



# Your Inspection Report

133 Macdonell Avenue  
Toronto, ON M6R 2A4

**PREPARED FOR:**

KIM KEHOE  
LISTING AGENT

**INSPECTION DATE:**

Monday, April 9, 2018

**PREPARED BY:**

Scott Aitken

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

4164074663  
scottaitken@live.ca

April 9, 2018

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2464  
133 Macdonell Avenue  
Toronto, ON  
M6R 2A4

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. 2464

133 Macdonell Avenue, Toronto, ON April 9, 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

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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

133 Macdonell Avenue, Toronto, ON April 9, 2018

## 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

133 Macdonell Avenue, Toronto, ON April 9, 2018

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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**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](#)

## Roofing

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

**Condition:** • [Old, worn out](#)

Strip and reshingle areas with asphalt shingles.

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

**Location:** East and west

**Task:** Replace

**Time:** Immediate

**Cost:** \$2500

### **SLOPED ROOFING \ Slate**

**Condition:** • [Patched](#)

Original slate will require annual inspection and periodic repair/maintenance. Previously patched areas in poor condition and need repair.

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

**Location:** Slate areas

**Task:** Repair or replace

**Time:** Regular maintenance

**Cost:** Depends on work needed

## Exterior

### **LANDSCAPING \ Retaining wall**

**Condition:** • [Bowing or bulging](#)

Retaining wall under east addition is in very poor condition, and while not urgent, eventual rebuild will be necessary. Improve exterior cover and create step up into basement at that time.

**Implication(s):** Weakened structure | Chance of movement

**Location:** East Crawl Space

**Task:** Repair or replace

**Time:** Unpredictable

**Cost:** Consult contractor for cost

# SUMMARY

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## Electrical

### **SERVICE DROP AND SERVICE ENTRANCE \ Service size**

**Condition:** • [Inadequate service size](#)

Insurance company will request upgrade to 100 amps.

**Implication(s):** Interruption of electrical service

**Location:** Basement

**Task:** Improve

**Time:** Immediate

**Cost:** \$2,000

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](#)

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## Description

The home is considered to face : • West

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

Flat roofing material:

• [Modified bitumen membrane](#)



1. Modified bitumen membrane



2. Modified bitumen membrane

• [Metal](#)



# ROOFING

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3. Metal

Probability of leakage: • High

## Limitations

Roof inspection limited/prevented by: • Deck

Inspection performed: • By walking on roof

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

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

Strip and reshingle areas with asphalt shingles.

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

**Location:** East and west

**Task:** Replace

**Time:** Immediate

**Cost:** \$2500

# ROOFING

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4. Old, worn out



5. Old, worn out

## SLOPED ROOFING \ Slate

### 2. Condition: • [Patched](#)

Original slate will require annual inspection and periodic repair/maintenance. Previously patched areas in poor condition and need repair.

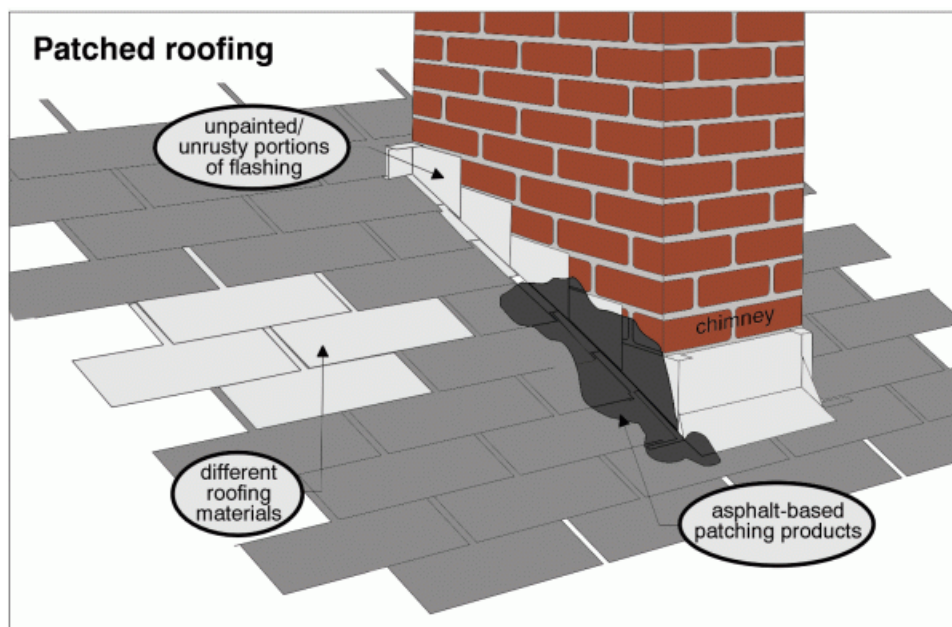
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Slate areas

**Task:** Repair or replace

**Time:** Regular maintenance

**Cost:** Depends on work needed



# ROOFING

133 Macdonell Avenue, Toronto, ON April 9, 2018

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ROOFING

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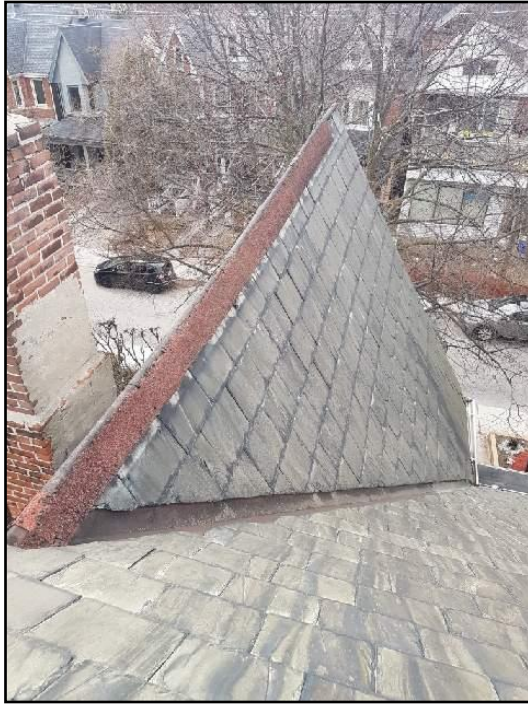
COOLING

INSULATION

PLUMBING

INTERIOR

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6. Patched



7. Patched

## **FLAT ROOFING \ Metal**

**3. Condition:** • [Open, loose seams](#)

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

**Location:** West Third Floor

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

# ROOFING

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8. *Damage*

# EXTERIOR

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## Description

**Gutter & downspout material:** • [Aluminum](#)  
**Downspout discharge:** • [Below grade](#) • [Above grade](#)  
**Lot slope:** • [Flat](#)  
**Soffit and fascia:** • [Wood](#)  
**Wall surfaces - masonry:** • [Brick](#)  
**Wall surfaces - wood:** • [Boards](#)  
**Retaining wall:** • [Masonry](#)  
**Walkway:** • Concrete • Interlocking brick • Pavers  
**Porch:** • Wood  
**Patio:** • Interlocking brick  
**Garage:** • Wood Frame • Detached  
**Trellis:** • Wood • Metal

## Limitations

**Inspection limited/prevented by:** • Car/storage in garage

## Recommendations

### WALLS \ Wood siding

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

Ideally wood siding would begin 8 or more inches above grade.

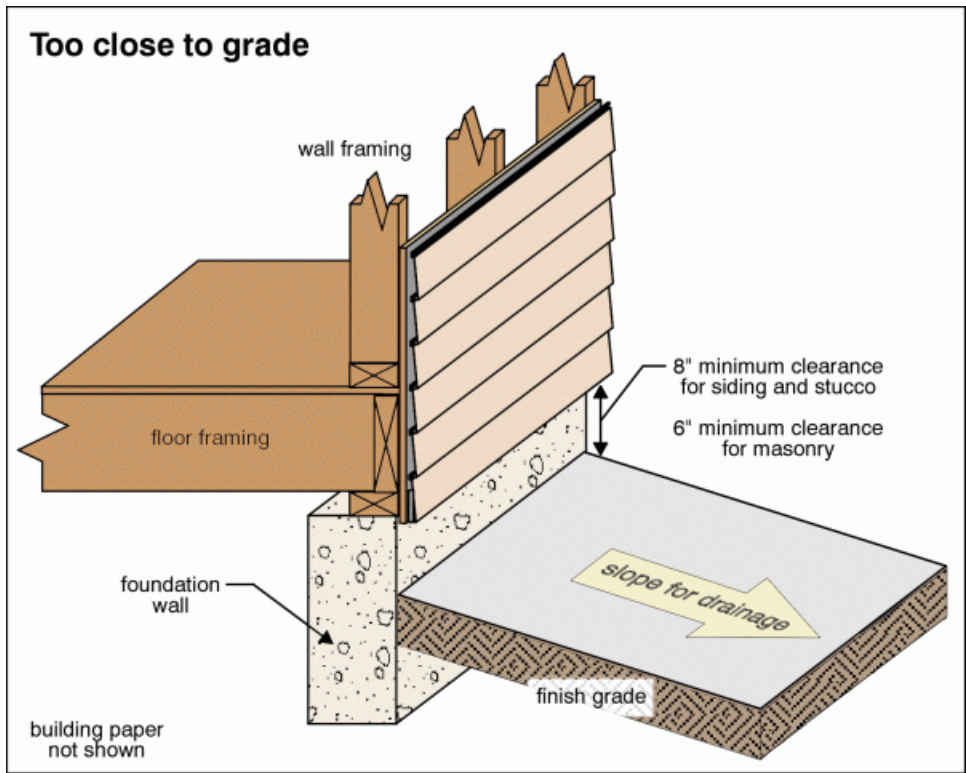
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

**Location:** East Exterior

**Task:** Improve

**Time:** Unpredictable

**Cost:** Depends on approach



9. Too close to grade

**WALLS \ Brick, stone and concrete**  
5. Condition: • [Mortar deterioration](#)

Typical tuckpointing needed.

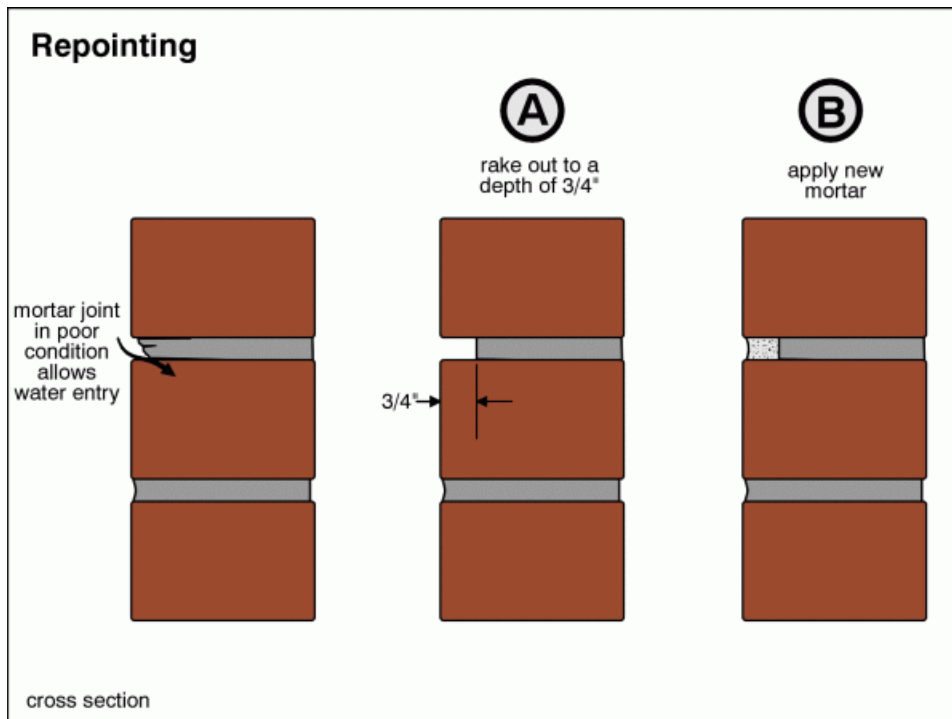
**Implication(s):** Chance of water entering building | Weakened structure | Chance of structural movement

**Location:** Various Exterior Wall

**Task:** Improve

**Time:** Regular maintenance

**Cost:** \$2000 and up



## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**6. Condition:** • [Too low](#)

**Implication(s):** Fall hazard

**Location:** West Second Floor

**Task:** Replace

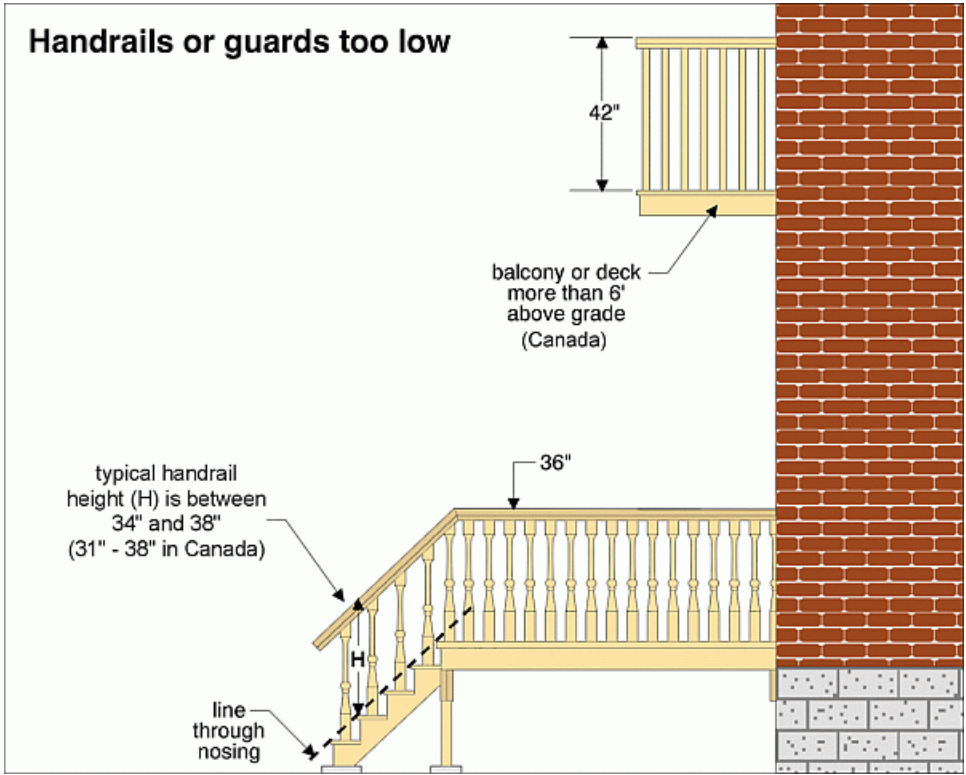
**Time:** Before use

**Cost:** Consult contractor for cost

# EXTERIOR

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10. Too low

**LANDSCAPING \ Retaining wall**  
7. Condition: • [Bowing or bulging](#)



# EXTERIOR

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Retaining wall under east addition is in very poor condition, and while not urgent, eventual rebuild will be necessary. Improve exterior cover and create step up into basement at that time.

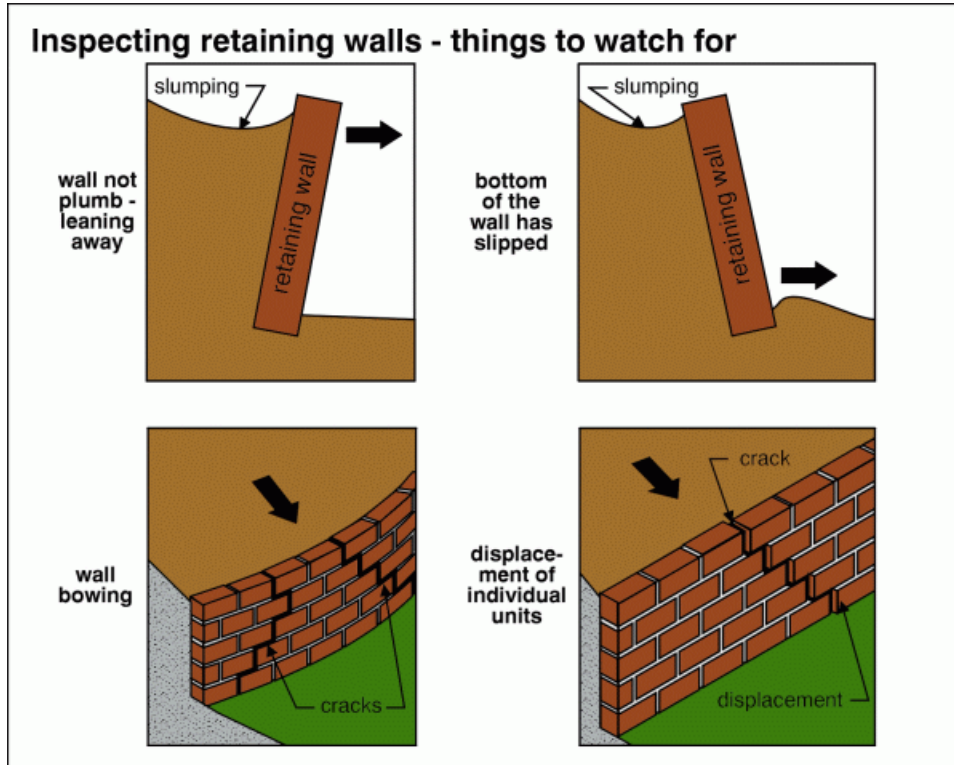
**Implication(s):** Weakened structure | Chance of movement

**Location:** East Crawl Space

**Task:** Repair or replace

**Time:** Unpredictable

**Cost:** Consult contractor for cost



# EXTERIOR

133 Macdonell Avenue, Toronto, ON April 9, 2018

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11. *Bowing or bulging*

## TRELLIS \ General

**8. Condition:** • Not well supported

**Implication(s):** Chance of movement | Damage or physical injury due to falling materials

**Location:** East Exterior

**Task:** Improve

**Time:** Immediate

**Cost:** Minor



12. *Not well supported*

## Description

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

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

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

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

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

**Party walls:** • [Masonry](#)

## Limitations

**Attic/roof space:** • No access

**Percent of foundation not visible:** • 90 %

## Recommendations

### RECOMMENDATIONS \ Overview

**9. Condition:** • No evidence of termite activity, past or present.

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

## Description

**Service entrance cable and location:** • [Overhead copper](#)

**Service size:** • [60 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [60 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](#)

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

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

**Smoke detectors:** • [Present](#)

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

## Recommendations

### **SERVICE DROP AND SERVICE ENTRANCE \ Service size**

**11. Condition:** • [Inadequate service size](#)

Insurance company will request upgrade to 100 amps.

**Implication(s):** Interruption of electrical service

**Location:** Basement

**Task:** Improve

**Time:** Immediate

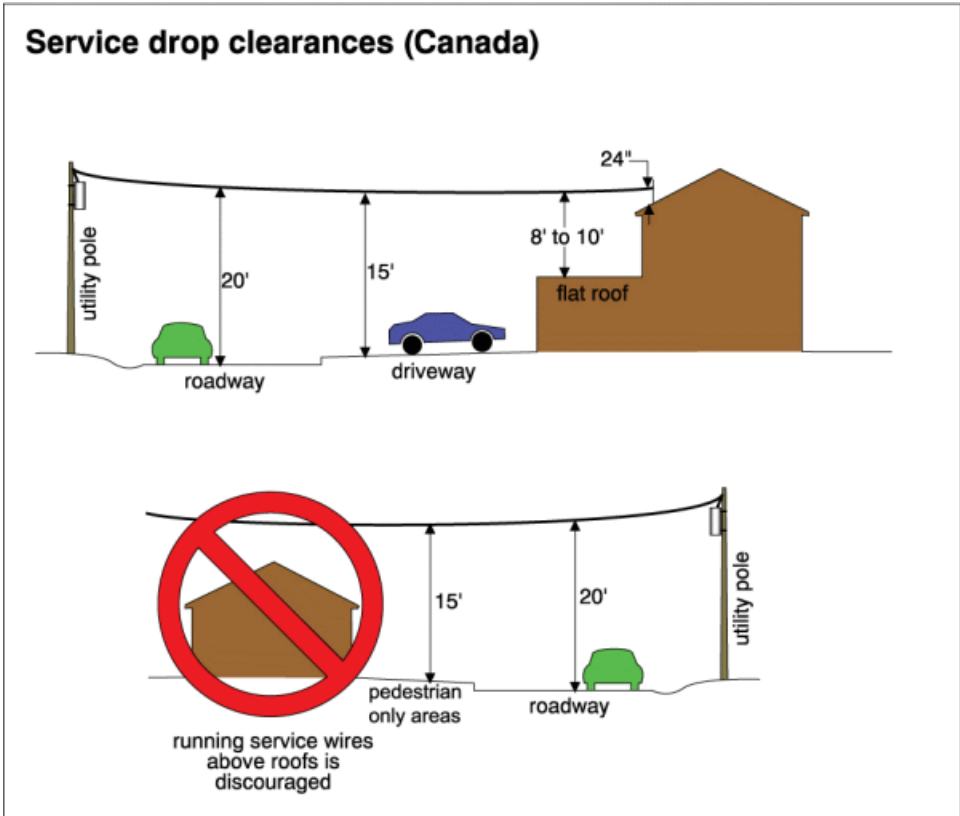
**Cost:** \$2,000

### **SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors**

**12. Condition:** • [Wires too close to roof](#)

This condition will be rectified with service upgrade.

**Implication(s):** Electric shock | Interruption of electrical service



13. Wires too close to roof

## Description

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • [85,000 BTU/hr](#)

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [14 years](#)

**Main fuel shut off at:** • Meter

**Failure probability:** • [Medium](#)

**Auxiliary heat:** • Electric radiant floor heat

**Fireplace/stove:**

• Non-functional



14. *Non-functional*

**Chimney/vent:** • [Masonry](#)

**Chimney liner:** • [Not visible](#)

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

## Limitations

**Inspection prevented/limited by:** • Chimney interiors and flues are not inspected

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

## Recommendations

### GAS FURNACE \ Electronic air cleaner

**13. Condition:** • [Dirty](#)

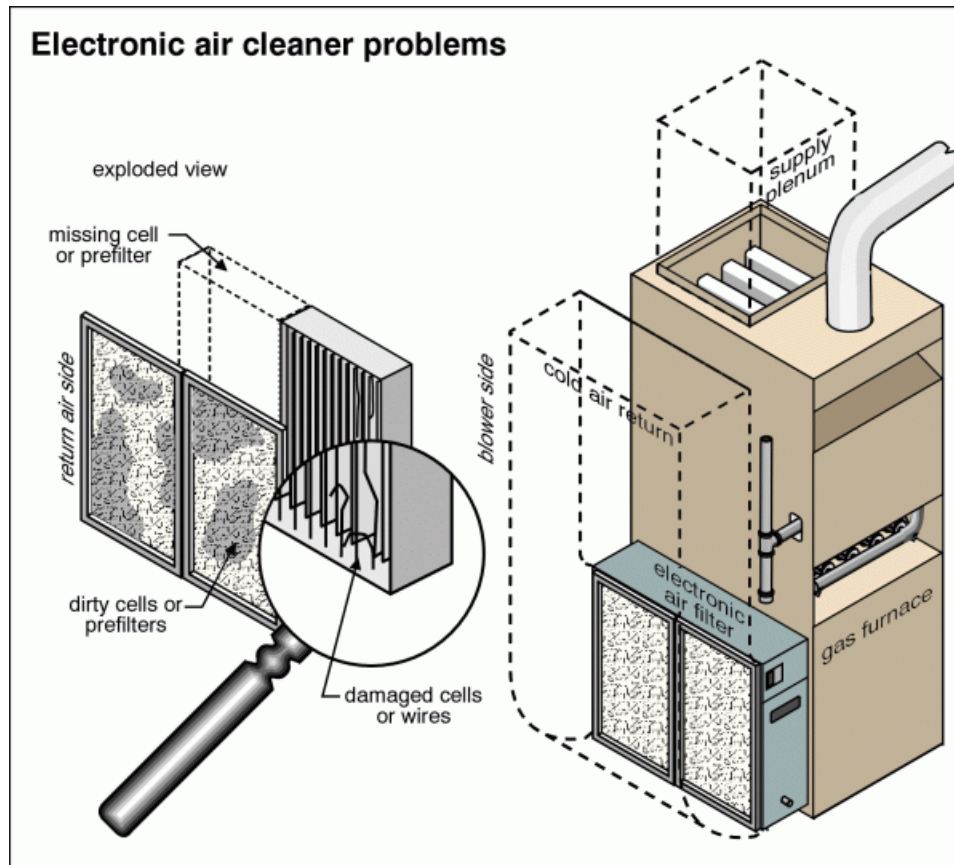
**Implication(s):** Equipment ineffective | Increased heating costs | Reduced comfort

**Location:** Basement

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Minor



### GAS FURNACE \ Ducts, registers and grilles

**14. Condition:** • Some asbestos insulation present on ducting. Remove or encapsulate if necessary to disturb.

**Location:** Throughout

**Task:** Remove

**Time:** If renovating

# HEATING

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15. *Some asbestos insulation present on ducting...*



# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • None present

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • Not determined  
**Attic/roof insulation amount/value:** • Not determined  
**Wall insulation material:** • [Glass fiber](#)  
**Wall insulation amount/value:** • 0-12  
**Wall insulation amount/value:** • Spot checked only  
**Foundation wall insulation amount/value:** • [None found](#)

## Limitations

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

## Recommendations

**RECOMMENDATIONS \ Overview**

**15. 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:** • West • Basement

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

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

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

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 15 years

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

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

**Floor drain location:** • Center of basement

**Backwater valve:** • Not present

## Limitations

**Fixtures not tested/not in service:**

- Bathtub

Basement bathtub disconnected.

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

## Recommendations

### **FIXTURES AND FAUCETS \ Toilet**

**16. Condition:** • [Surface defects](#)

Toilet and sink at second floor washroom have minor cracks.

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

**Location:** Second Floor Bathroom

**Task:** Replace

**Time:** Unpredictable



16. Surface defects



17. Surface defects

## Description

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

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

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

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

Glazing: • [Double](#) • [Primary plus storm](#)

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: • 90 %

## Recommendations

### RECOMMENDATIONS \ Overview

17. **Condition:** • Typical minor cosmetic flaws present.

### STAIRS \ Guardrails

18. **Condition:** • [Missing](#)

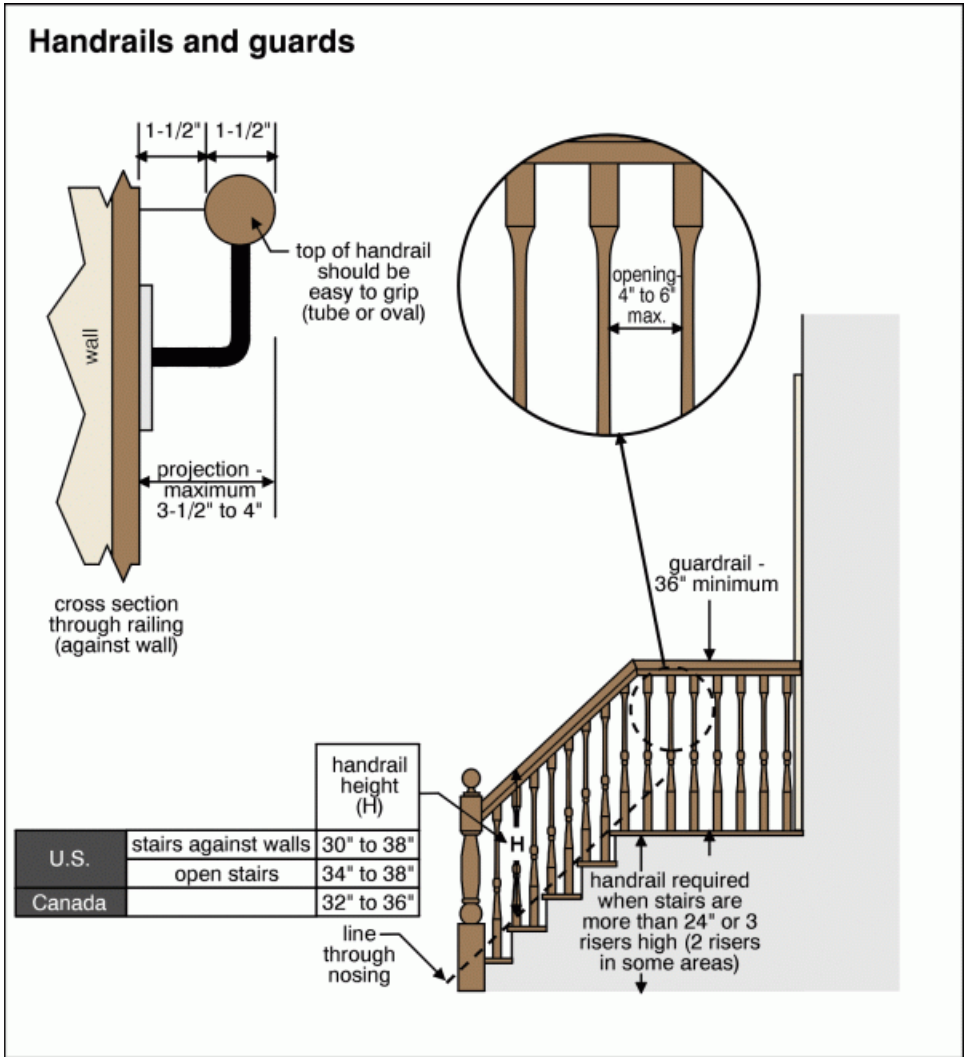
**Implication(s):** Fall hazard

**Location:** Basement Staircase

**Task:** Provide

**Time:** Immediate

**Cost:** Minor





18. *Missing guardrail*

**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