



# Your Inspection Report

46 Connolly Street  
Toronto, ON M6N 5G3

**PREPARED FOR:**

KIM KEHOE  
LISTING AGENT

**INSPECTION DATE:**

Wednesday, March 14, 2018

**PREPARED BY:**

Scott Aitken

Aitken Home Inspections  
49 Riverdale Ave  
TORONTO, ON M4K 1C2

4164074663  
scottaitken@live.ca

March 14, 2018

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2434, v.3  
46 Connolly Street  
Toronto, ON  
M6N 5G3

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 M4K 1C2  
4164074663

scottaitken@live.ca

# AGREEMENT

Report No. 2434, v.3

46 Connolly Street, Toronto, ON March 14, 2018

## PARTIES TO THE AGREEMENT

### **Company**

Aitken Home Inspections  
49 Riverdale Ave  
TORONTO, ON M4K 1C2

### **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

46 Connolly Street, Toronto, ON March 14, 2018

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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. 2434, v.3

46 Connolly Street, Toronto, ON March 14, 2018

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**.

Stacked condominium townhouse constructed in 2002.

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](#)

Shingles worn and due for replacement. This is likely the responsibility of the condo corp.

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

**Location:** All

**Task:** Replace

**Time:** Less than 1 year

**Cost:** Condo group

## Plumbing

### **SUPPLY PLUMBING \ Supply piping in building**

**Condition:** • [Kitec](#)

Supply piping throughout is primarily Kitec plastic which is prone to failure at connectors. Some insurers do not insure this material and will require replacement. Replacement recommended.

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

**Location:** Throughout

**Task:** Replace

**Time:** Unpredictable

**Cost:** Consult contractor for cost

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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ROOFING

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## Description

The home is considered to face : • South

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • High

Approximate age: • 16 years

## Limitations

Inspection performed: • By walking on roof

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

Shingles worn and due for replacement. This is likely the responsibility of the condo corp.

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

**Location:** All

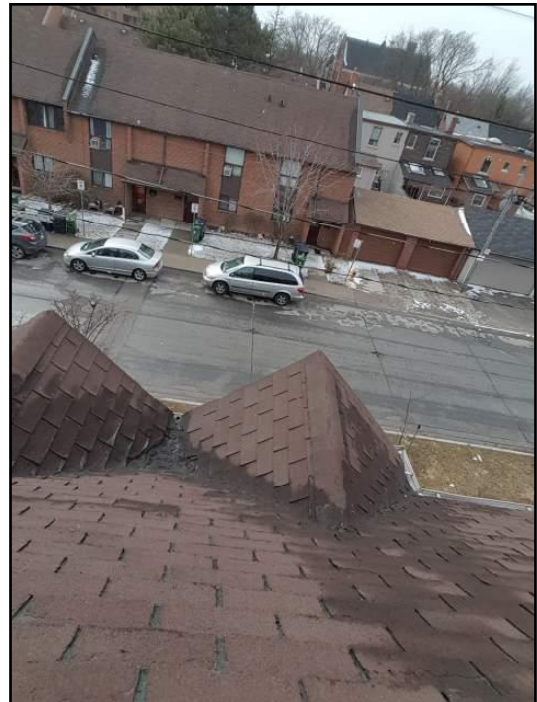
**Task:** Replace

**Time:** Less than 1 year

**Cost:** Condo group



1. Near end of life expectancy



2. Worn out

# EXTERIOR

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SUMMARY

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## Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit and fascia: • [Aluminum](#)

Wall surfaces and trim: • [Metal siding](#)

Wall surfaces - masonry: • [Brick](#)

Walkway: • Concrete

Deck: • Wood

Porch: • Concrete

Exterior steps: • Concrete

## Limitations

Exterior inspected from: • Ground level

## Recommendations

### RECOMMENDATIONS \ Overview

**2. Condition:** • No exterior recommendations are offered as a result of this inspection.

Exterior in good overall condition.

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

**3. Condition:** • Deck boards are old and while no immediate action is necessary, will require eventual replacement.

**Location:** North Exterior

**Task:** Monitor



## Description

**Configuration:**

- [Basement](#)

Not part of this condo unit.

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

**Floor construction:** • [Steel joists](#) • Subfloor - OSB (Oriented Strand Board)

**Exterior wall construction:** • [Steel frame](#)

**Roof and ceiling framing:** • [Steel frame](#) • [Plywood sheathing](#)

**Party walls:** • Steel frame

## Limitations

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:**

- 100 %

Basement belongs to different unit.

## Recommendations

**RECOMMENDATIONS \ Overview**

**4. Condition:** • All visible structural members in good condition.

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

## Description

**Service entrance cable and location:** • [Underground - cable material not visible](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [100 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - first floor](#)

**System grounding material and type:** • [Not visible](#)

**Distribution panel type and location:** • [Breakers - first floor](#)

**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

## Limitations

**Panel or disconnect cover:** • Panel cover painted in place and not removed.

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor

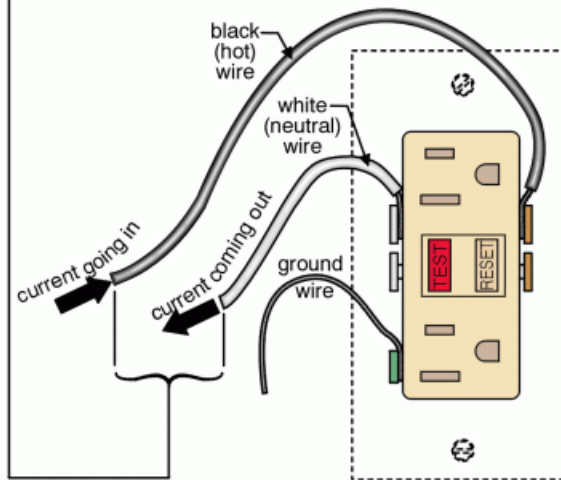
### Ground fault interrupter

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



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

# HEATING

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## Description

**System type:** • [Combination heating system](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • 37,000 btu's @ 130 degrees from water heater.

**Efficiency:** • [High-efficiency](#)

**Approximate age:**

• [2 years](#)

At water heater

• [16 years](#)

At air handler

**Main fuel shut off at:** • Meter

**Failure probability:** • [Low](#)

**Chimney/vent:** • High temperature plastic • Sidewall venting

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

## Limitations

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

## Recommendations

### RECOMMENDATIONS \ Overview

**7. Condition:** • No heating recommendations are offered as a result of this inspection.

# COOLING & HEAT PUMP

Report No. 2434, v.3

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SUMMARY

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REFERENCE

## Description

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

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • 3 years

Failure probability: • [Low](#)

## Limitations

Inspection limited/prevented by: • Low outdoor temperature

## Recommendations

### RECOMMENDATIONS \ Overview

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

# INSULATION AND VENTILATION

Report No. 2434, v.3

46 Connolly Street, Toronto, ON March 14, 2018

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## Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#) • Spot checked only

Wall air/vapor barrier: • Plastic

## Limitations

Attic inspection performed: • From access hatch

## Recommendations

### RECOMMENDATIONS \ Overview

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

## Description

**Water supply source:** • Public

**Service piping into building:**

• [Plastic](#)

Likely Kitec, labelling not visible.

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

**Main water shut off valve at the:** • Utility room

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

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

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

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 2 years

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

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

**Floor drain location:** • Near heating system

**Main fuel shut off valve at the:**

• Utility room



4. Main shut off

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing

## Recommendations

### SUPPLY PLUMBING \ Supply piping in building

#### **10. Condition:** • [Kitec](#)

Supply piping throughout is primarily Kitec plastic which is prone to failure at connectors. Some insurers do not insure this material and will require replacement. Replacement recommended.

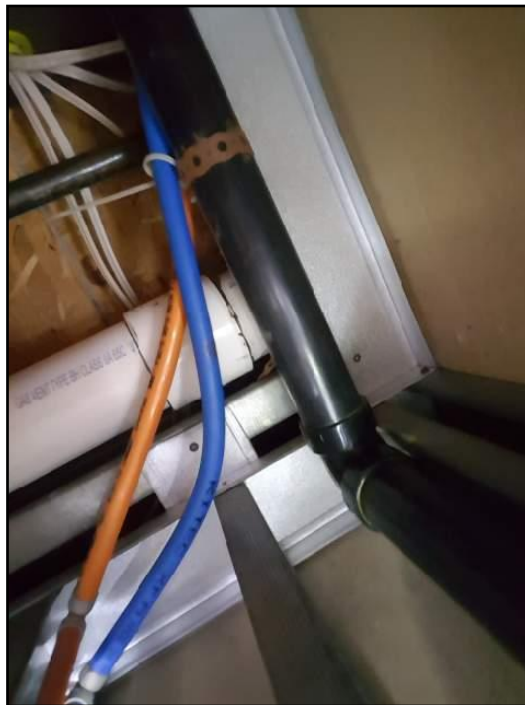
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Reduced water pressure and volume

**Location:** Throughout

**Task:** Replace

**Time:** Unpredictable

**Cost:** Consult contractor for cost



5. Kitec

### FIXTURES AND FAUCETS \ Shower stall

#### **11. Condition:** • [Grout loose, missing or deteriorated](#)

Some grout replacement needed at shower stall tile.

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

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Before use

**Cost:** Minor



# PLUMBING

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SUMMARY

ROOFING

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HEATING

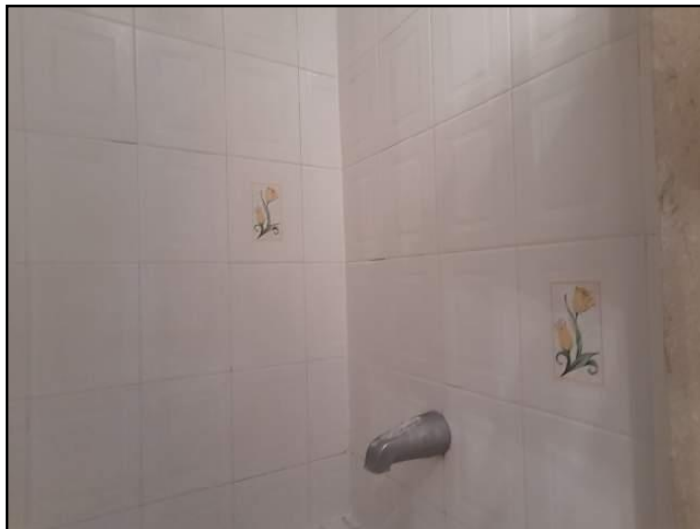
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6. Grout missing or deteriorated

# INTERIOR

Report No. 2434, v.3

46 Connolly Street, Toronto, ON March 14, 2018

SUMMARY

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## Description

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

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

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

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

Glazing: • [Double](#)

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

Party walls: • Steel frame

## Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible:

• 100 %

This unit does not include basement.

## Recommendations

### RECOMMENDATIONS \ Overview

12. **Condition:** • No interior recommendations are offered as a result of this inspection.

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