Your Inspection Report

65 Parkway Avenue
Toronto, ON

PREPARED FOR:
KIM KEHOE
LISTING AGENT

INSPECTION DATE:
Wednesday, September 11, 2019

PREPARED BY:
Scott Aitken

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

4164074663

scottaitken@live.ca

September 11, 2019

Dear Kim Kehoe and Listing Agent,

RE: Report No. 2896
65 Parkway Avenue
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
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AGREEMENT

65 Parkway Avenue, Toronto, ON September 11, 2019

PARTIES TO THE AGREEMENT

Company	Client	Client
Aitken Home Inspections 49 Riverdale Ave TORONTO, ON M4K 1C2	Kim Kehoe	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

65 Parkway Avenue, Toronto, ON September 11, 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

65 Parkway Avenue, Toronto, ON September 11, 2019

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 east slope.

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

Location: East slope

Task: Replace

Time: Immediate

Cost: $2,000

FLAT ROOFING \ Modified bitumen

Condition: • Patched

Lower flat in poor condition, recommend replacement.

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

Location: East flat roof

Task: Replace

Time: With east slope

Cost: $5,000

Exterior

WALLS \ Trim

Condition: • Paint or stain needed

Window trim, soffit and fascia need paint and caulking maintenance.

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

Location: Various Exterior

Time: Regular maintenance

WALLS \ Asphalt shingles

Condition: • Damage

Siding and roof of east mudroom are in poor condition but structure may not warrant replacement. See STRUCTURE.

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

Structure

FLOORS \ Sills
Condition: • At or below grade level
Rot at wall base due to wood structure sitting at ground level and not raised on masonry. Recommend replacement of mudroom rather than renovation.
Implication(s): Weakened structure | Chance of structural movement
Location: East
Task: Replace
Time: Unpredictable
Cost: Consult contractor for cost

Electrical

DISTRIBUTION SYSTEM \ Outdoor wiring
Condition: • Solid wire run overhead
Replace power supply wire to garage.
Implication(s): Shortened life expectancy of material | Electric shock
Location: East Exterior
Task: Replace
Time: Immediate
Cost: $1,000

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

ROOFING

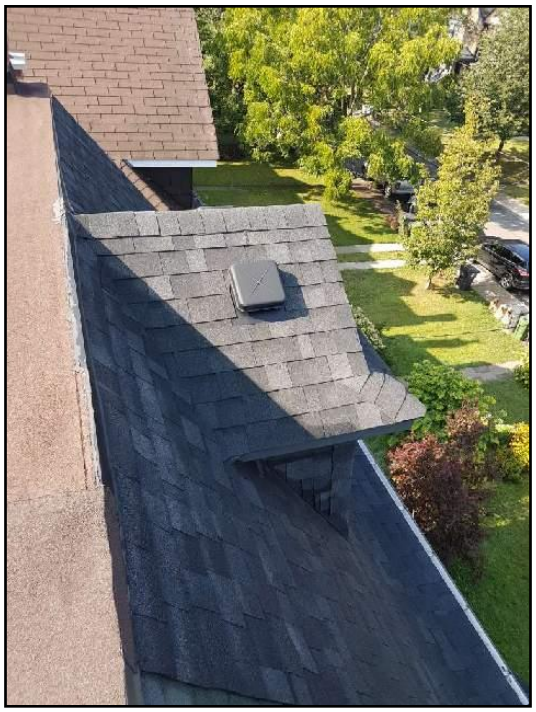
65 Parkway Avenue, Toronto, ON September 11, 2019

Description

The home is considered to face : • West

Sloped roofing material:

• Asphalt shingles



1. *Asphalt shingles*

Flat roofing material:

• Modified bitumen membrane

2. *Modified bitumen membrane*

3. *Modified bitumen membrane*

Probability of leakage: • High

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • West slope recently reshingled, upper flat aprox. 10 years old. Both in good condition.

SLOPED ROOFING \ Asphalt shingles

2. Condition: • Old, worn out

Strip and reshingle east slope.

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

Location: East slope

Task: Replace

Time: Immediate

Cost: $2,000

4. *Old, worn out*

FLAT ROOFING \ Modified bitumen

3. Condition: • Patched

Lower flat in poor condition, recommend replacement.

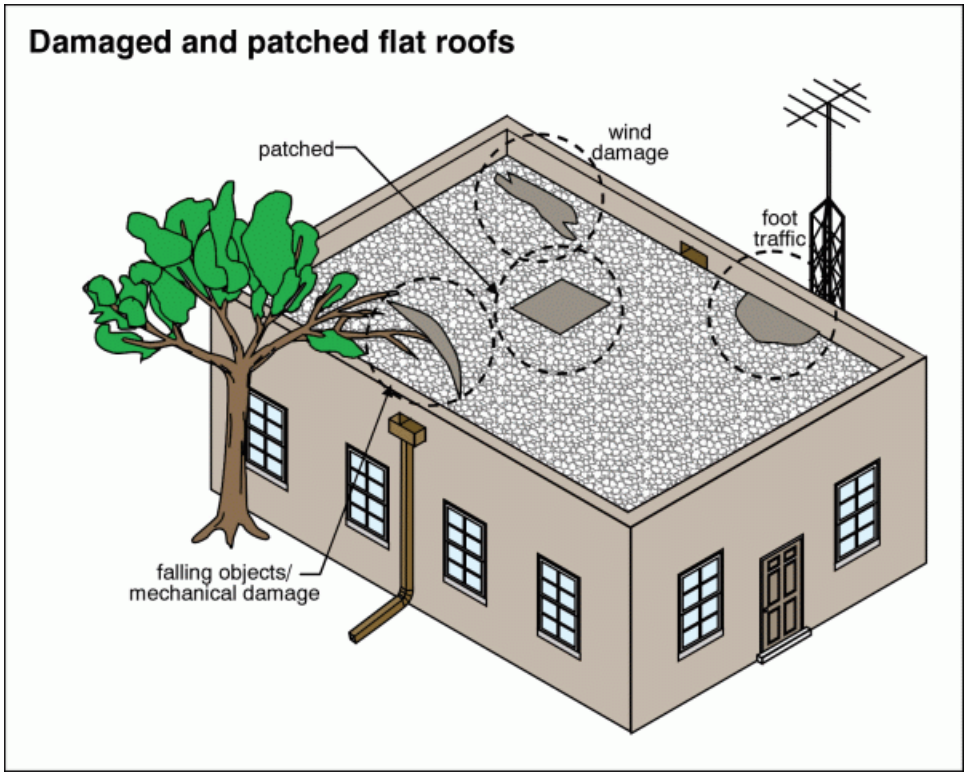
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East flat roof

Task: Replace

Time: With east slope

Cost: $5,000


Damaged and patched flat roofs
patched
wind damage
foot traffic
falling objects/ mechanical damage

5. *Patched*

EXTERIOR

65 Parkway Avenue, Toronto, ON September 11, 2019

Description

Gutter & downspout material: • Aluminum

Downspout discharge: • Above grade

Lot slope: • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Brick • Insulbrick

Walkway: • Concrete

Porch: • Wood • Brick

Patio: • Patio stones

Patio: • Concrete

Garage: • Wood Frame • Detached

Limitations

Inspection limited/prevented by:

• New finishes/paint/trim

At front porch

• Storage in garage

Recommendations

WALLS \ Trim

4. Condition: • Paint or stain needed

Window trim, soffit and fascia need paint and caulking maintenance.

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

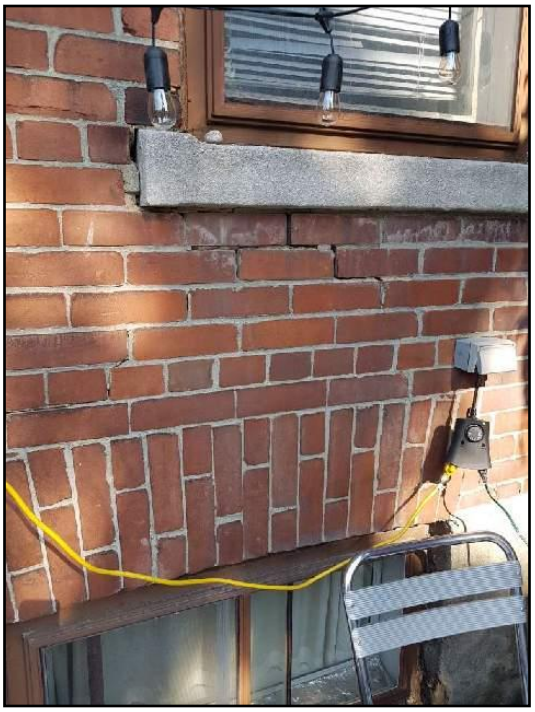
Location: Various Exterior

Time: Regular maintenance

6.

WALLS \ Masonry (brick, stone) and concrete

5. Condition: • Typical minor cracks, not structurally significant.
Some tuckpointing needed.
Location: East Exterior Wall
Task: Repair
Time: Unpredictable
Cost: Minor



7. *Typical minor cracks, not structurally...*

WALLS \ Asphalt shingles

6. Condition: • Damage

Siding and roof of east mudroom are in poor condition but structure may not warrant replacement. See STRUCTURE.

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

8.

WINDOWS \ General

7. Condition: • Sill damaged and prone to water entry.
Seal cracks in sills to prevent further damage.
Location: Various Exterior
Task: Repair
Time: Unpredictable
Cost: Depends on approach

9.

GARAGE \ General

8. Condition: • Typical low quality structure

STRUCTURE

65 Parkway Avenue, Toronto, ON September 11, 2019

Description

Configuration: • Basement

Foundation material: • Stone

Floor construction: • Joists • Subfloor - plank

Exterior wall construction: • Wood frame • Masonry

Roof and ceiling framing: • Rafters/roof joists • Not visible

Party wall: • Masonry

Limitations

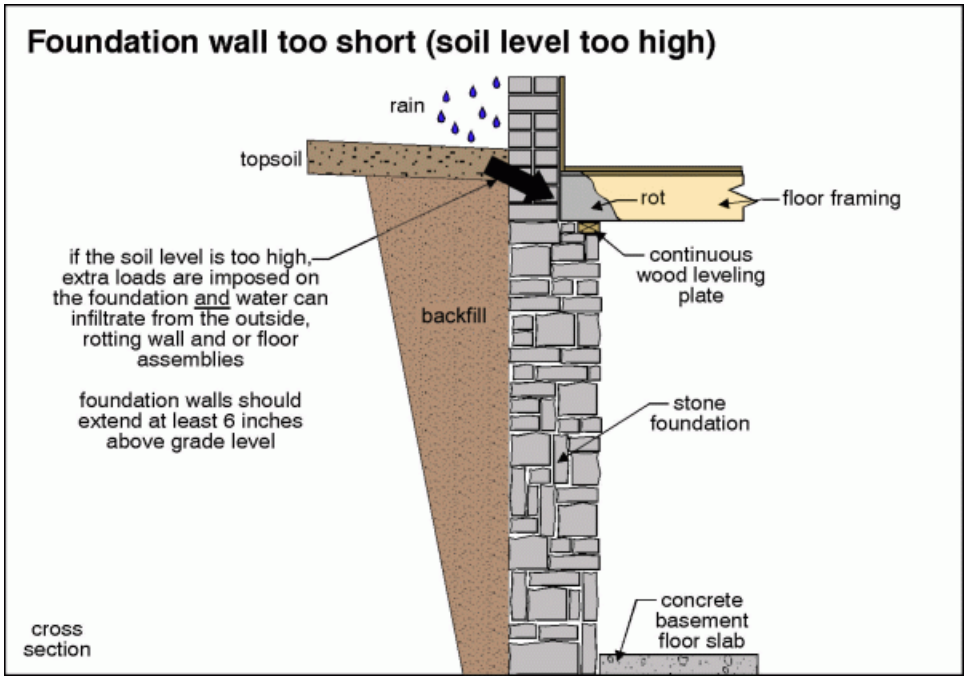
Attic/roof space:
• No access
Typical for this roofline.

Percent of foundation not visible: • 80 %

Recommendations

FLOORS \ Sills

9. Condition: • At or below grade level
Rot at wall base due to wood structure sitting at ground level and not raised on masonry. Recommend replacement of mudroom rather than renovation.
Implication(s): Weakened structure | Chance of structural movement
Location: East
Task: Replace
Time: Unpredictable
Cost: Consult contractor for cost



10. *Rotted sill*

ELECTRICAL

65 Parkway Avenue, Toronto, ON September 11, 2019

Description

Service entrance cable and location: • Overhead copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • 100 Amps

Distribution wire material and type: • Copper - non-metallic sheathed

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • AFCI - panel

Smoke alarms (detectors): • Present

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

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

10. Condition: • Mast loose

Resecure conduit to wall.

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

Location: South Exterior Wall

Task: Improve

Time: Unpredictable

Cost: Minor

11. *Mast loose*

DISTRIBUTION SYSTEM \ Wiring - installation

11. Condition: • Open splices

Add junction box and remove wiring from ducting at entrance hall.

Implication(s): Electric shock | Fire hazard

Location: First Floor Hall

Task: Improve

Time: Immediate

Cost: Minor

12. *Open splice*

DISTRIBUTION SYSTEM \ Outdoor wiring

12. Condition: • Solid wire run overhead

Replace power supply wire to garage.

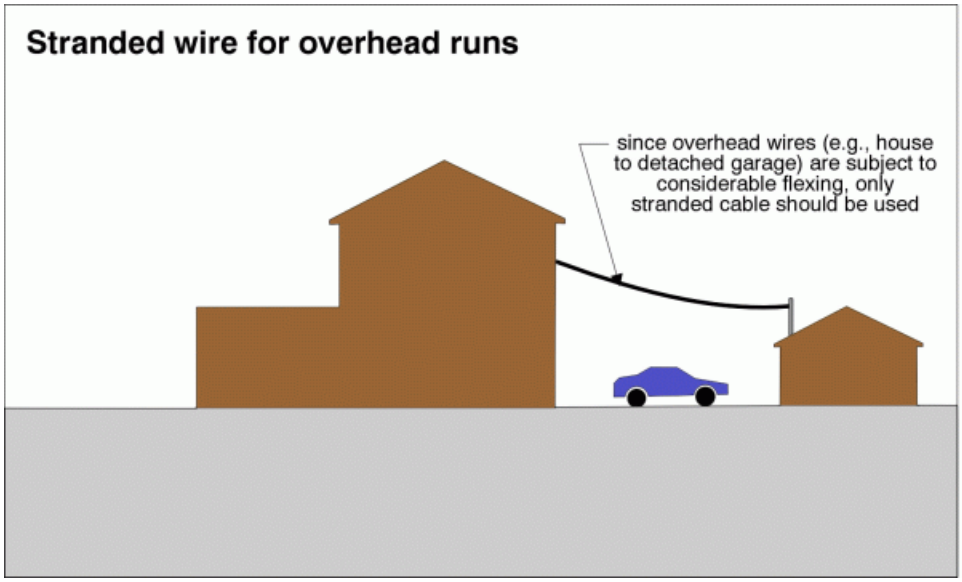
Implication(s): Shortened life expectancy of material | Electric shock

Location: East Exterior

Task: Replace

Time: Immediate

Cost: $1,000



13. *Solid wire run overhead*

DISTRIBUTION SYSTEM \ Lights

13. Condition: • Too close to combustibles

Disable light over door or replace bulb with Led type.

Implication(s): Fire hazard

Location: East Basement

Task: Improve

Time: Immediate

Cost: Minor

14. *Too close to combustibles*

HEATING

65 Parkway Avenue, Toronto, ON September 11, 2019

Description

System type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr

Efficiency: • High-efficiency

Combustion air source: • Outside

Approximate age: • 12 years

Main fuel shut off at: • Meter

Failure probability: • Medium

Air filter: • Disposable

Fireplace/stove:

• Non-functional

One flue is available if fireplace restoration or conversion is desired. Do not use at present.

Chimney/vent: • High temperature plastic • Sidewall venting

Humidifiers: • Drum type

Limitations

Warm weather: • Prevented testing in heating mode

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

Recommendations

FURNACE \ General

14. Condition: • Service Furnace

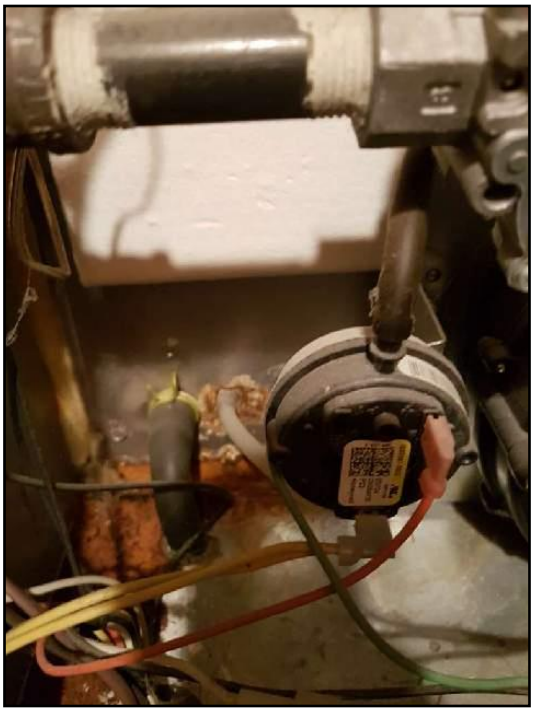
Evidence of condensate leakage, service furnace.

Location: Basement Furnace Room

Task: Service

Time: During heating season

Cost: Minor



15. *Service Furnace*

FURNACE \ Filter

15. Condition: • Dirty

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Replace

Time: Regular maintenance

Cost: Minor

COOLING & HEAT PUMP

65 Parkway Avenue, Toronto, ON September 11, 2019

Description

Air conditioning type: • Air cooled • Central • Electric

Cooling capacity: • 24,000 BTU/hr

Compressor approximate age: • 7 years

Failure probability: • Low

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

16. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.
A/C in good working order.

INSULATION AND VENTILATION

65 Parkway Avenue, Toronto, ON September 11, 2019

Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Wall insulation amount/value: • Spot checked only • None found

Foundation wall insulation material: • Glass fiber

Foundation wall insulation amount/value: • 0-12

Limitations

Inspection prevented by no access to: • Roof space

Recommendations

RECOMMENDATIONS \ Overview

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

PLUMBING

65 Parkway Avenue, Toronto, ON September 11, 2019

Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • North • West • Basement

Water flow and pressure: • Functional

Water heater type: • Conventional • Tank • Rental

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 189 liters

Water heater approximate age: • 6 years

Water heater failure probability: • Low

Waste and vent piping in building: • ABS plastic • Cast iron

Floor drain location: • Near laundry area

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

FIXTURES AND FAUCETS \ Faucet

18. Condition: • Drip, leak

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

Location: Both bathtubs

Task: Repair

Time: Immediate

Cost: Minor

16. *Drip, leak*

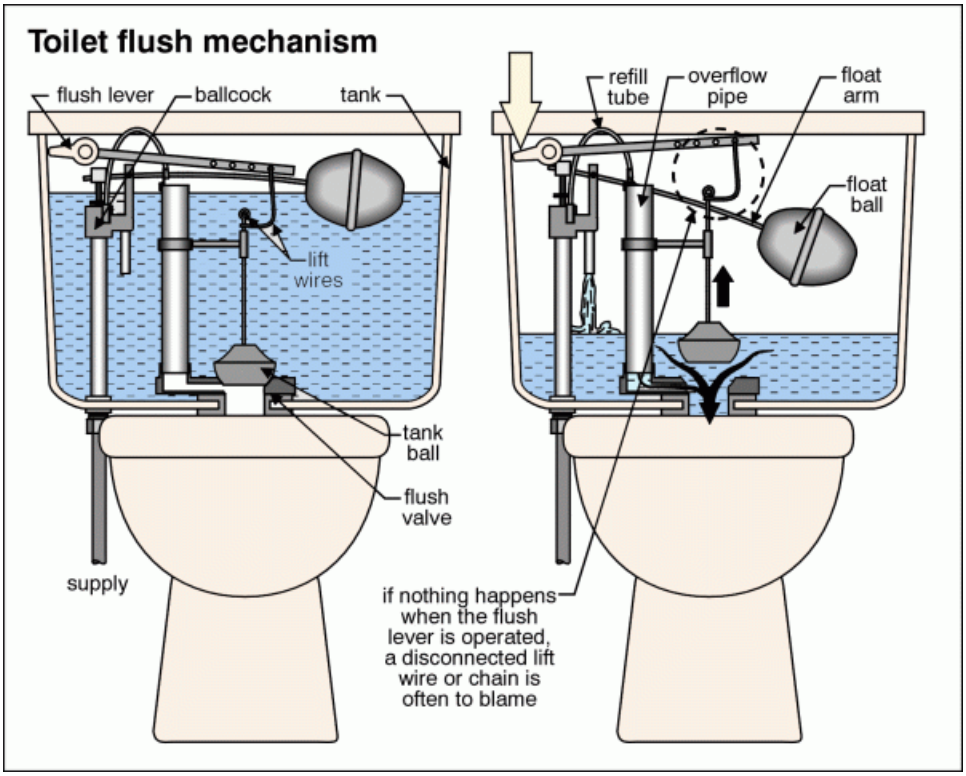
FIXTURES AND FAUCETS \ Toilet

19. Condition: • Running continuously

Vendor to repair basement toilet.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased water consumption

Location: Basement Bathroom


Toilet flush mechanism
flush lever
ballcock
tank
lift wires
tank ball
flush valve
supply
refill tube
overflow pipe
float arm
float ball
if nothing happens when the flush lever is operated, a disconnected lift wire or chain is often to blame

INTERIOR

65 Parkway Avenue, Toronto, ON September 11, 2019

Description

Major floor finishes: • Carpet • Hardwood

Major wall finishes: • Plaster/drywall • Paneling

Major ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Single/double hung

Glazing: • Double • Primary plus storm

Exterior doors - type/material: • Hinged • Solid wood

Party wall: • Masonry

Evidence of basement leakage: • None

Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 80 %

Recommendations

RECOMMENDATIONS \ Overview

20. Condition: • Typical minor cosmetic flaws present.

WINDOWS \ General

21. Condition: • Original lower quality units

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

Location: Various

Task: Replace

Time: Discretionary

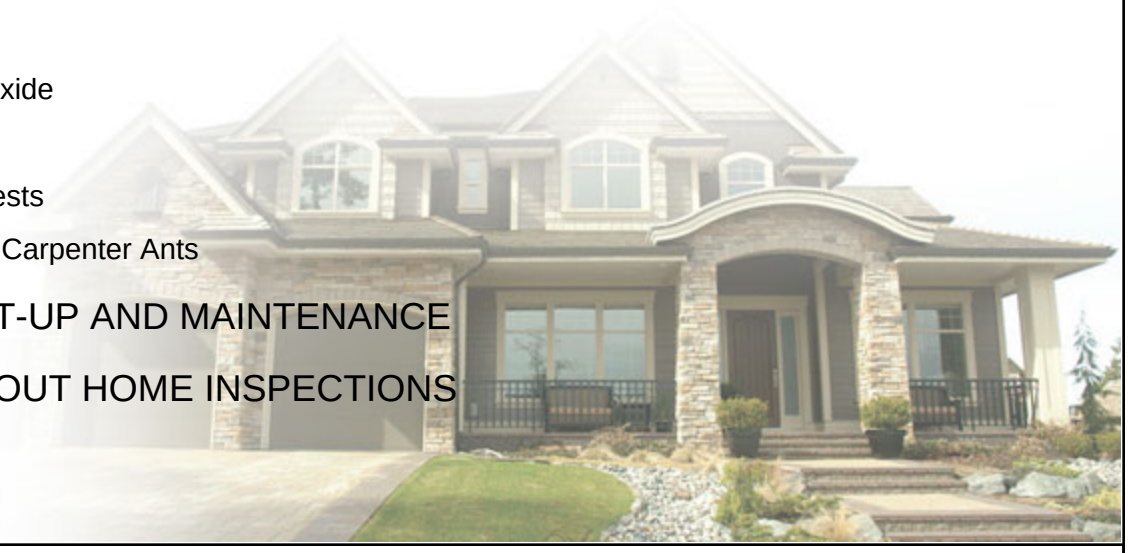
Cost: Consult contractor for cost

END OF REPORT

REFERENCE LIBRARY

65 Parkway Avenue, Toronto, ON September 11, 2019

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
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- 09. INTERIOR
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  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
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  - Termites and Carpenter Ants
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