



# Your Inspection Report

119 Fern Avenue  
Toronto, ON M6R 1K2

**PREPARED FOR:**

KIM KEHOE  
LISTING AGENT

**INSPECTION DATE:**

Wednesday, November 22, 2017

**PREPARED BY:**

Scott Aitken

Aitken Home Inspections  
49 Riverdale Ave  
Toronto, ON m4k1c2

416 407-4663  
scottaitken@live.ca

November 29, 2017

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2362, v.2  
119 Fern Avenue  
Toronto, ON  
M6R 1K2

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](mailto:scottaitken@live.ca)

# AGREEMENT

119 Fern Avenue, Toronto, ON November 22, 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

119 Fern Avenue, Toronto, ON November 22, 2017

## 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

119 Fern Avenue, Toronto, ON November 22, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Note:** For the purpose of this report the building is considered to be facing **North**.

Home in good overall condition.

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

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Old, worn out](#)

Strip and reshingle carport.

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

**Location:** Carport

**Task:** Replace

**Time:** Immediate

**Cost:** \$2000

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](#)

## Description

The home is considered to face : • North

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Flat roofing material:

- [Modified bitumen membrane](#)



2. *Modified bitumen membrane*

Probability of leakage: • Low

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### RECOMMENDATIONS \ Overview

1. **Condition:** • Roof surfaces on house are less than 5 years old and in excellent condition.

### SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • [Old, worn out](#)

Strip and reshingle carport.

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

**Location:** Carport

**Task:** Replace

**Time:** Immediate

**Cost:** \$2000



3. *Old, worn out*



## Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Shingles](#)

Retaining wall: • [Masonry](#)

Walkway: • Interlocking brick

Porch: • Wood • Brick

Carport: • Detached

## Limitations

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

## Recommendations

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

**3. Condition:** • Too weak for structure. Improve spacing and/or end bearing.

Strengthen joists cut to allow for door clearance.

**Location:** North Porch

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



4. Notched joists

## Description

**General:** • Basement lowered.

**Configuration:** • [Basement](#)

**Foundation material:** • [Stone](#) • [Brick](#)

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

**Exterior wall construction:** • [Masonry](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#)

**Party walls:** • [Masonry](#)

## Limitations

**Attic/roof space:** • Not accessed, hatch present but obstructed.

**Percent of foundation not visible:** • 95 %

## Recommendations

### RECOMMENDATIONS \ Overview

**4. 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](#)

**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](#) • [GFCI - exterior](#)

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present

## Recommendations

### **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

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

Protect exposed wiring with conduit.

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Protect

**Time:** Immediate

**Cost:** Minor

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



5. Exposed on walls or ceilings

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

6. 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:** Discretionary

**Cost:** Minor

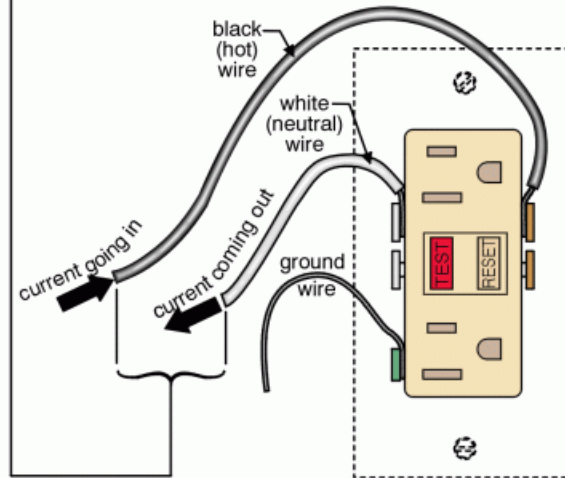
## Ground fault interrupter

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



6. GFCI/GFI needed (Ground Fault Circuit...

## Description

**System type:** • [Boiler](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:**

- [Radiators](#)
- [Hot water radiant piping](#)

Basement only

**Approximate capacity:** • 105,000 BTU/hr

**Efficiency:** • [Conventional](#)

**Approximate age:** • [17 years](#)

**Main fuel shut off at:** • Meter

**Failure probability:** • [Low](#)

**Fireplace/stove:**

- [Gas fireplace](#)



7. Gas fireplace

**Chimney/vent:**

- [Masonry](#)  
For boiler and water heater.

- [Metal](#)  
For fireplace only.

**Chimney liner:** • [Metal](#)

**Combustion air source:** • Interior of building

## Limitations

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

## Recommendations

### GAS HOT WATER BOILER \ Piping

**7. Condition:** • Some asbestos pipe insulation present within ceiling, have professionally removed if necessary to disturb.

**Location:** Basement

**Task:** Remove

**Time:** If necessary



8. Asbestos

### GAS HOT WATER BOILER \ Radiators, convectors and baseboards

**8. Condition:** • [Obstructed airflow](#)

Bathroom rad is behind wall with small opening to allow heat into room.

**Implication(s):** Reduced comfort | Increased heating costs

**Location:** Second Floor Bathroom

**Task:** Improve

**Time:** If necessary

**Cost:** Depends on approach

# HEATING

119 Fern Avenue, Toronto, ON November 22, 2017

SUMMARY

ROOFING

EXTERIOR

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REFERENCE



9. *Obstructed airflow*



# COOLING & HEAT PUMP

Report No. 2362, v.2

119 Fern Avenue, Toronto, ON November 22, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Air conditioning type:** • [Independent system](#)

**Cooling capacity:** • 15,000 Btu/hr

**Compressor approximate age:** • 3 years

**Failure probability:** • [Low](#)

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

## Recommendations

### RECOMMENDATIONS \ Overview

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

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

## Description

- Attic/roof insulation material:** • [Glass fiber](#)
- Attic/roof insulation amount/value:** • R-50
- Note:* From receipt.
- 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:** • 0-12
- Foundation wall air/vapor barrier:** • Plastic

## Recommendations

### RECOMMENDATIONS \ Overview

- 10. 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:** • North • West • Basement

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

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

**Tank capacity:** • [150 liters](#)

**Water heater approximate age:** • 11 years

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

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

**Floor drain location:** • Near laundry area

## Recommendations

### WASTE PLUMBING \ Drain piping - performance

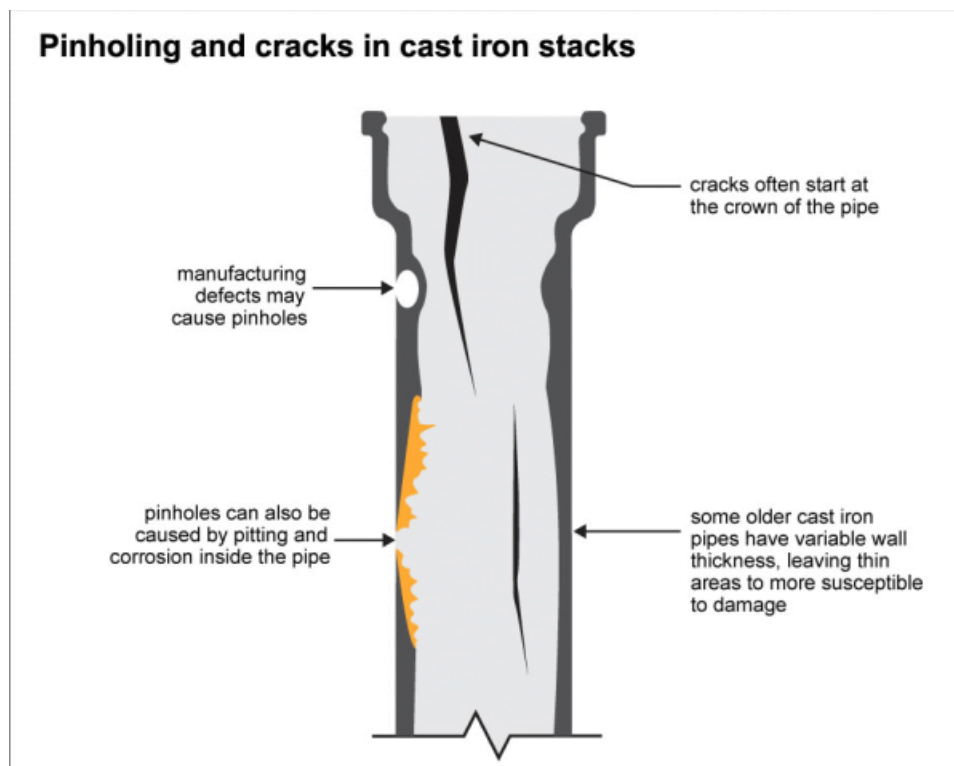
**11. Condition:** • [Rust](#)

Typical rust present on cast iron waste piping, replace when renovating. No leaks at time of inspection.

**Location:** Throughout

**Task:** Replace

**Time:** If renovating





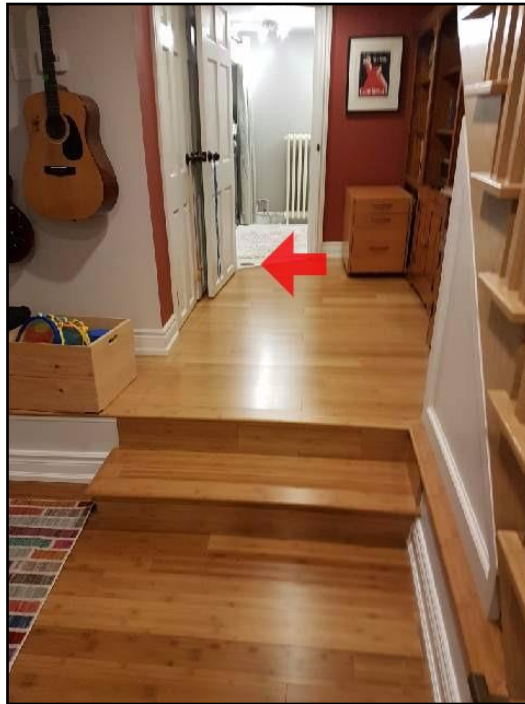
10. *Rust*

## **WASTE PLUMBING \ Floor drain**

### **12. Condition:** • [Poor location](#)

Floor drain visible only at high portion of basement. Ideally would be present at lowered section. If one is not found, recommend installation.

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



11. Floor drain

## Description

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

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

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

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

Glazing: • [Double](#)

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

Party walls: • [Masonry](#)

## Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 95 %

## Recommendations

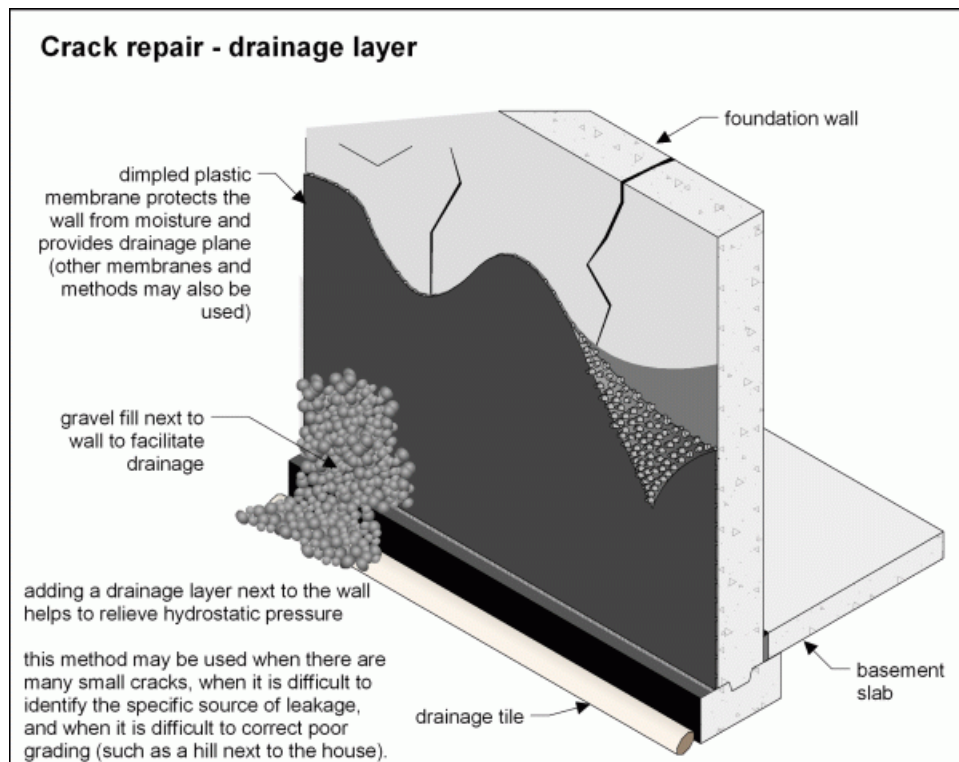
### RECOMMENDATIONS \ Overview

13. Condition: • Typical minor cosmetic flaws present.

### BASEMENT \ Wet basements - corrective action noted

14. Condition: • [Drainage membrane](#)

Exterior membrane visible at s/e basement exterior, very low potential for leakage.





12. *Drainage membrane*

**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