



Your Inspection Report

62 Parkdale Road
Toronto, ON M6R 1E2

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Tuesday, May 21, 2019

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

May 21, 2019

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2798
62 Parkdale Road
Toronto, ON
M6R 1E2

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. 2798

62 Parkdale Road, Toronto, ON May 21, 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

62 Parkdale Road, Toronto, ON May 21, 2019

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

62 Parkdale Road, Toronto, ON May 21, 2019

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. 2798

62 Parkdale Road, Toronto, ON May 21, 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

WALLS \ Wood siding

Condition: • [Paint or stain - needed](#)

Wood siding and trim due for paint maintenance.

Implication(s): Shortened life expectancy of material

Location: Throughout Exterior

Task: Improve

Time: Regular maintenance

Cost: Consult contractor for cost

BASEMENT WALKOUTS \ General

Condition: • [Door threshold missing, too low, not watertight](#)

Poorly configured basement entrance allowing leakage into basement. Rebuild with step up into basement or add roof structure. Walls cracked but sound.

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

Location: North basement

Task: Repair or replace

Time: Discretionary

Cost: Consult contractor for cost

Heating

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated masonry](#)

Chimney will require eventual rebuild. N/W chimney is abandoned and sealed, can be removed at reshingling in future.

Implication(s): Material deterioration

Location: Southeast Exterior

Task: Repair

Time: Unpredictable

Cost: \$2,000 and up.

SUMMARY

62 Parkdale Road, Toronto, ON May 21, 2019

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REFERENCE

Insulation and Ventilation

WALLS \ Insulation

Condition: • Masonry walls in this home have been insulated with Uffi (urea formaldehyde foam insulation) which can affect air quality. Vendor to provide air quality test results.

Plumbing

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Galvanized steel](#)

Cold supply pipe (riser) at northwest exterior wall is galvanized steel, insurance company will request immediate replacement.

Implication(s): Reduced water pressure and volume

Location: Northwest

Task: Replace

Time: Immediate

Cost: Depends on amount found

Interior

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

Minor seepage at north basement. If rerouting of downspout and basement entrance improvements do not alleviate issue, waterproof this area prior to finishing basement.

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

Location: North basement

Task: Improve

Time: Before finishing basement

Cost: Depends on work needed.

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

62 Parkdale Road, Toronto, ON May 21, 2019

SUMMARY

ROOFING

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INTERIOR

REFERENCE

Description

The home is considered to face : • South

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Probability of leakage: • Low

Approximate age: • 5-10 years

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection. Roof surfaces in good condition. See Insulation re prevention of ice dams.

EXTERIOR

62 Parkdale Road, Toronto, ON May 21, 2019

- SUMMARY
 - ROOFING
 - EXTERIOR**
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 - PLUMBING
 - INTERIOR
- REFERENCE

Description

- Gutter & downspout material: • [Aluminum](#)
- Downspout discharge: • [Below grade](#) • [Above grade](#)
- Lot slope: • [Hillside](#)
- Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)
- Wall surfaces and trim: • [Stucco](#)
- Wall surfaces - masonry: • [Brick](#) • [Stone](#)
- Wall surfaces - wood: • [Boards](#)
- Retaining wall: • [Concrete](#)
- Driveway: • Asphalt
- Porch: • Wood • Brick
- Exterior steps: • Concrete
- Patio: • Interlocking brick
- Garage: • Wood Frame

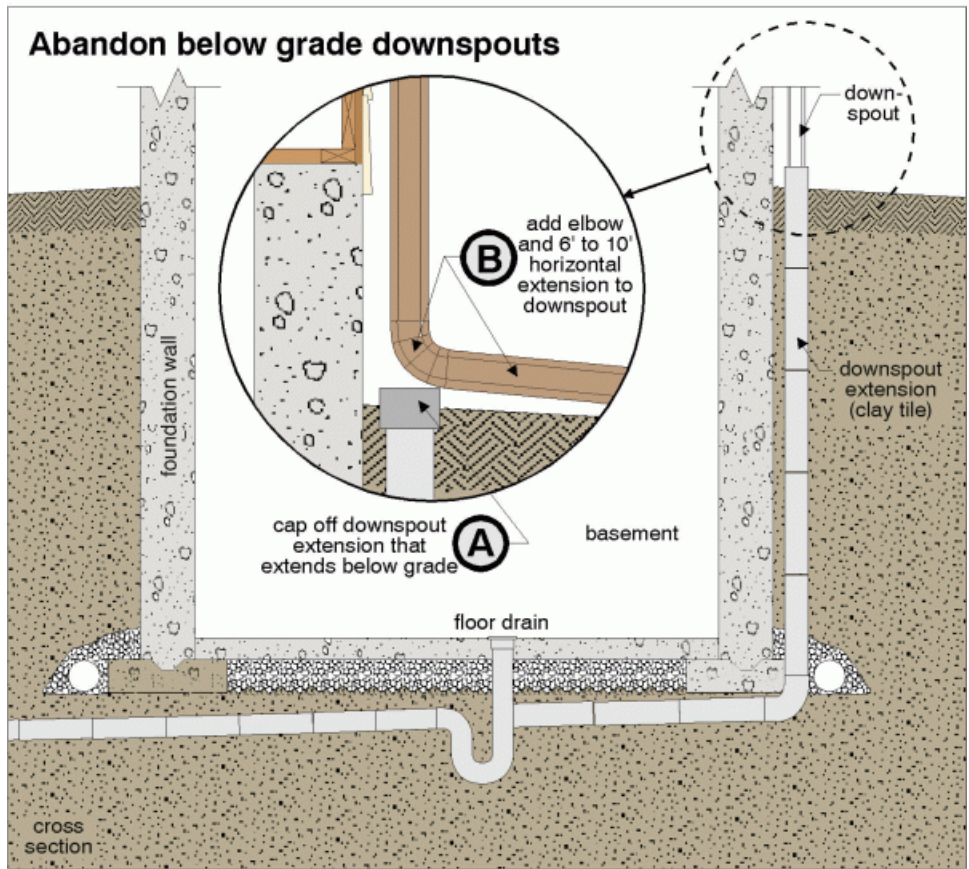
Limitations

- Inspection limited/prevented by: • Storage in garage

Recommendations

- ROOF DRAINAGE \ Downspouts**
- 2. Condition:** • [Discharge below grade](#)
- Dowspout at n/e exterior may be contributing to basement leakage.
- Implication(s):** Chance of water damage to contents, finishes and/or structure
- Location:** Northeast Exterior
- Task:** Improve
- Time:** Immediate
- Cost:** Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



WALLS \ Wood siding

3. Condition: • [Paint or stain - needed](#)

Wood siding and trim due for paint maintenance.

Implication(s): Shortened life expectancy of material

Location: Throughout Exterior

Task: Improve

Time: Regular maintenance

Cost: Consult contractor for cost



2. Paint or stain - needed

WALLS \ Masonry (brick, stone) and concrete

4. Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Various Exterior

Task: Repair

Time: Discretionary

Cost: Minor



3. Parging damaged or missing

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

5. Condition: • [Stair run too small or not uniform](#)

Rebuild steps with uniform rise.

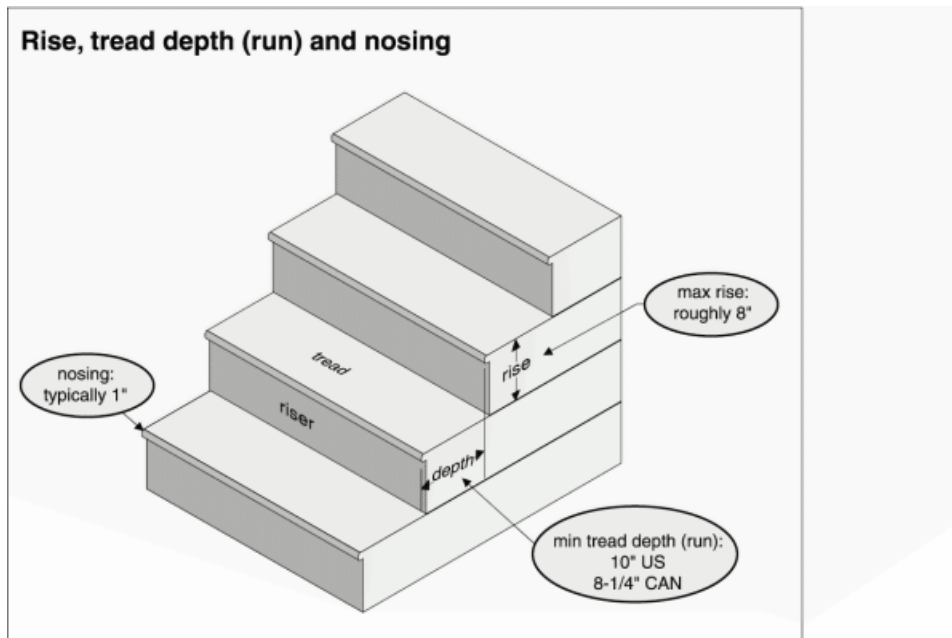
Implication(s): Trip or fall hazard

Location: South Porch

Task: Replace

Time: Immediate

Cost: \$1000





4. Stair run too small or not uniform

BASEMENT WALKOUTS \ General

6. Condition: • [Door threshold missing, too low, not watertight](#)

Poorly configured basement entrance allowing leakage into basement. Rebuild with step up into basement or add roof structure. Walls cracked but sound.

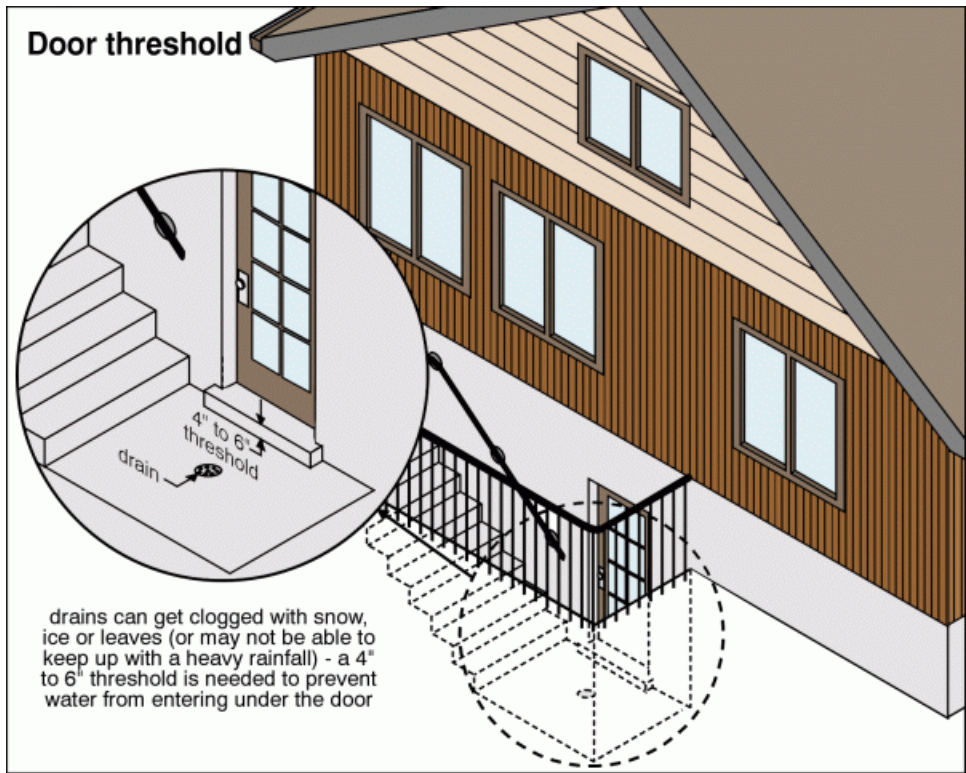
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North basement

Task: Repair or replace

Time: Discretionary

Cost: Consult contractor for cost



5. Walls cracked



6. Door threshold leaks

LANDSCAPING \ Retaining wall

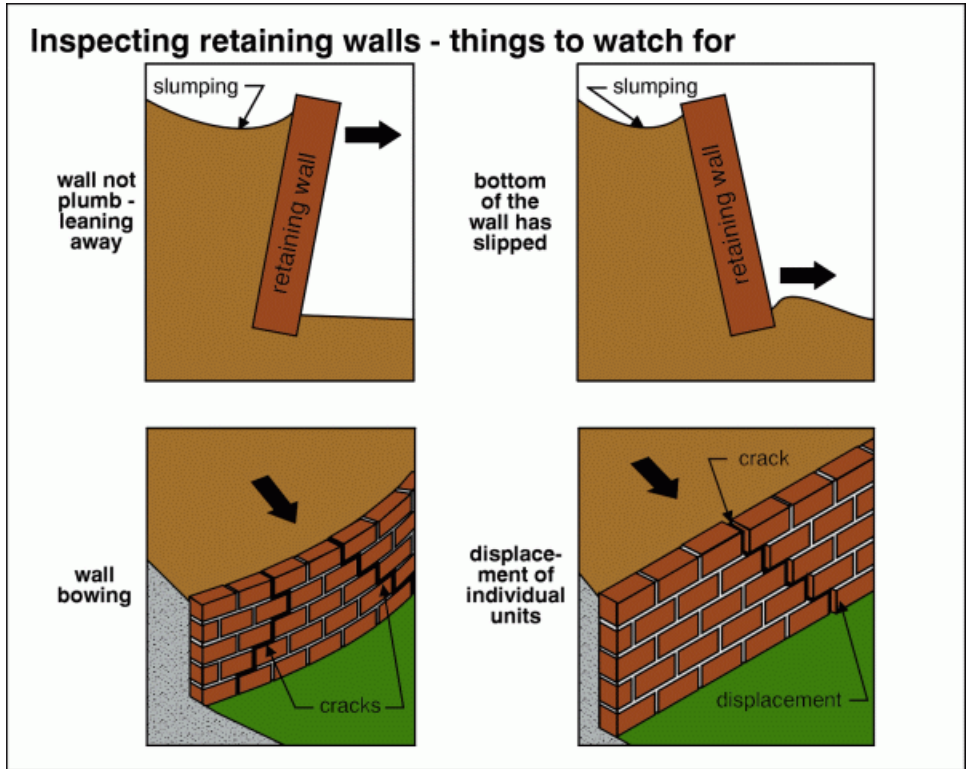
7. Condition: • [Cracked](#)

South retaining walls cracked but sound. Monitor for need for eventual replacement.

Implication(s): Weakened structure | Chance of movement

Location: South Exterior

Task: Monitor



7. Cracked



8. Cracked

- SUMMARY
 - ROOFING
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GARAGE \ General

8. Condition: • Typical low quality structure

Garage roof leaking and will need structural repair before resurfacing. Tree causing damage to structure.

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

Location: Garage

Task: Repair

Time: Immediate

Cost: Consult contractor for cost



9.



10. Typical low quality structure

Description

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

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

Exterior wall construction: • [Wood frame](#) • [Masonry](#)

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

Limitations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 25 %

Recommendations

FLOORS \ Joists

9. Condition: • [Prior repairs](#)

Some improved joist support needed near north basement entrance before finishing basement or renovating above.

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

Location: North Basement

Task: Repair

Cost: Minor

WALLS \ Arches

10. Condition: • [Cracked](#)

Repair or replace arches with steel lintels if replacing windows or doors.

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

Location: Various Exterior

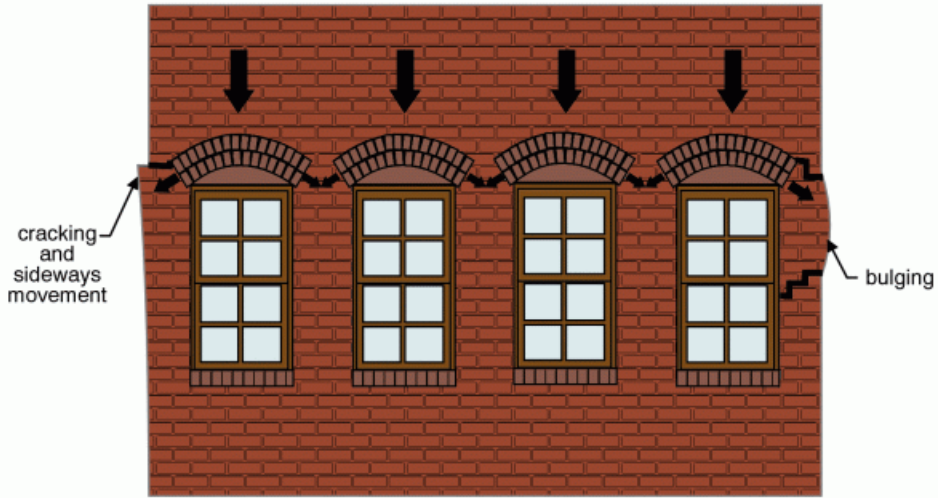
Task: Repair or replace

Time: If renovating

Cost: Depends on approach

Masonry arches - cracking due to lateral thrust

when the "columns" of brick next to windows are narrow, the lateral forces imposed by the arches can cause sideways displacement of the brick resulting in cracking or wall bulging



11. Cracked

- SUMMARY
 - ROOFING
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Description

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

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 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: • [200 Amps](#)

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

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

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

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

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

Recommendations

RECOMMENDATIONS \ Overview

11. Condition: • No electrical recommendations are offered as a result of this inspection.
All visible wiring in good condition.

Description

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • 150,000 BTU/hr

Efficiency: • [Conventional](#)

Combustion air source: • Interior of building

Approximate age: • [18 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Auxiliary heat: • Electric radiant floor heat at bathroom.

Fireplace/stove:

• Non-functional



12. Non-functional



13. Non-functional

Chimney/vent: • [Masonry](#)

Chimney liner:

• [Metal](#)

For boiler only, none for fireplace.

Limitations

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

Recommendations

GAS HOT WATER BOILER \ Pressure / temperature relief valve

12. Condition: • [Pipe dripping or leaking](#)

Boiler needs minor service.

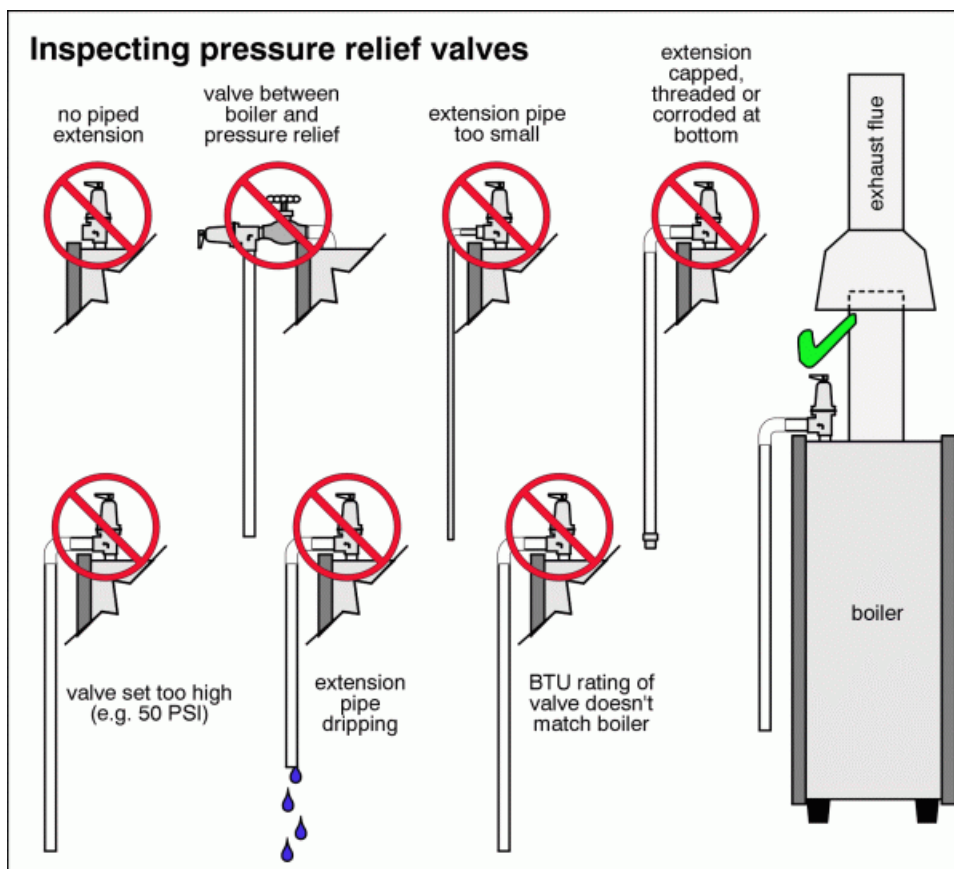
Implication(s): Steam explosion

Location: Basement

Task: Service

Time: Before next heating season

Cost: Minor





14. Pipe dripping or leaking

CHIMNEY AND VENT \ Masonry chimney

13. Condition: • [Loose, missing or deteriorated masonry](#)

Chimney will require eventual rebuild. N/W chimney is abandoned and sealed, can be removed at reshingling in future.

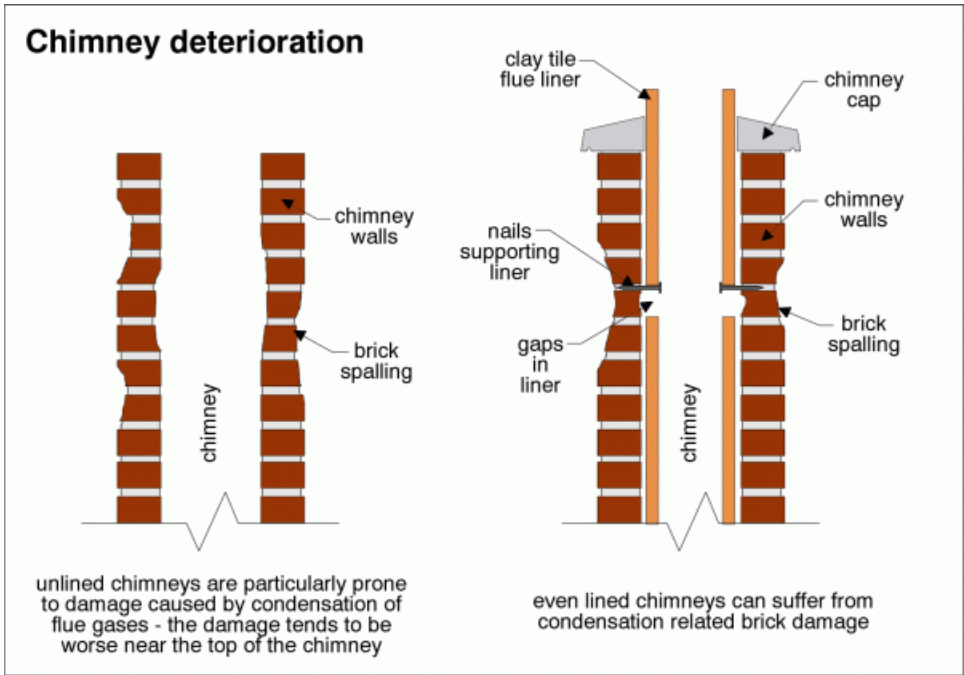
Implication(s): Material deterioration

Location: Southeast Exterior

Task: Repair

Time: Unpredictable

Cost: \$2,000 and up.



15. Loose, missing or deteriorated masonry

FIREPLACE \ General

14. Condition: • Not functional

One flue is available if fireplace restoration is desired. Main floor fireplace is blocked by liner for boiler.

Implication(s): System inoperative

COOLING & HEAT PUMP

62 Parkdale Road, Toronto, ON May 21, 2019

- SUMMARY
 - ROOFING
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Description

Air conditioning type: • [Air cooled](#) • [Ductless \(Mini split\) system](#)
Cooling capacity: • 12,000 Btu/hr
Compressor approximate age: • 4 years

Limitations

Inspection limited/prevented by: • Low outdoor temperature prevented testing a/c effectiveness.

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Attic/roof insulation material: • [Mineral wool](#)
Attic/roof insulation amount/value: • Nominal
Attic/roof air/vapor barrier: • [None found](#)
Attic/roof ventilation: • [Roof vent](#)
Wall insulation material: • [Mineral wool](#) • [UFFI](#)
Wall insulation amount/value: • 0-12
Wall insulation amount/value: • Spot checked only
Foundation wall insulation amount/value: • [None found](#)

Limitations

Attic inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Insulation

16. Condition: • [Amount less than current standards](#)

Increased attic/roof insulation will reduce utility costs and prevent ice damming.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Discretionary

Cost: Consult contractor for cost

WALLS \ Insulation

17. Condition: • Masonry walls in this home have been insulated with Uffi (urea formaldehyde foam insulation) which can affect air quality. Vendor to provide air quality test results.

Description

Water supply source: • Public

Service piping into building:

• [Copper](#)

3/4 inch

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

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

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

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

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

Water heater tank capacity: • 184L

Water heater approximate age: • 10 years

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

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

Floor drain location: • Various

Backwater valve:

• Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.



16. Backflow preventer

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

SUPPLY PLUMBING \ Supply piping in building

18. Condition: • [Galvanized steel](#)

Cold supply pipe (riser) at northwest exterior wall is galvanized steel, insurance company will request immediate replacement.

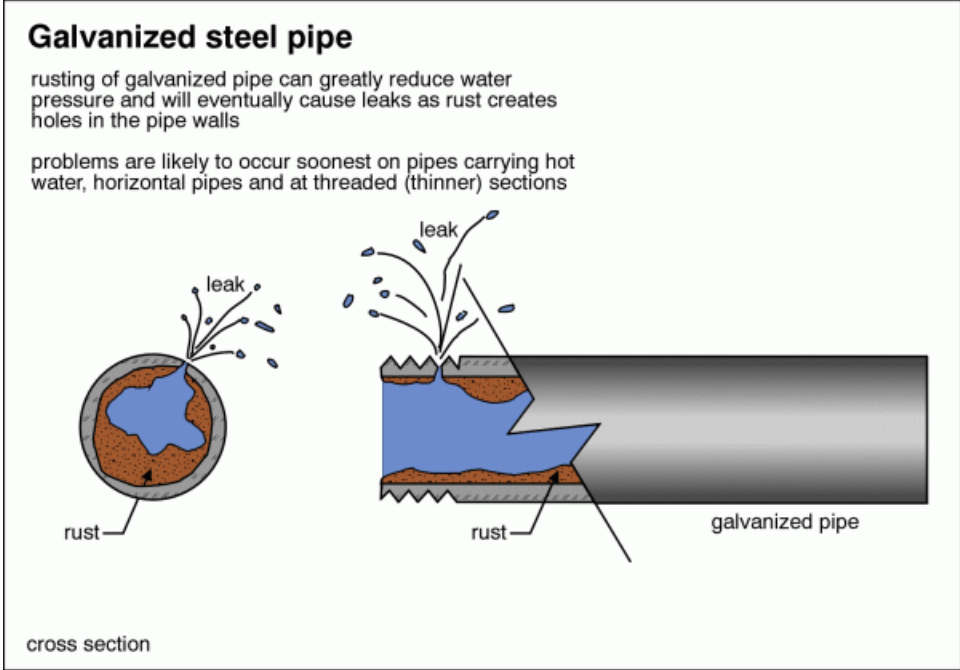
Implication(s): Reduced water pressure and volume

Location: Northwest

Task: Replace

Time: Immediate

Cost: Depends on amount found





17. Galvanized steel

WASTE PLUMBING \ Drain piping - performance

19. Condition: • Recommend video inspection of main drains due to age and proximity of very large tree.

Location: South Exterior

Task: Further evaluation

Time: Unpredictable

Cost: \$200

Description

Major floor finishes: • [Hardwood](#) • [Concrete](#)
Major wall finishes: • [Plaster/drywall](#)
Major ceiling finishes: • [Plaster/drywall](#)
Windows: • [Fixed](#) • [Sliders](#)
Glazing: • [Double](#) • [Primary plus storm](#)
Exterior doors - type/material: • Hinged • [Wood](#) • [Metal](#)
Evidence of basement leakage: • Minor

Limitations

Not included as part of a building inspection: • Appliances
Percent of foundation not visible: • 25 %

Recommendations

RECOMMENDATIONS \ Overview

20. Condition: • Some finishes incomplete or dated.

BASEMENT \ Wet basement - evidence

21. Condition: • [Dampness on floor or walls](#)

Minor seepage at north basement. If rerouting of downspout and basement entrance improvements do not alleviate issue, waterproof this area prior to finishing basement.

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

Location: North basement

Task: Improve

Time: Before finishing basement

Cost: Depends on work needed.



18. *Dampness on floor or walls*

END OF REPORT

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

REFERENCE

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

