



Your Inspection Report

2631 Benedet Drive
Toronto, ON

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Wednesday, May 22, 2019

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

May 23, 2019

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2802
2631 Benedet Drive
Toronto, ON

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

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AGREEMENT

Report No. 2802

2631 Benedet Drive, Toronto, ON May 22, 2019

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

AGREEMENT

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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.

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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

2631 Benedet Drive, Toronto, ON May 22, 2019

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](#)

Exterior

General

- Pool closed and not included in inspection, recommend inspection by qualified pool service company.

LANDSCAPING \ Walkway

Condition: • [Improper slope or drainage](#)

Repair or replace concrete walk to restore drainage away from foundation, and eliminate trip hazards.

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

Location: Various Exterior

Task: Improve

Time: Unpredictable

Cost: Consult contractor for cost

Electrical

DISTRIBUTION SYSTEM \ Aluminum wiring

Condition: • [Connectors not compatible with aluminum](#)

Wiring is aluminum and lacks anti oxidant paste or aluminum compatible devices.

Implication(s): Fire hazard

Location: Throughout

Task: Protect

Time: Immediate

Cost: \$2,000

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

A/C is 20 years old, budget for replacement.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Unpredictable

Cost: \$3500

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Plumbing

RECOMMENDATIONS \ Overview

Condition: • Fixtures dated and due for updating.

Tile at tub surrounds in poor condition.

Location: Throughout

Task: Repair or replace

Time: Immediate

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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Description

The home is considered to face : • South

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Probability of leakage: • Low

Approximate age: • 5 years

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection. Shingles 5 years old and in good condition.

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Description

- Gutter & downspout material:** • [Aluminum](#)
- Downspout discharge:** • [Above grade](#)
- Lot slope:** • [Flat](#)
- Soffit (underside of eaves) and fascia (front edge of eaves):** • [Aluminum](#)
- Wall surfaces - masonry:** • [Brick](#)
- Driveway:** • Asphalt
- Walkway:** • Concrete
- Patio:** • Patio stones
- Garage:** • Attached. • Wood frame, brick veneer.

Limitations

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

Recommendations

General

- 2. • Pool closed and not included in inspection, recommend inspection by qualified pool service company.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Patios

- 3. **Condition:** • [Trip hazards](#)

Reslope patio to create drainage away from foundation and eliminate trip hazards.

Implication(s): Physical injury

Location: North Exterior

Task: Improve

Time: Immediate

Cost: Minor

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2.

LANDSCAPING \ Walkway

4. Condition: • [Improper slope or drainage](#)

Repair or replace concrete walk to restore drainage away from foundation, and eliminate trip hazards.

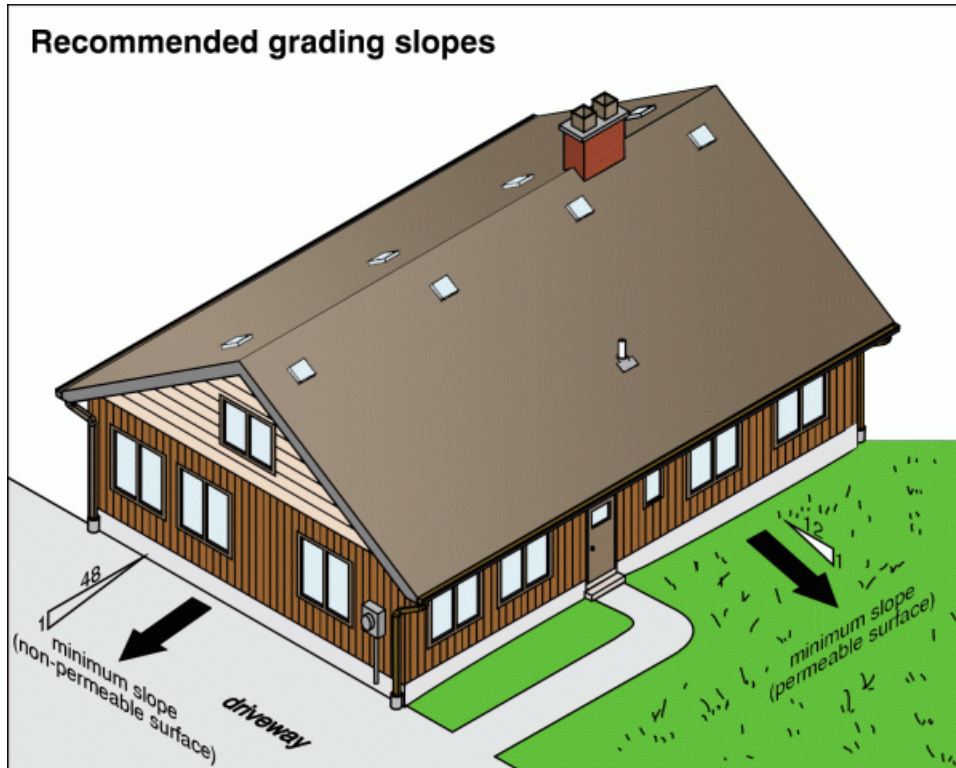
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Improve

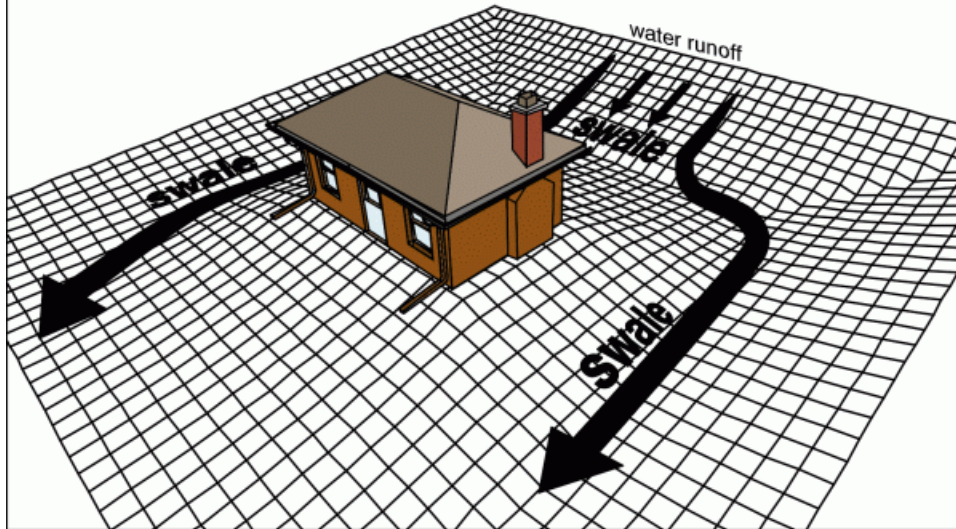
Time: Unpredictable

Cost: Consult contractor for cost

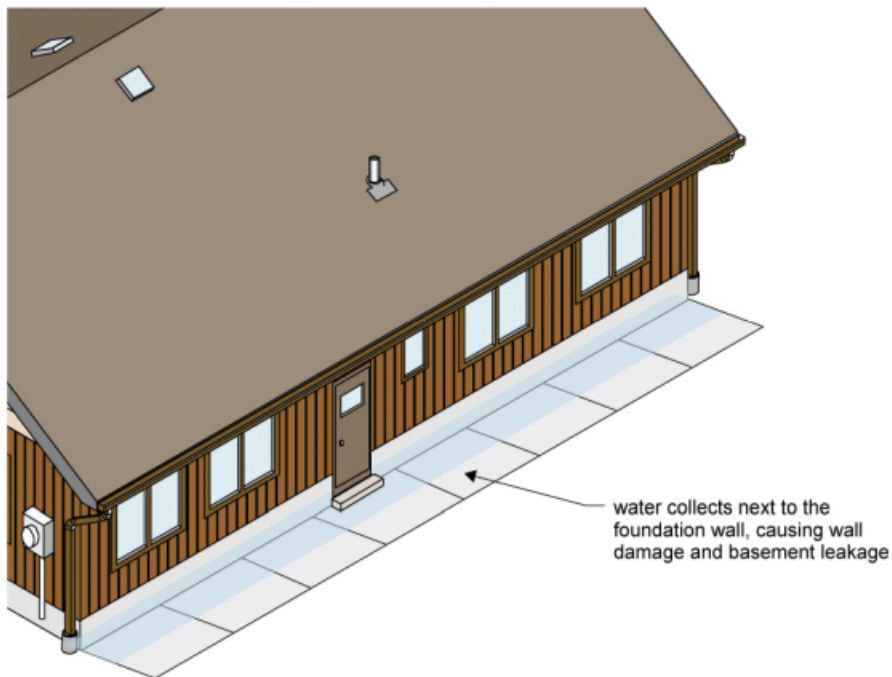


Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



Walk/patio sloping towards house



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3. *Improper slope or drainage*



4. *Improper slope or drainage*

GARAGE \ Ceilings and walls

5. Condition: • Not gastight

Some repair needed at drywall finishes in garage.

Implication(s): Hazardous combustion products entering home

Location: Various Garage

Task: Repair

Time: Immediate

Cost: Minor

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5. Not gastight

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

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

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

Roof and ceiling framing: • Rafters • [Plywood sheathing](#)

Limitations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 70 %

Recommendations

FOUNDATIONS \ General

6. Condition: • Typical minor cracks

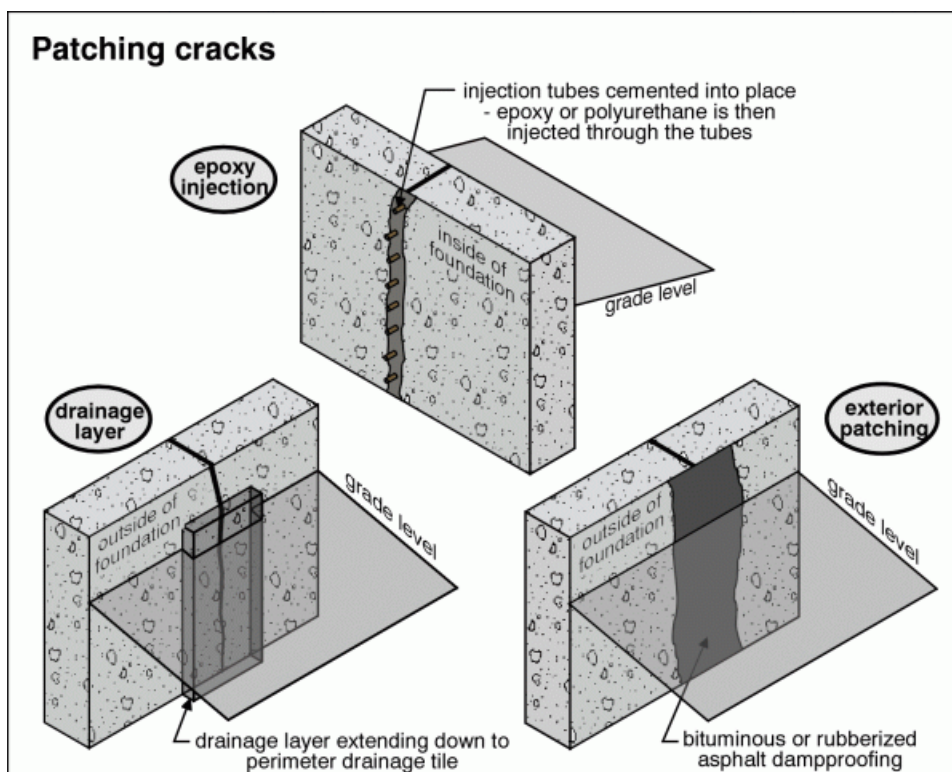
Typical minor cracks are not structurally significant but indicate areas where foundation is most vulnerable to leakage.

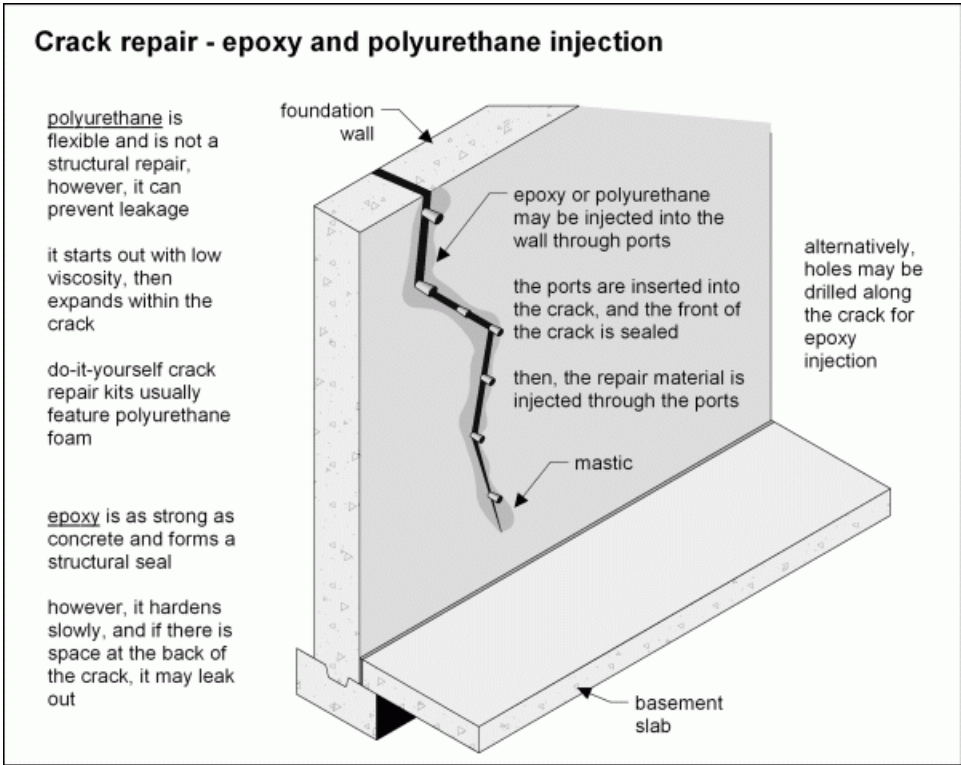
Epoxy repair crack if leakage develops or if renovating basement.

Implication(s): Chance of water entering building

Location: Various Basement

Task: Monitor





6. Typical minor cracks

WALLS \ Wood frame walls

7. Condition: • [Wood too close to soil](#)

STRUCTURE

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Rot at floor and wall base of shed. Remove structure or replace floor with concrete.

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

Location: Northeast

Task: Repair or replace

Time: Immediate

Cost: Depends on approach



7. Wood too close to soil

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: • [Fuses - basement](#)

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

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

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

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI

Smoke alarms (detectors): • [Present](#)

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

Recommendations

DISTRIBUTION SYSTEM \ Aluminum wiring

8. Condition: • [Connectors not compatible with aluminum](#)

Wiring is aluminum and lacks anti oxidant paste or aluminum compatible devices.

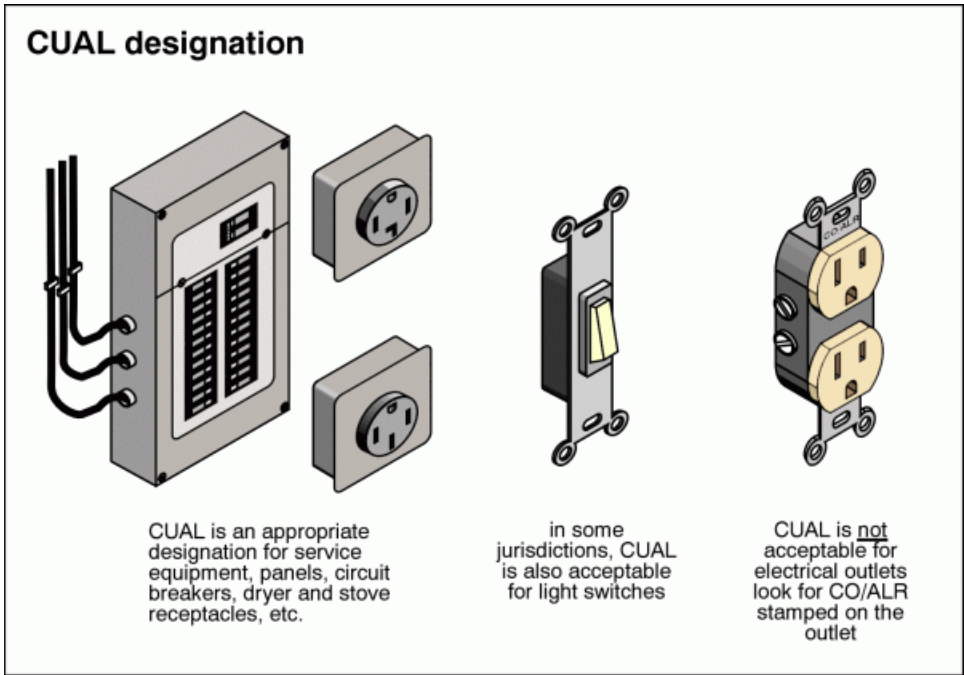
Implication(s): Fire hazard

Location: Throughout

Task: Protect

Time: Immediate

Cost: \$2,000



DISTRIBUTION SYSTEM \ Outdoor wiring

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

Location: Various Exterior

Task: Protect

Time: Immediate

Cost: Minor



8. Exterior wiring exposed to damage and...



9. Exterior wiring exposed to damage and...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

10. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

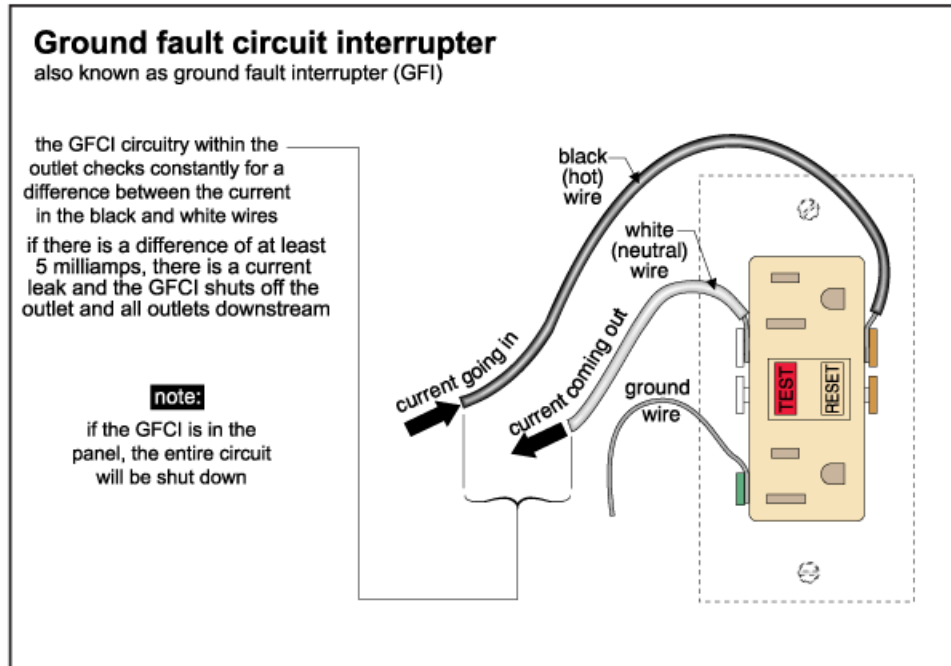
Recommend gfci type receptacles at all wet locations.

Implication(s): Electric shock

Location: Various

Task: Replace

Cost: Minor



Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [15 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Medium](#)

Air filter: • Electronic

Chimney/vent:

• [Masonry](#)

For fireplace only.

• [Metal](#)

For water heater only.

• ABS plastic

Furnace only.

• Sidewall venting

Furnace only.

Chimney liner:

• [Clay](#)

For fireplace only.

Limitations

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

Recommendations

FURNACE \ Humidifier

11. Condition: • Inoperative

Location: Basement Furnace Room

Task: Replace

Time: Discretionary

Cost: \$500

GAS FURNACE \ Mid- and high-efficiency gas furnace

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

Minor condensate leak present in furnace cabinet, have serviced.

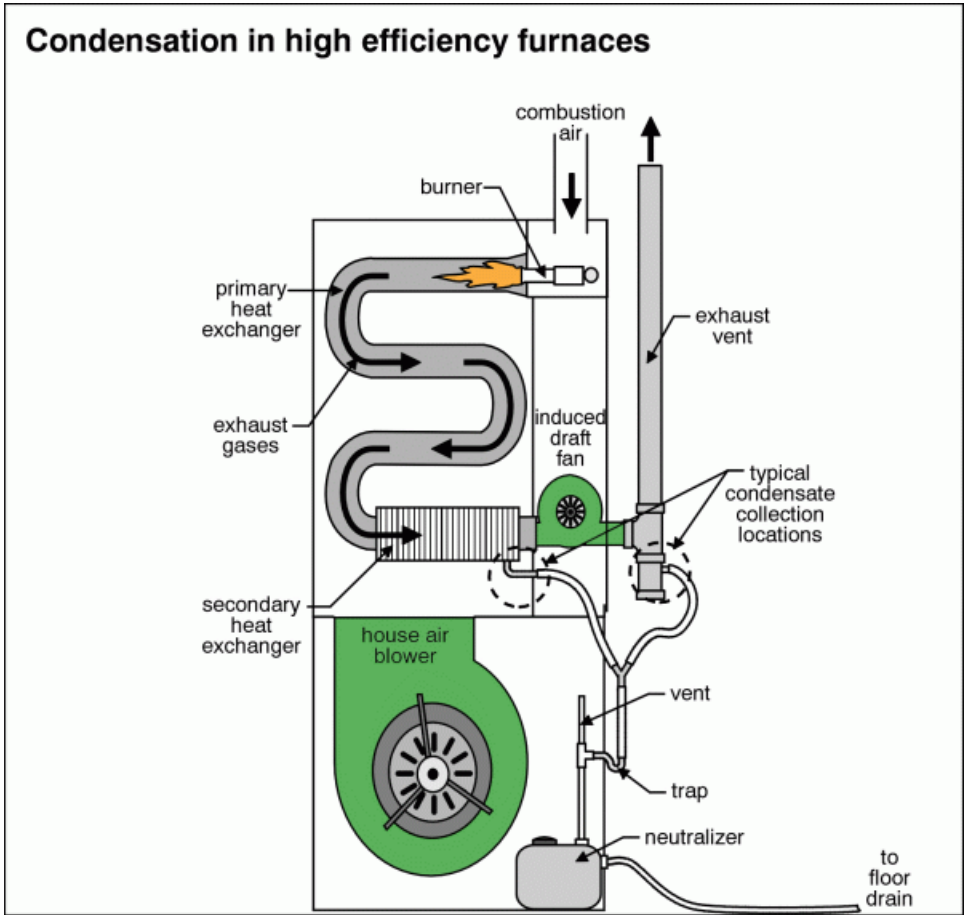
Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Basement Furnace Room

Task: Service

Time: Before next heating season

Cost: Minor



10. Condensate leak

CHIMNEY AND VENT \ Inspect/sweep chimney

13. Condition: • Creosote build-up

Implication(s): Fire hazard

Location: Fireplace chimney

Task: Clean

Time: Regular maintenance

Cost: \$300

FIREPLACE \ Hearth and extension

14. Condition: • [Too small](#)

Insurance company may ask for increased floor protection.

Implication(s): Fire hazard

Location: First Floor Family Room

Task: Protect

Time: If necessary

Cost: Minor



11. *Too small*

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)
Cooling capacity: • [30,000 BTU/hr](#)
Compressor approximate age: • 20 years
Failure probability: • [High](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

AIR CONDITIONING \ Life expectancy
15. Condition: • [Near end of life expectancy](#)
A/C is 20 years old, budget for replacement.
Implication(s): Equipment failure | Reduced comfort
Task: Replace
Time: Unpredictable
Cost: \$3500

Description

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

Attic/roof insulation amount/value: • [R-28](#)

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

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

Limitations

Attic inspection performed: • From access hatch

Recommendations

RECOMMENDATIONS \ Overview

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

FOUNDATION \ Interior insulation

17. **Condition:** • [Exposed combustible insulation](#)

Remove styrofoam panels at basement ceiling.

Implication(s): Fire hazard

Location: Basement ceiling

Task: Remove

Time: Immediate

Cost: Minor

INSULATION AND VENTILATION

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12. *Exposed combustible insulation*

Description

Water supply source: • Public

Service piping into building:

• [Copper](#)

3/4 inch

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

Main water shut off valve at the: • East • Basement

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

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

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

Water heater tank capacity: • 151 liters

Water heater approximate age: • 16 years

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

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

Floor drain location: • Near heating system

Backwater valve: • Not present

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

18. Condition: • Fixtures dated and due for updating.

Tile at tub surrounds in poor condition.

Location: Throughout

Task: Repair or replace

Time: Immediate

Cost: Consult contractor for cost

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Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile
Major wall finishes: • [Plaster/drywall](#) • [Paneling](#)
Major ceiling finishes: • [Plaster/drywall](#) • [Suspended tile](#)
Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Awning](#)
Glazing: • [Double](#) • [Primary plus storm](#)
Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Wood](#) • [Metal](#)

Limitations

Not included as part of a building inspection: • Appliances
Percent of foundation not visible: • 70 %

Recommendations

RECOMMENDATIONS \ Overview

19. Condition: • Typical minor cosmetic flaws present.



13. *Typical minor cosmetic flaws present.*

WINDOWS \ General

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

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

Location: Basement

INTERIOR

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Task: Replace

Time: If renovating

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

