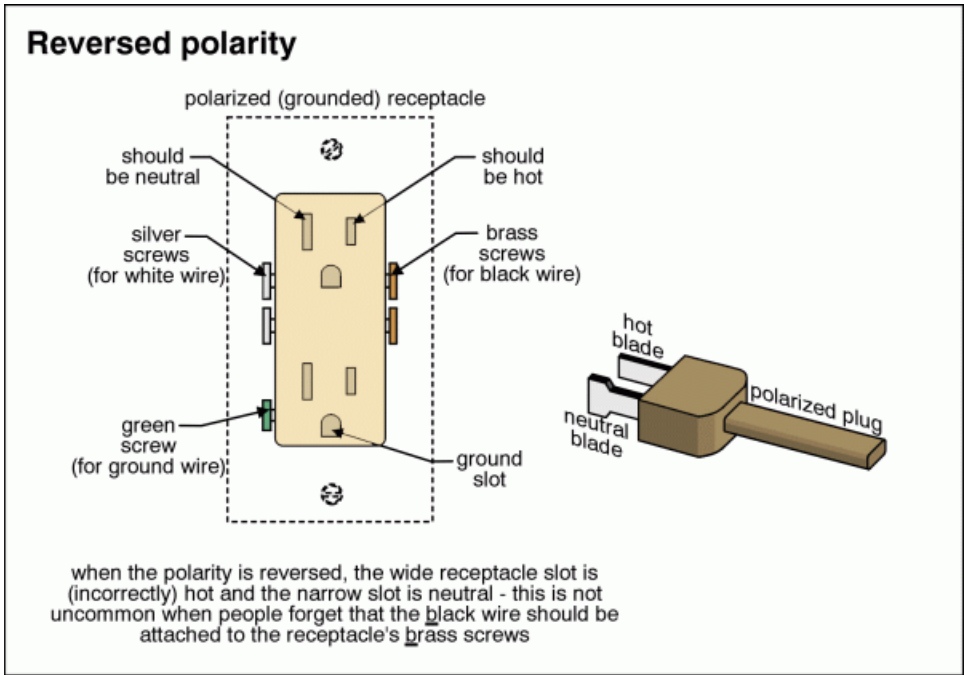
Implication(s): Electric shock

Location: Various

Task: Repair

Time: Immediate

Cost: Minor



DISTRIBUTION SYSTEM \ Lights

14. Condition: • [Poor stairway lighting](#)

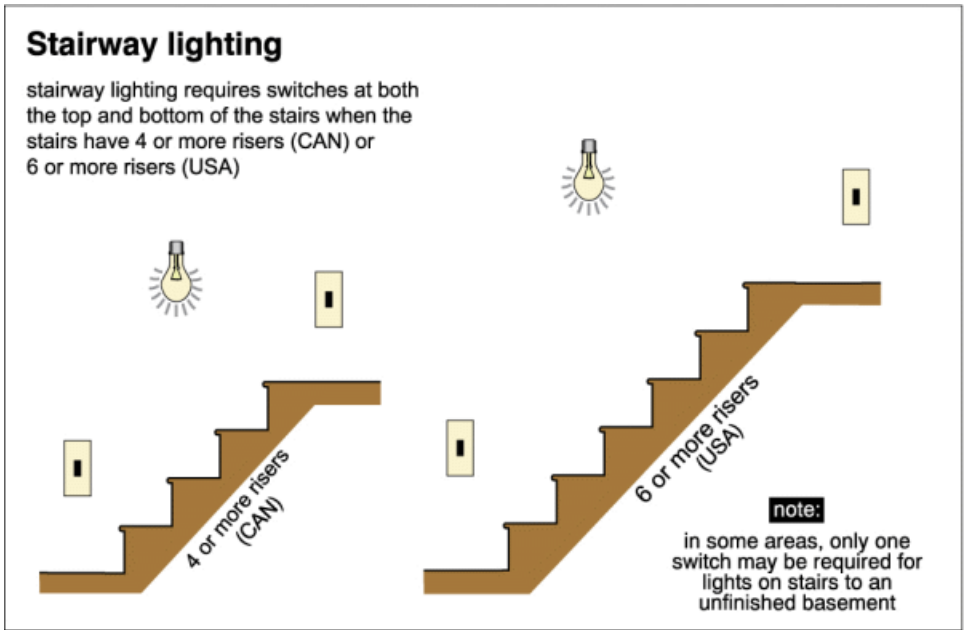
Implication(s): Trip or fall hazard

Location: Third Floor Staircase

Task: Provide

Time: Immediate

Cost: \$500 - and up



Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [10 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Medium](#)

Fireplace/stove:

• [Wood-burning fireplace](#)



14. Wood-burning fireplace

• [Wood stove](#)



15. Wood stove

Chimney/vent:

- [Masonry](#)
For fireplaces only.
- [Abandoned](#)
At s/w part wall.
- ABS plastic
- Sidewall venting

Chimney liner:

- [Not visible](#)
For wood stove.
- [None](#)
For masonry fireplace.

Combustion air source:

- Outside
For furnace only.

Limitations

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

Recommendations

GAS FURNACE \ Ducts, registers and grilles

15. Condition: • No heat source

Implication(s): Reduced comfort

Location: North second floor

Task: Provide

Time: Discretionary

Cost: Depends on approach

GAS FURNACE \ Mid- and high-efficiency gas furnace

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

Add condensate pump at furnace room.

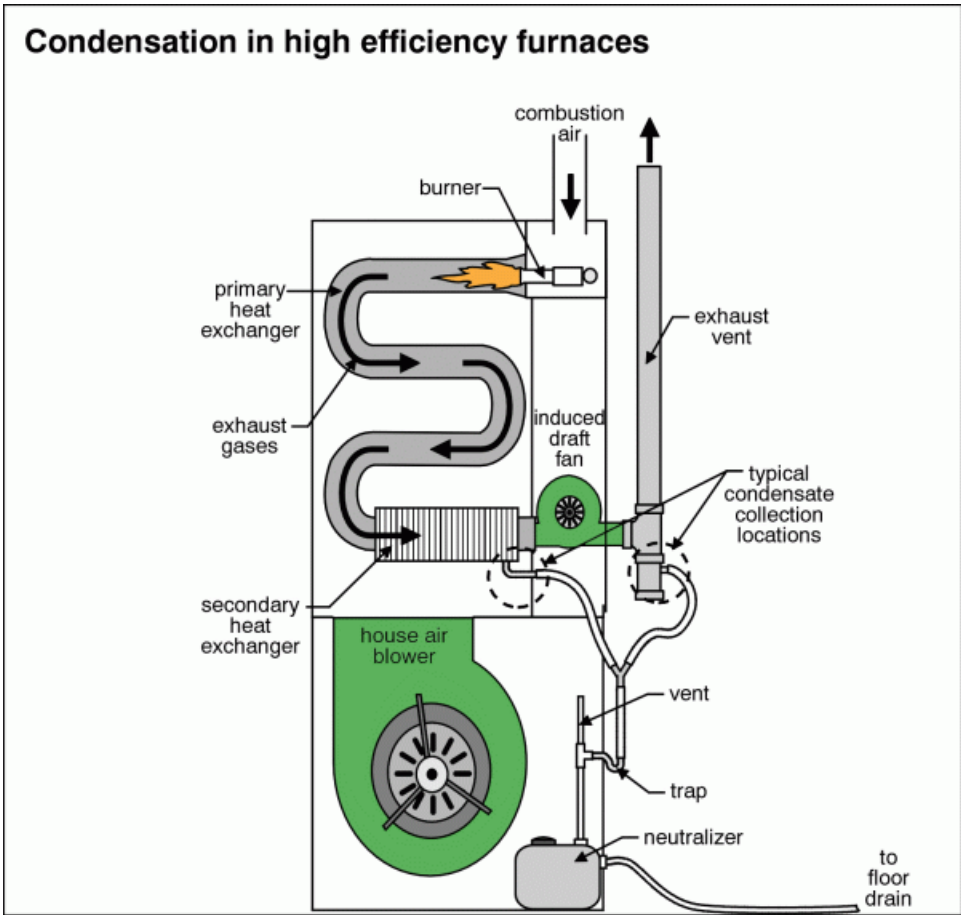
Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Basement Furnace Room

Task: Improve

Time: Immediate

Cost: Minor



16. Condensate problems

CHIMNEY AND VENT \ Masonry chimney

17. Condition: • Abandoned. This chimney is not in use and can be removed at reroofing in future.

Seal against pest and water entry at present.

Location: S/W Exterior

Task: Improve

Time: Unpredictable

Cost: Minor

FIREPLACE \ General

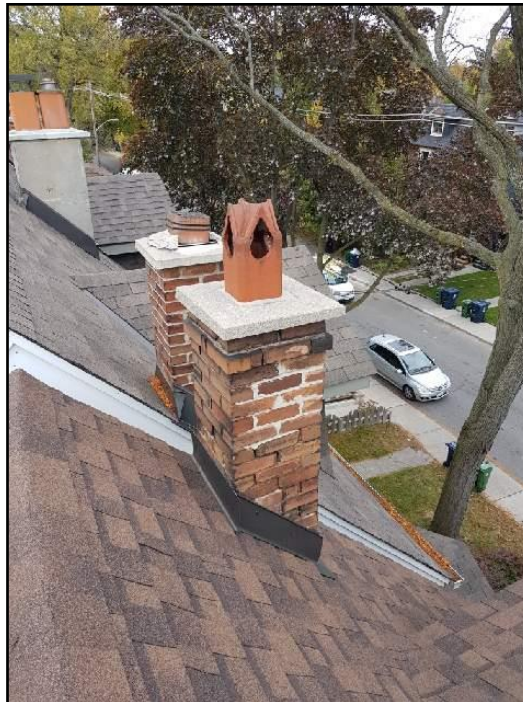
18. Condition: • Fireplace lacks flue liner and hearth clearances required by today's standards, insurance company may request retrofit.

Location: Second Floor

Task: Improve

Time: Before use

Cost: \$2,000 - and up



17. Unlined flue

COOLING & HEAT PUMP

Report No. 2342

48 Galley Avenue, Toronto, ON November 1, 2017

SUMMARY

ROOFING

EXTERIOR

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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

48 Galley Avenue, Toronto, ON November 1, 2017

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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: • 0-12
Foundation wall air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • Roof space

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Water supply source: • Public

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

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

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

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

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

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

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 5 years

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

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

Floor drain location: • Near laundry area

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Floor drain

20. Condition: • Not visible

Floor drain not visible at lowered portion of basement, add if missing.

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

Location: Basement

Task: Further evaluation

Cost: Consult contractor for cost

Description

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

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

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

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

Glazing: • [Primary plus storm](#)

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

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: • 50 %

Recommendations

General

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

RECOMMENDATIONS \ Overview

22. **Condition:** • Basement finishes need repair, some damaged drywall and doors.

Location: Basement

Task: Improve

Time: Discretionary

Cost: Minor

WINDOWS \ General

23. **Condition:** • [Original lower quality units](#)

Some older windows remain.

Implication(s): Increased heating costs | Increased maintenance costs

Location: Various

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost

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