



Your Inspection Report

179 Glendale
Toronto, ON

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Thursday, May 14, 2015

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale ave
Toronto, ON m4k1c2

416 407-4663
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AGREEMENT

179 Glendale, Toronto, ON May 14, 2015

Report No. 1469, v.3

PARTIES TO THE AGREEMENT

Company

Aitken Home Inspections
49 Riverdale ave
Toronto, ON m4k1c2

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.

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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

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The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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

179 Glendale, Toronto, ON May 14, 2015

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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](#)

Interior

BASEMENT \ Wet basement - evidence

Condition: • [Water marks](#)

Some areas of basement require waterproofing due to water entry. Water at east basement is due to water penetrating foundation, water at mid north wall requires further evaluation.

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

Location: East Basement

Task: Waterproof

Time: Discretionary

Cost: \$200/ft

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

Sloped roofing material:

- [Asphalt shingles](#)

Sloped areas aprox. 5 years old.



1. *Asphalt shingles*

Flat roofing material:

- [Modified bitumen](#)

Flat roof aprox. 8-10 years old.



2. *Modified bitumen*

Probability of leakage: • Low

ROOFING

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Limitations

Inspection performed: • By walking on roof

Recommendations

General

1. • Cut branches back from roof.

RECOMMENDATIONS \ Overview

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

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces: • [EIFS](#) • [Insulbrick](#)

Soffit and fascia: • [Wood](#)

Walkway: • Concrete • Interlocking brick

Deck: • Wood

Porch: • Wood

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Recommendations

WALLS \ Soffits and fascia

3. Condition: • Pest entry

Resecure metal patch at north east fascia to prevent pest entry. (birds nest)

Location: Northeast

Task: Repair

Time: Discretionary

Cost: Minor

WALLS \ Brick, stone and concrete

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

Minor parging needed, not urgent.

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

Location: Exterior Wall

Task: Repair

Time: Discretionary

Cost: Minor



3. Parging damaged or missing

WALLS \ Insulbrick and asphalt shingles

5. Condition: • [Damaged](#)

Seal joint and resecure vent to prevent leakage.

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

Location: East Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: Depends on approach



4. Damaged

EXTERIOR GLASS \ Exterior trim

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

Typical paint and caulking maintenance needed at wood trim if not replacing windows.

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

Location: Throughout Exterior

Task: Improve

Time: Ongoing

Cost: \$2000



5. *Paint or stain needed*

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

7. Condition: • [Steps slope](#)

Porch steps awkward.

Implication(s): Trip or fall hazard

Location: West Exterior Porch

Task: Replace

Time: Immediate

Cost: \$1,000



6. Steps slope

LANDSCAPING \ Walkway

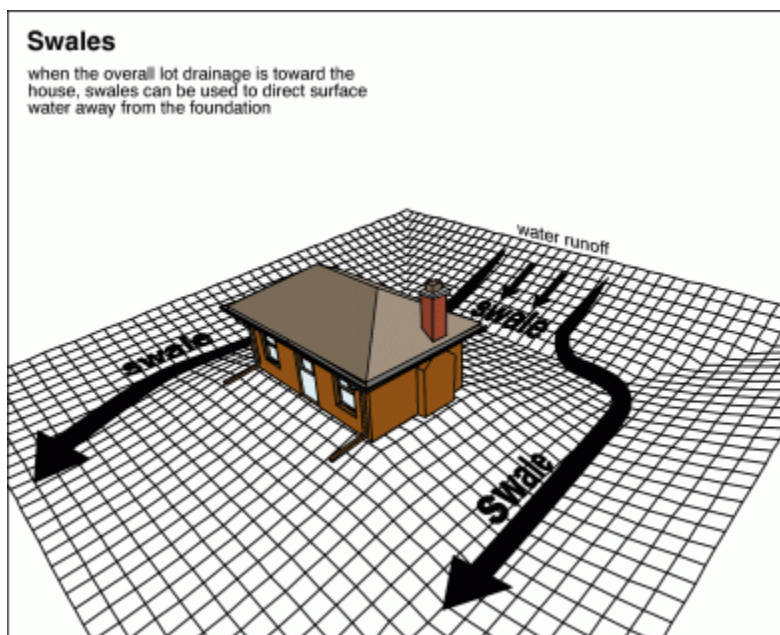
8. Condition: • [Improper slope or drainage](#)

Walkway at Southeast corner funnels water towards foundation. Some seepage evident in this area of basement. Exterior waterproofing desirable, replace and reslope walk after installation.

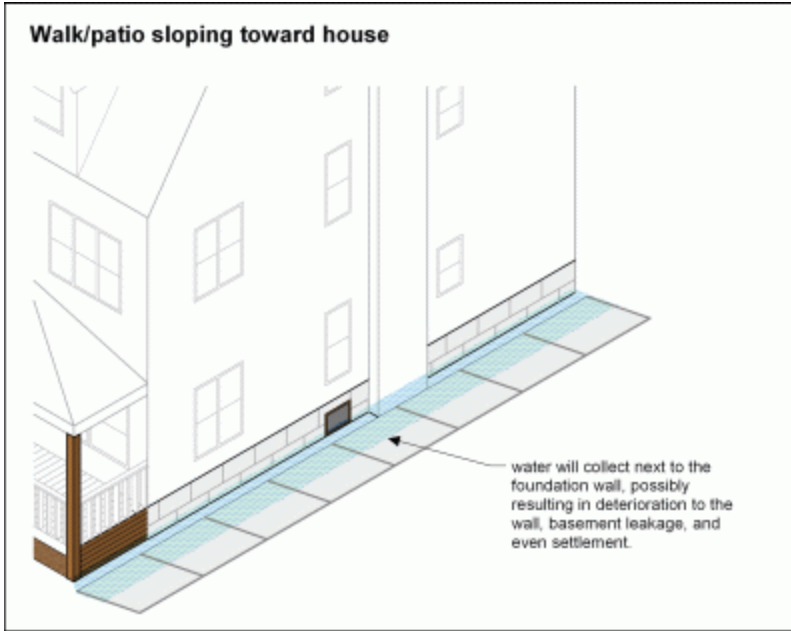
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Southeast Exterior

Task: Improve



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



7. Improper slope or drainage

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#) • [Stone](#) • [Brick](#)

Floor construction: • [Joists](#) • [Concrete](#)

Exterior wall construction:

• [Wood frame](#)

At East addition

• [Masonry](#)

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

Limitations

Attic/roof space:

• No access

Typical for this roofline.

Percent of foundation not visible: • 40 %

Recommendations

RECOMMENDATIONS \ Overview

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

All visible structural components in good condition.

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 rating: • [200 Amps](#)

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

Auxiliary panel (subpanel) rating: • [100 Amps](#)

Auxiliary panel (subpanel) type and location: • [Breakers - basement](#)

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 - kitchen](#) • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

10. Condition: • [Abandoned wire](#)

Remove abandoned wires from panel and junction box.

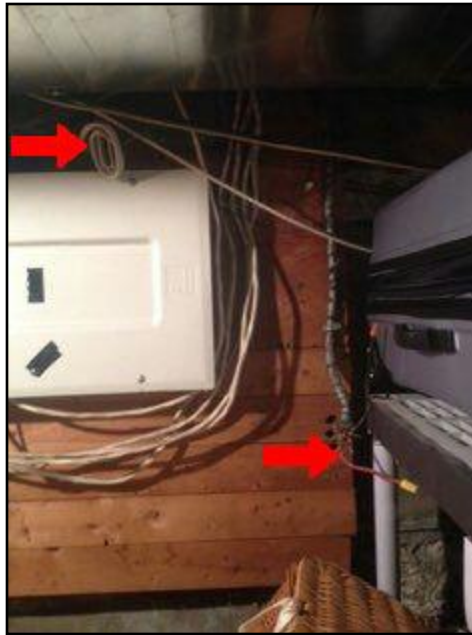
Implication(s): Electric shock

Location: Basement Southeast

Task: Remove

Time: Immediate

Cost: Minor



8. Abandoned wires

DISTRIBUTION SYSTEM \ Outlets (receptacles)

11. **Condition:** • Add receptacle at washroom wall. if not using exposed wire, terminate properly in junction box.

Location: Second Floor Bathroom

Task: Provide

Time: Immediate

Cost: Minor

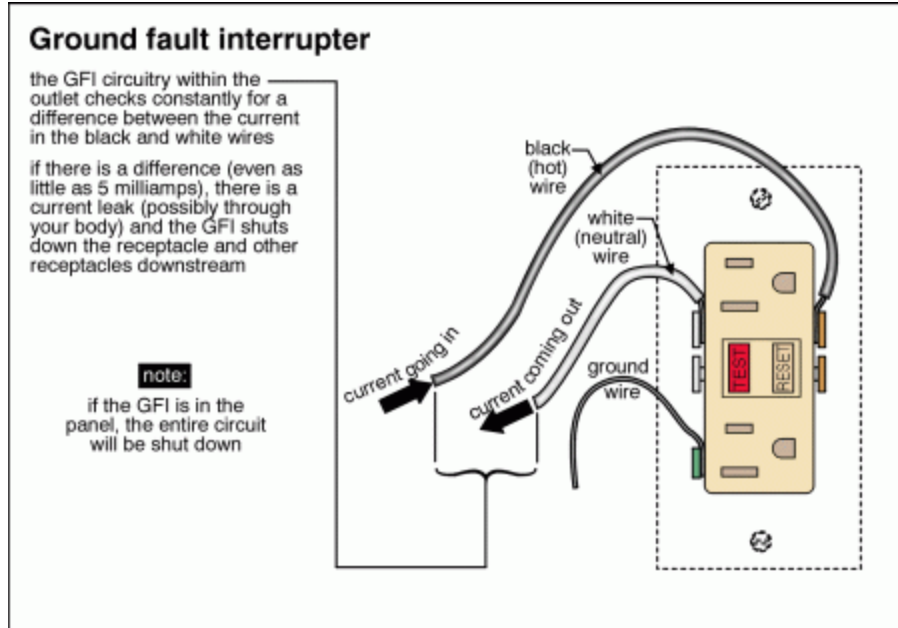


9. Roughed in wire

12. Condition: • [No GFI \(Ground Fault Interrupter\)](#)

See PLUMBING

Implication(s): Electric shock



[Click on image to enlarge.](#)

Description

Fuel/energy source: • [Gas](#) • [Electricity](#)

System type:

- [Furnace](#)
- [Electric radiant heat](#)

At two upper washrooms and laundry room.

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

Approximate capacity: • [110,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [10 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

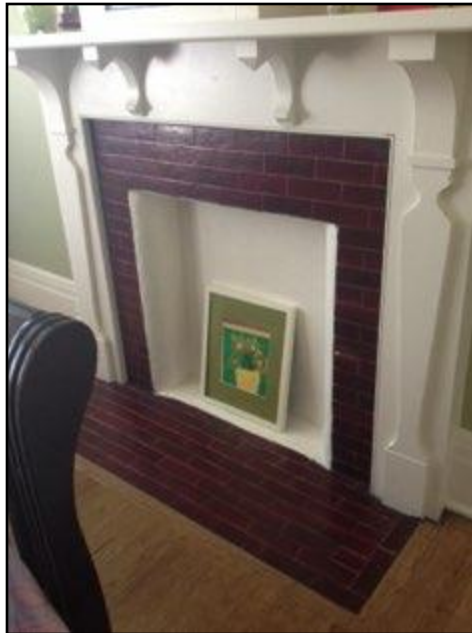
Fireplace:

- Coal-burning fireplace - not in service



10. Coal-burning fireplace - not in service

- Decorative only



11. Decorative only

Chimney/vent:

- [Masonry](#)

For living room fireplace.

- ABS plastic

- Sidewall venting

For furnace and water heater.

Chimney liner: • [None](#)

Combustion air source:

- Outside - sealed combustion

For furnace only

Limitations

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

Recommendations

FIREPLACE \ General

13. Condition: • Living room fireplace built for coal. Separate flue available if conversion to gas or wood is desired. Do not use in present condition. Add pest screens to chimney top.

Location: First Floor Living Room

Task: Further evaluation

Time: Before use

HEATING

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12. Available flues

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)
Cooling capacity: • [36,000 BTU/hr](#)
Compressor approximate age: • 9 years
Failure probability: • [Low](#)

Limitations

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

Recommendations

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

Description

Attic/roof insulation amount/value: • Not determined

Wall insulation material: • Spray foam

Wall insulation amount/value:

- [R-20](#)

Where renovated

- Spot checked only

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

Limitations

Inspection prevented by no access to: • Roof space

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Water supply source: • Public

Service piping into building: • [Copper](#)

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

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

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

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

Water heater type: • [Induced draft](#) • Rental

Tank capacity: • [150 liters](#)

Water heater approximate age: • 10 years

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

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

Floor drain location: • Not visible.

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Drain piping - performance

16. Condition: • [Rust](#)

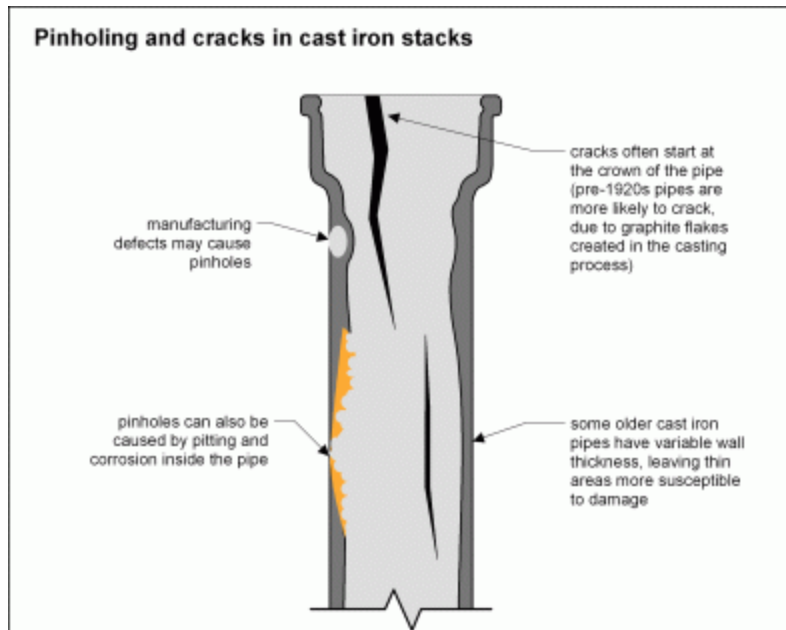
Typical rust present on cast iron waste piping, replace when renovating basement.

Location: Basement

Task: Replace

Time: When renovating

Cost: Depends on work needed



Click on image to enlarge.



13. Rust

FIXTURES AND FAUCETS \ Bathtub enclosure

17. Condition: • [Leak](#)

Tub surround due for replacement at basement washroom. See Waste piping before renovating.

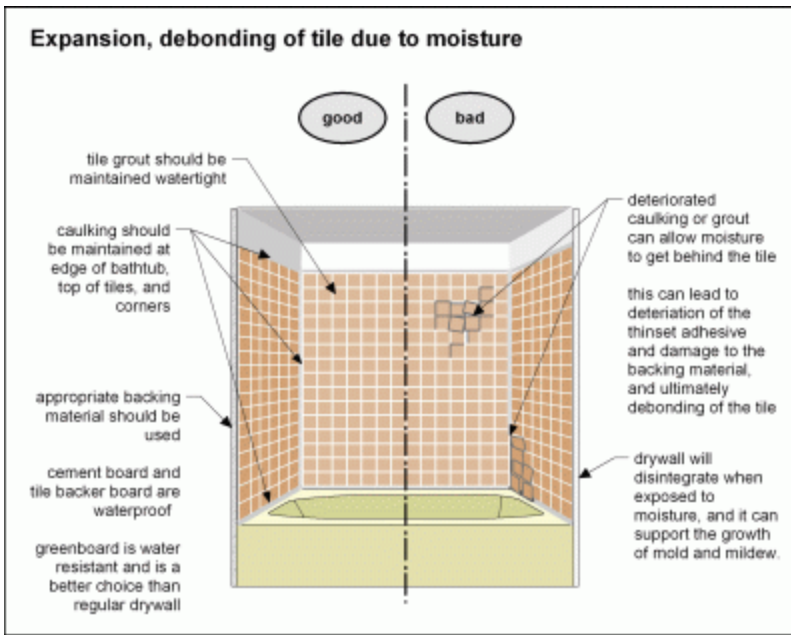
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Bathroom

Task: Replace

Time: Immediate

Cost: \$1,000 and up



[Click on image to enlarge.](#)



14. Leak



15. Water on floor

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

18. Condition: • [No GFCI](#)

GFCI can be added within tub enclosure.

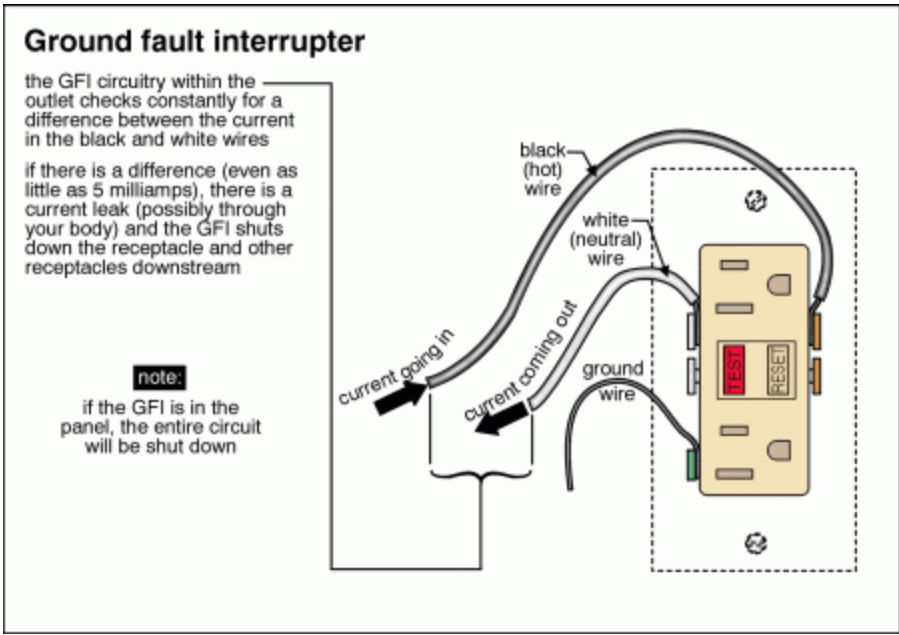
Implication(s): Electric shock

Location: Second Floor Bathroom

Task: Provide

Time: Immediate

Cost: Minor



16. No GFCI

Description

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

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

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

Windows: • [Single/double hung](#) • [Awning](#)

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

Exterior doors - type/material: • Hinged • [Solid wood](#) • [Metal](#)

Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 40 %

Recommendations

WINDOWS \ General

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

Some older windows are single pane. Consider upgrades.

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

Location: Various

Task: Replace

Time: Discretionary

Cost: Depends on approach

STAIRS \ Stringers

20. Condition: • [Rot at bottom](#)

Sag in stairs due to rot. Isolating base of stringer from void in floor will correct issue in short term. Basement dampproofing is needed if renovating basement.

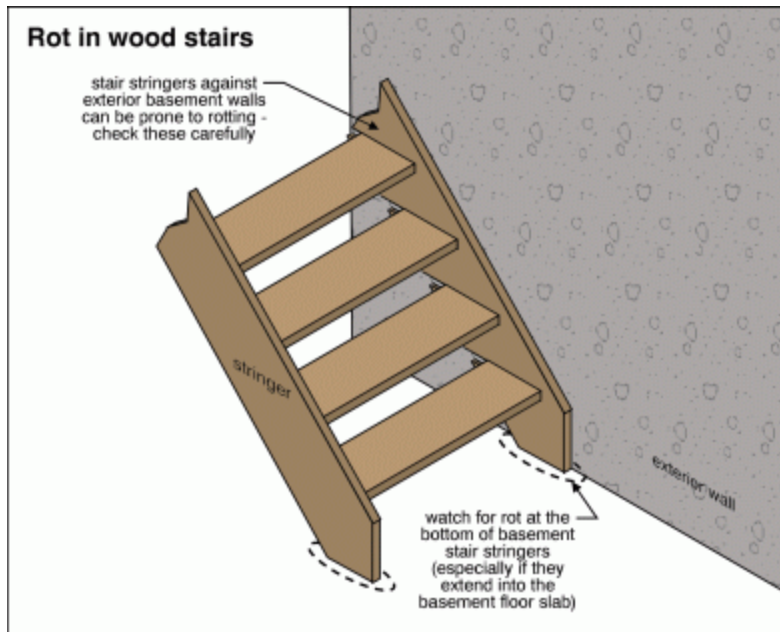
Implication(s): Weakened structure | Chance of movement

Location: Basement

Task: Repair or replace

Time: Immediate

Cost: Minor



Click on image to enlarge.



17. Rot at bottom

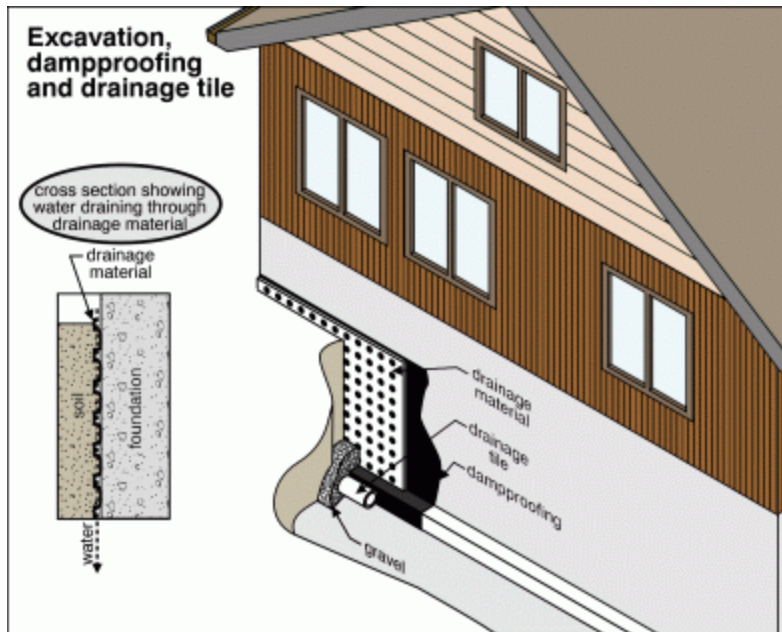
BASEMENT \ Leakage

21. Condition: • [Leakage - Read these articles before undertaking any action](#)

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

22. Condition: • [Excavation, dampproofing and drainage tile](#)

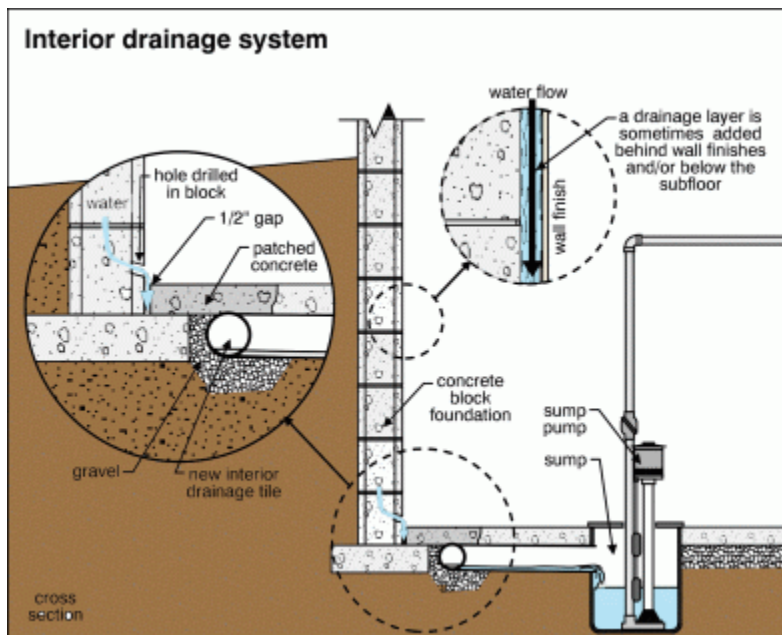
Implication(s): Chance of water damage to contents, finishes and/or structure



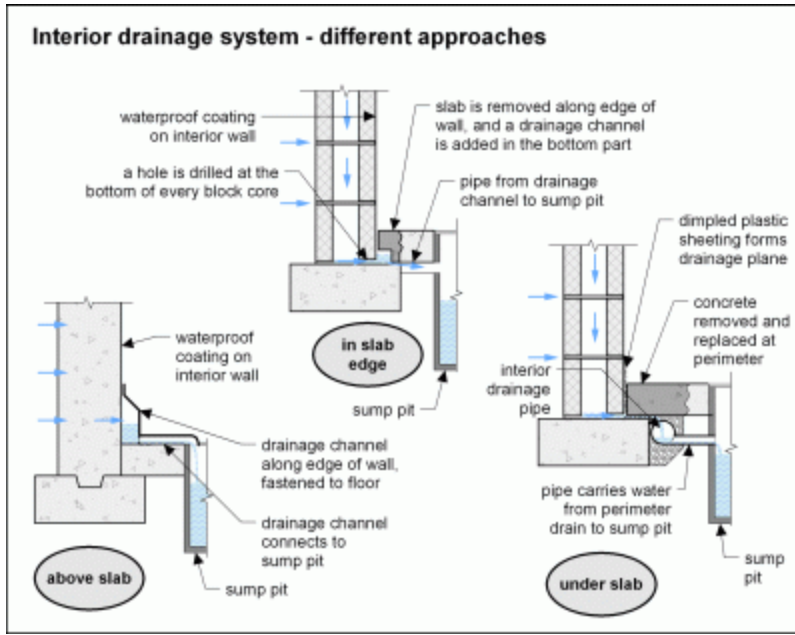
[Click on image to enlarge.](#)

23. Condition: • [Interior drainage system](#)

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



[Click on image to enlarge.](#)



Click on image to enlarge.

BASEMENT \ Wet basement - evidence

24. Condition: • [Efflorescence](#)

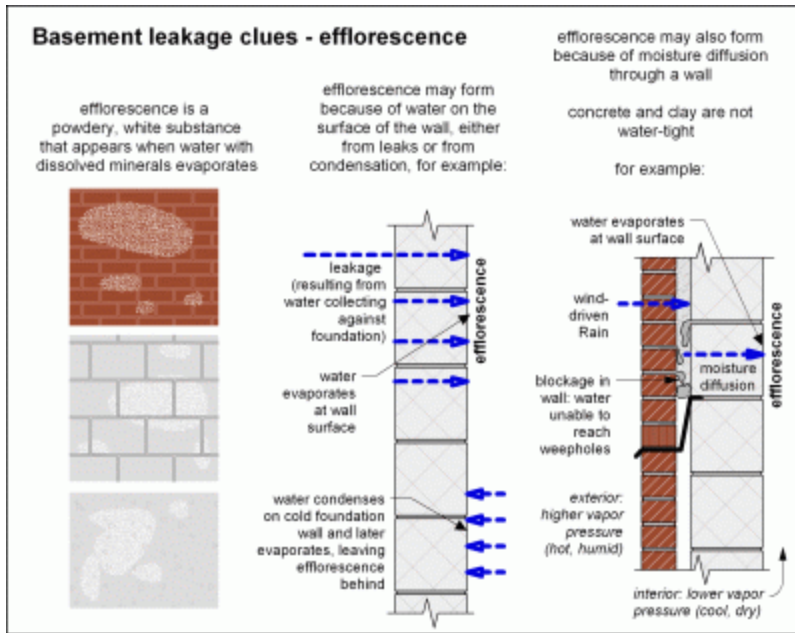
Efflorescence at main basement is typical, parge walls and introduce interior membrane if finishing basement.

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

Location: Throughout Basement

Task: Protect

Time: When remodelling



Click on image to enlarge.

25. Condition: • [Water marks](#)

Some areas of basement require waterproofing due to water entry. Water at east basement is due to water penetrating foundation, water at mid north wall requires further evaluation.

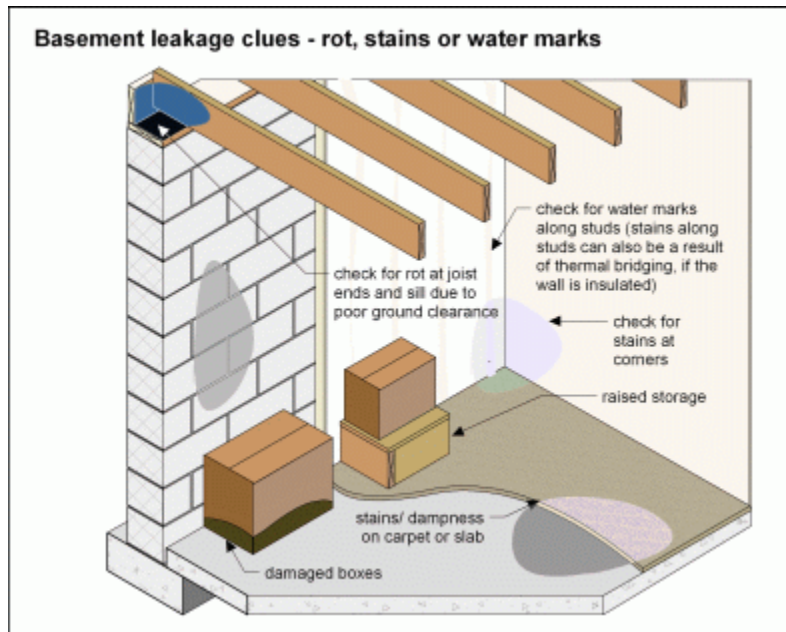
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: East Basement

Task: Waterproof

Time: Discretionary

Cost: \$200/ft



[Click on image to enlarge.](#)



18. Water marks

INTERIOR

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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