



Your Inspection Report

40 Fuller Avenue
Toronto, ON M6R 2C3

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Tuesday, June 9, 2026

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

June 9, 2026

Dear Kim Kehoe and Listing Agent,

RE: Report No. 4554
40 Fuller Avenue
Toronto, ON
M6R 2C3

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

40 Fuller Avenue, Toronto, ON June 9, 2026

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.

AGREEMENT

40 Fuller Avenue, Toronto, ON June 9, 2026

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

40 Fuller Avenue, Toronto, ON June 9, 2026

Report No. 4554

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

40 Fuller Avenue, Toronto, ON June 9, 2026

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Home in good overall condition.

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](#)

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

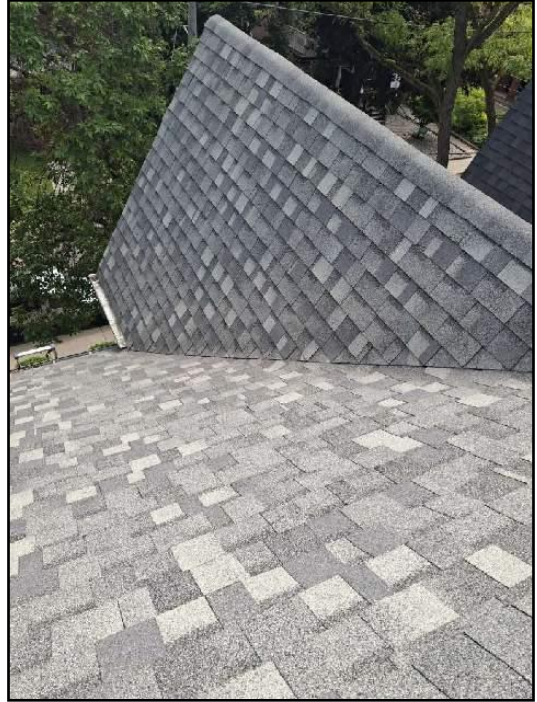
The home is considered to face: • East

Sloped roofing material:

- Composition shingles



1.



2.



3.

ROOFING

40 Fuller Avenue, Toronto, ON June 9, 2026

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Flat roofing material: • [Modified bitumen membrane](#)

Probability of leakage: • Low

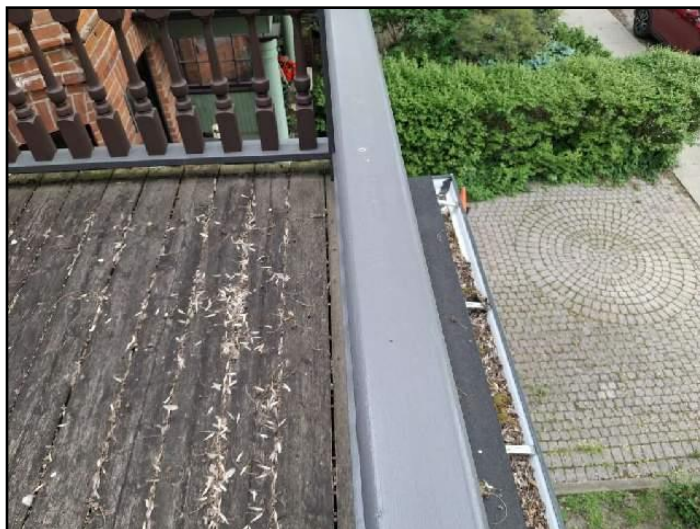
Approximate age:

- 4 years
- At sloped roof.
- Not determined.
- At balcony.

Limitations

Inspection limited/prevented by:

- Deck, could not inspect roof membrane below.



4.

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.
2. **Condition:** • Roof in good condition.

EXTERIOR

40 Fuller Avenue, Toronto, ON June 9, 2026

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
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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 and trim:** • [Brick](#)
- Walkway:** • Concrete • Interlocking brick
- Deck:** • Ground level • Synthetic wood
- Porch:** • Wood
- Balcony:** • Pressure-treated wood

Limitations

- Inspection limited/prevented by:** • No access under deck.
- No or limited access to:**
 - North wall
 - Gate locked

Recommendations

- WALLS \ Masonry (brick, stone) and concrete**
- 3. Condition:** • [Masonry deterioration](#)
Typical tuckpointing and parging needed.
- Implication(s):** Weakened structure | Chance of structural movement
- Location:** Various Exterior
- Task:** Repair
- Time:** Regular maintenance
- Cost:** Minor



5.

DOORS \ Exterior trim

4. **Condition:** • [Caulking missing, deteriorated or loose](#)

Seal trim at back door threshold.

Implication(s): Chance of damage to finishes and structure

Location: West Exterior

Task: Improve

Time: Regular maintenance

Cost: Minor



6.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

5. Condition: • Loose deck board

Resecure first step at front porch.

Implication(s): Trip or fall hazard

Location: East Exterior

Task: Repair

Time: Immediate

Cost: Minor



7.

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

6. Condition: • [Too low](#)

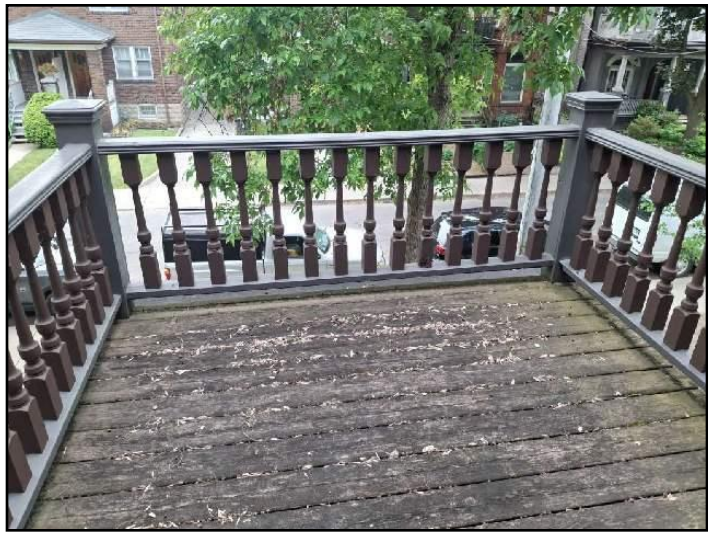
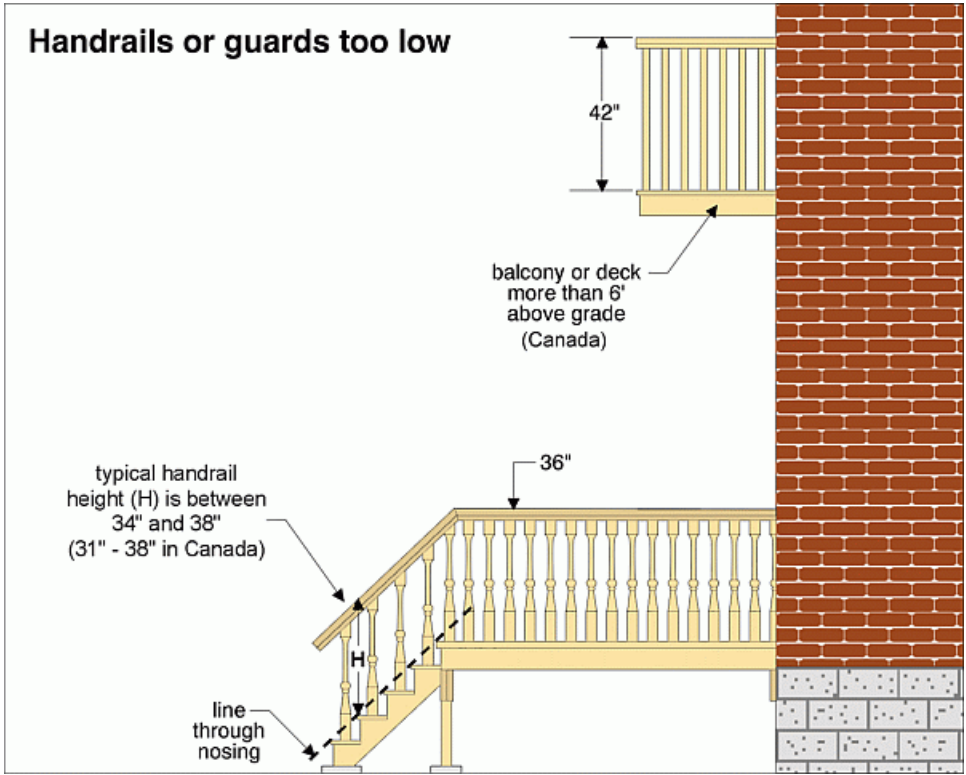
Implication(s): Fall hazard

Location: East Second Floor Balcony

Task: Improve

Time: Immediate

Cost: Depends on approach



8.

Description

General: • Basement lowered.

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

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

Limitations

Attic/roof space:

• Inspected from access hatch
At n/w knee wall only.

Percent of foundation not visible: • 75 %

Recommendations

RECOMMENDATIONS \ Overview

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

8. Condition: • All visible structural members in good condition.

Description

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size:

- [100 Amps \(240 Volts\)](#)

200 amp wires to meter base only, 100 amp wires to panel.

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

Main disconnect/service box type and location: • Breakers - third floor.



9.

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

Distribution panel type and location: • Breakers third floor.

Distribution panel rating:

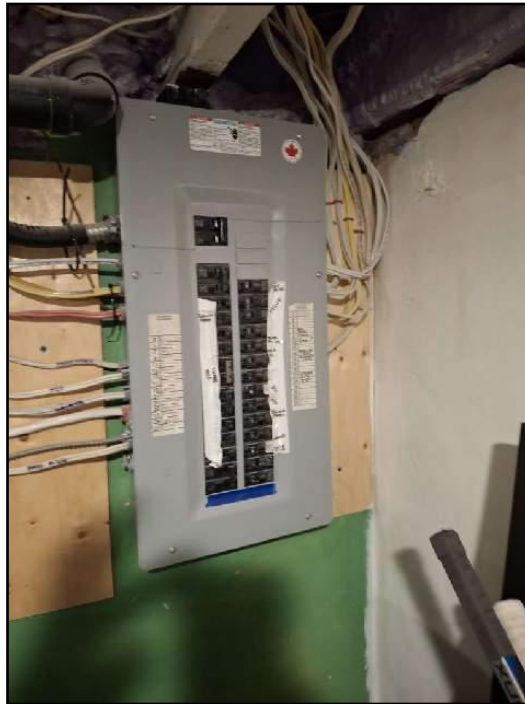
- [100 Amps](#)

x2

Auxiliary panel (subpanel) type and location:

- [Breakers - basement](#)

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10.

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • Aluminum to sub-panel
Type and number of outlets (receptacles): • [Grounded - typical](#)
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • No AFCI

Limitations

Not included as part of a building inspection: • Concealed Wiring

Recommendations

DISTRIBUTION SYSTEM \ Cover plates

9. Condition: • [Missing](#)
Implication(s): Electric shock
Location: West Basement
Task: Replace
Cost: Minor



11.

Description

Heating system type:

- [Boiler](#)



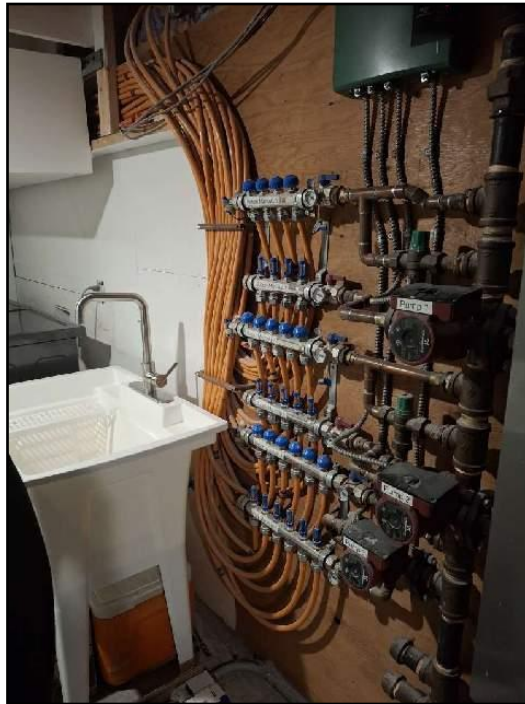
12.

Fuel/energy source: • [Gas](#)

Heat distribution:

- [Hot water radiant piping](#)

3 zones (three thermostats) provide radiant floor heat to basement, main and second.



13.

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside

Approximate age: • [10 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Auxiliary heat:

• [Electric baseboard heater](#)

HEATING

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14.

- Heat pump.

Fireplace/stove:

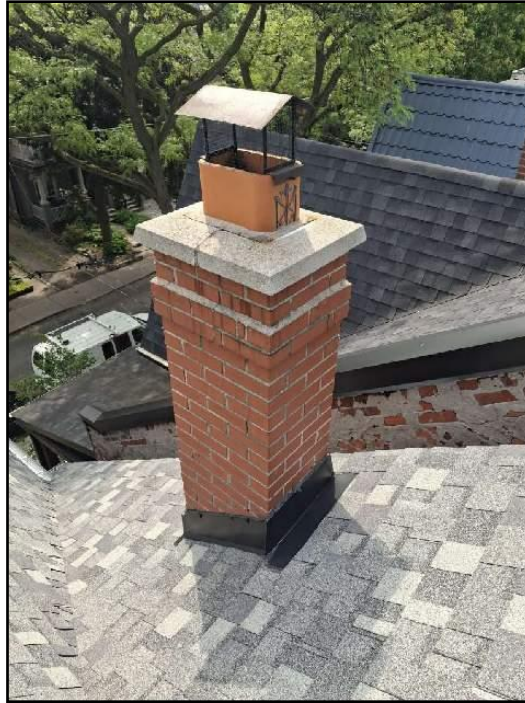
- Non-functional



15. Do not use

Chimney/vent:

- [Masonry](#)



16. For fireplace only

- High temperature plastic
- Sidewall venting

Chimney liner: • [None](#)

Mechanical ventilation system for building:

- Energy recovery ventilator (ERV)
x2 (one at basement, pone at n/w third floor).



17.

HEATING

40 Fuller Avenue, Toronto, ON June 9, 2026

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Limitations

Warm weather: • Prevents testing heating effectiveness

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

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • Heating systems in good working order.

FIREPLACE \ General notes

11. Condition: • Not functional

Chimney and flue are available if conversion or restoration are desired.

Implication(s): System inoperative

Location: First Floor Living Room

Description

Air conditioning type:

- [Ductless \(Mini split\) system](#)



18.

Cooling capacity: • 42,000 BTU/hr

Compressor approximate age: • 6 years

Failure probability: • [Low](#)

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

12. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection. System in good working order.

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 - ROOFING
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Description

Attic/roof insulation material: • [Glass fiber](#)
Attic/roof insulation amount/value: • Not determined
Attic/roof air/vapor barrier: • [Plastic](#)
Attic/roof ventilation: • [Roof vent](#)
Wall insulation material: • [Glass fiber](#) • Spray foam
Wall insulation amount/value: • [R-12](#) • Spot checked only
Foundation wall insulation material: • [Glass fiber](#) • Spray foam.
Foundation wall insulation amount/value: • 0-12

Limitations

Attic inspection performed:
• From access hatch
Access at n/w knee wall only.

Recommendations

RECOMMENDATIONS \ Overview
13. Condition: • Increased insulation is an improvement and not an essential repair.

ATTIC/ROOF \ Insulation
14. Condition: • [Gaps or voids](#)
Implication(s): Increased heating and cooling costs | Reduced comfort
Location: North West Third Floor
Task: Repair
Time: Discretionary
Cost: Minor

Description

Water supply source (based on observed evidence): • Public

Service piping into building:

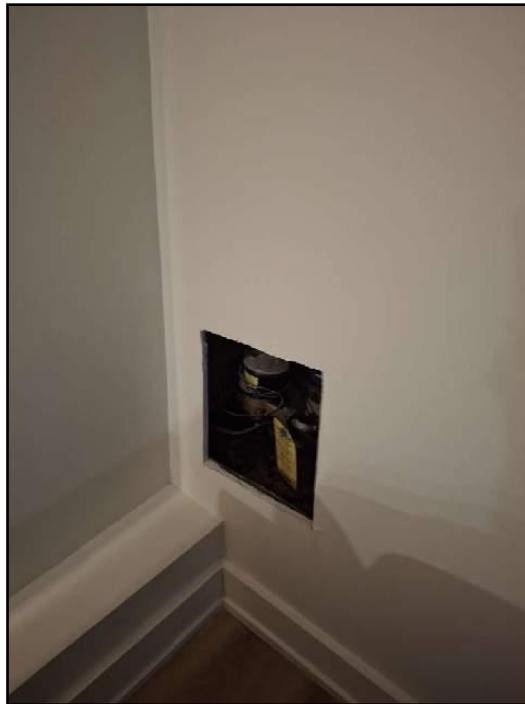
- [Copper](#)

3/4 inch

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

Main water shut off valve at the:

- North
- East
- Basement



19.

Water flow and pressure: • Good

Water heater type:

- Indirect, supplied by boiler.



20.

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 10 years

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

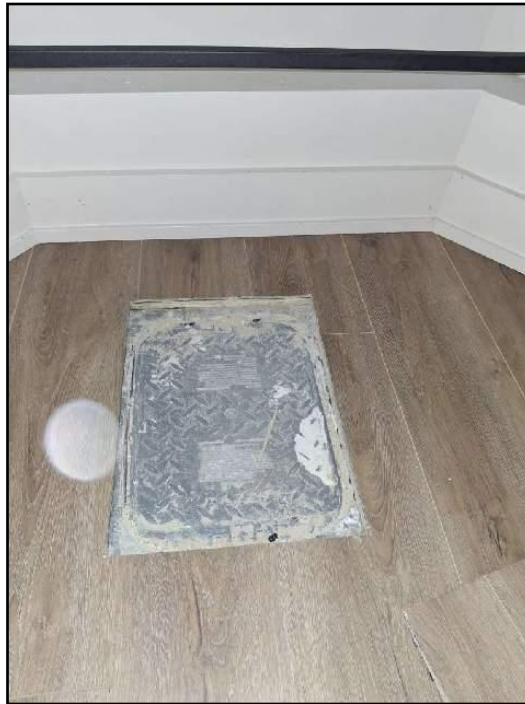
Waste and vent piping in building: • [ABS plastic](#) • [Cast iron](#)

Pumps: • No sump present

Backwater valve:

• Present

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21.

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

SUPPLY PLUMBING \ Water shut off valve

15. Condition: • Excessive condensation at supply piping behind wall will result in water damage/rot. Recommend sprayfoaming east foundation wall and adding larger vented opening to shut off and meter.

Location: Northeast Basement

Task: Improve

Time: Unpredictable

Cost: Consult Contractor For Cost



22.

WASTE PLUMBING \ Floor drain

16. **Condition:** • Not visible

Could not determine if floor drain was present in lowest section of basement.

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

Location: East Basement

Task: Further evaluation

FIXTURES AND FAUCETS \ Faucet

17. **Condition:** • [Aerator obstructed](#)

Implication(s): Reduced water pressure and volume

Location: Basement Bathroom

Task: Repair

Time: Before use

Cost: Minor



23.

- SUMMARY
 - ROOFING
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Description

Major floor finishes: • Engineered wood • Vinyl

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

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

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

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

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

Evidence of basement leakage:

- None

Some exterior foundation membrane present at south exterior.



24.

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 75 %

Recommendations

RECOMMENDATIONS \ Overview

18. Condition: • Typical minor cosmetic flaws present.
Interior in good overall condition.

STAIRS \ Handrails and guards

19. Condition: • Missing handrail.

Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Minor



25.

END OF REPORT

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
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- 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

