



# Your Inspection Report

60 Spencer Avenue  
Toronto, ON M6K 2J6

**PREPARED FOR:**

KIM KEHOE  
LISTING AGENT

**INSPECTION DATE:**

Wednesday, September 11, 2024

**PREPARED BY:**

Scott Aitken

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

4164074663  
scottaitken@live.ca

September 11, 2024

Dear Kim Kehoe and Listing Agent,

RE: Report No. 4065  
60 Spencer Avenue  
Toronto, ON  
M6K 2J6

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

60 Spencer Avenue, Toronto, ON September 11, 2024

## 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

Report No. 4065

60 Spencer Avenue, Toronto, ON September 11, 2024

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

60 Spencer Avenue, Toronto, ON September 11, 2024

## 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

60 Spencer Avenue, Toronto, ON September 11, 2024

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](#)

## Electrical

### **DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)**

**Condition:** • [Outdated](#)

Two circuits of knob and tube remain in use.

**Implication(s):** Nuisance | Potential problem when obtaining home insurance

**Location:** East First Floor Second Floor Third Floor

**Task:** Replace

**Time:** Immediate

**Cost:** Consult electrician for cost

## Interior

### **RECOMMENDATIONS \ General**

**Condition:** • This inspection does not cover legal use as multiple unit home or fire code compliance.

### **BASEMENT \ Wet basement - evidence**

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

Typical dampness and cracks for this era and type of construction. Recommend interior foundation membrane system if renovating basement.

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

**Location:** Basement

**Task:** Protect

**Time:** Discretionary

**Cost:** \$150 per ft. and up

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

60 Spencer Avenue, Toronto, ON September 11, 2024

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ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

The home is considered to face: • East

Sloped roofing material:

- [Asphalt shingles](#)

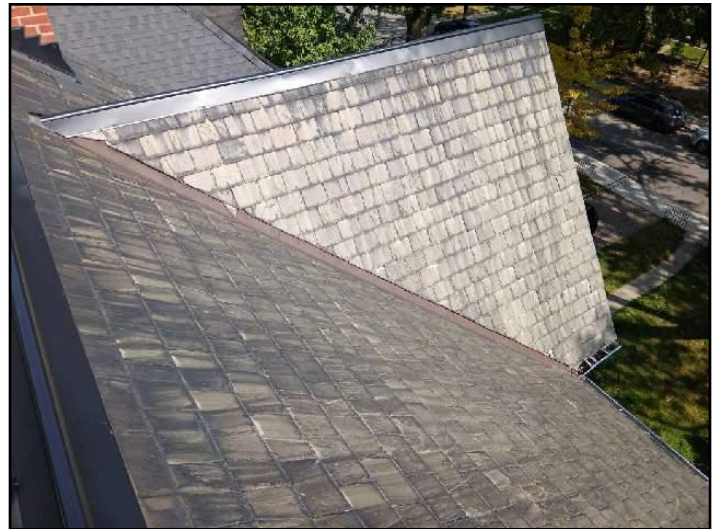


1.

- [Slate shingles](#)



2.



3.

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



# ROOFING

60 Spencer Avenue, Toronto, ON September 11, 2024

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ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Approximate age:

- 14 years
- At flat roof.
- Old
- Slate roof is likely original.

## Limitations

**Inspection limited/prevented by:** • Deck, could not inspect roof membrane below.

**Inspection performed:** • By walking on roof

**Age determined by:** • Reported by seller

## Recommendations

### FLAT ROOFING \ Modified bitumen

**1. Condition:** • Aging

Flat roof has some alligating, inspect annually and budget for replacement.

**Location:** West Exterior

**Task:** Monitor



4.



# EXTERIOR

60 Spencer Avenue, Toronto, ON September 11, 2024

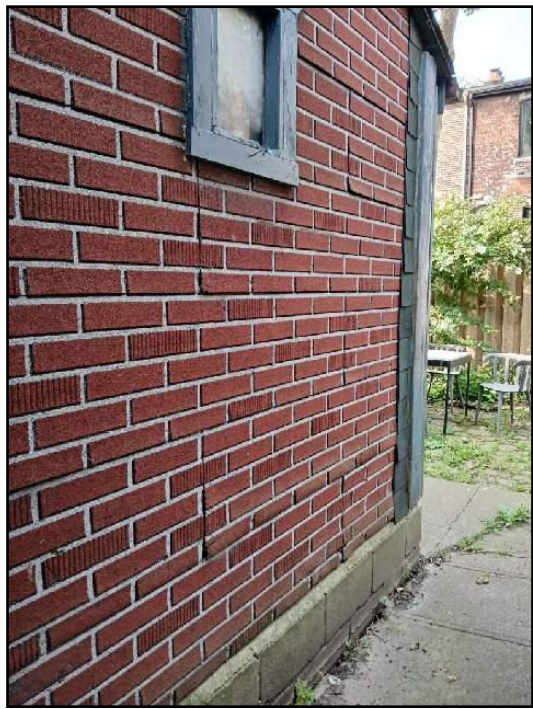
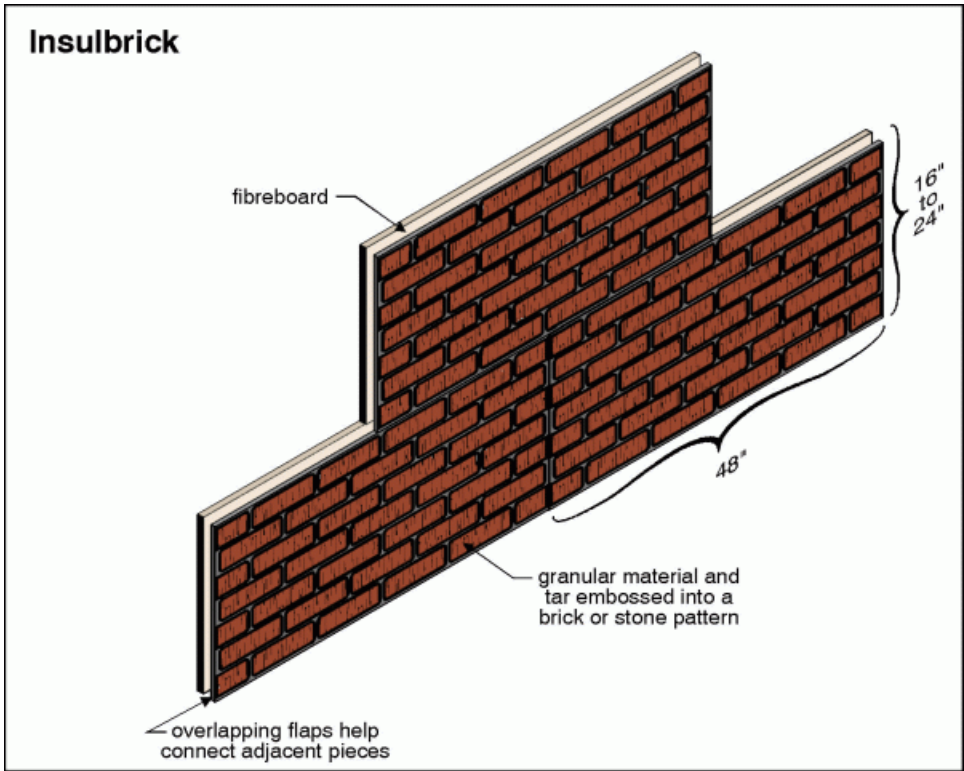
- SUMMARY
  - ROOFING
  - EXTERIOR**
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- REFERENCE

## 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](#) • [Wood](#) • [Insulbrick](#)  
**Wall surfaces - wood:** • [Shingles](#)  
**Walkway:** • Concrete  
**Porch:** • Wood • Brick  
**Balcony:** • Pressure-treated wood  
**Patio:** • Pavers

## Recommendations

**WALLS \ Asphalt shingles**  
**2. Condition:** • [Aging](#)  
Insulbrick will require eventual residing.  
**Implication(s):** Chance of water damage to structure, finishes and contents  
**Location:** Northwest Exterior Wall  
**Task:** Replace  
**Time:** Unpredictable  
**Cost:** Minor



5.

**WINDOWS \ General notes**

**3. Condition:** • Abandoned windows poorly sealed.

# EXTERIOR

60 Spencer Avenue, Toronto, ON September 11, 2024

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Two poorly sealed windows at basement, recommend restoration.

**Location:** Various Basement

**Task:** Improve

**Time:** Unpredictable

**Cost:** Consult contractor for cost



6.

## DOORS \ General notes

**4. Condition:** • Threshold leaks.

Seal sill at sliding door.

**Location:** West Second Floor

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



7.

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors**

**5. Condition:** • Loose deck board

**Implication(s):** Trip or fall hazard

**Location:** East Exterior

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

# EXTERIOR

60 Spencer Avenue, Toronto, ON September 11, 2024

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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REFERENCE



8.

## Description

**Configuration:** • [Basement](#) • [Crawlspace](#)

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

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

**Exterior wall construction:** • [Masonry](#)

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

**Party wall:** • [Masonry](#)

## Limitations

**Attic/roof space:** • Inspected from access hatch • No access to interior of flat roof.

**Crawlspace:** • No access

**Percent of foundation not visible:** • 20 %

## Recommendations

### FOUNDATIONS \ General notes

**6. Condition:** • [Mortar deteriorated or missing](#)

Some parging repairs needed at cracks and joints in basement.

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

**Location:** Various Basement

**Task:** Repair

**Time:** Regular maintenance

**Cost:** Minor





9.



10.

## WALLS \ Arches

### 7. Condition: • [Dropped, rotating or leaning](#)

Replace arch with steel lintel.

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

**Location:** West First Floor

**Task:** Repair or replace

**Time:** Unpredictable

**Cost:** Consult contractor for cost



# STRUCTURE

60 Spencer Avenue, Toronto, ON September 11, 2024

SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



11.

## 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 (conductor) material and type:** • [Copper - non-metallic sheathed](#)

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • No AFCI • Gfci's in some areas only.

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

## Limitations

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

## Recommendations

### **DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)**

**8. Condition:** • [Outdated](#)

Two circuits of knob and tube remain in use.

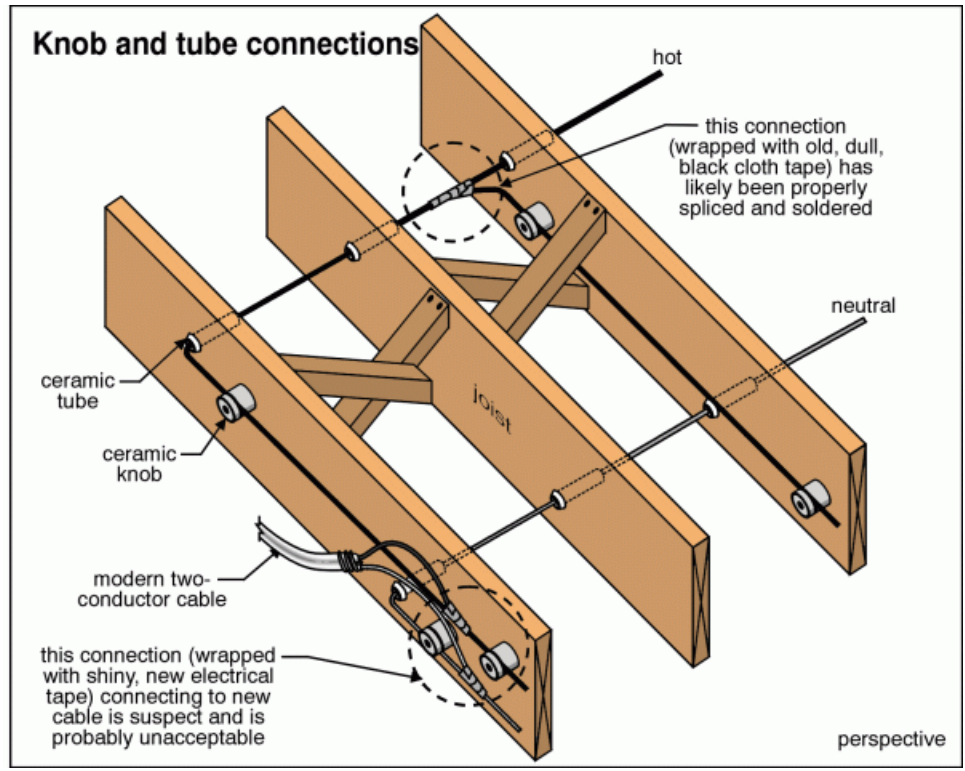
**Implication(s):** Nuisance | Potential problem when obtaining home insurance

**Location:** East First Floor Second Floor Third Floor

**Task:** Replace

**Time:** Immediate

**Cost:** Consult electrician for cost



12.

## DISTRIBUTION SYSTEM \ Wiring (wires) - installation

9. **Condition:** • Cover exposed wiring with conduit.

# ELECTRICAL

60 Spencer Avenue, Toronto, ON September 11, 2024

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

Cover wiring or recess within walls.

**Location:** Various

**Task:** Improve

**Time:** Immediate

**Cost:** Depends on approach



13.



14.



15.

## DISTRIBUTION SYSTEM \ Junction boxes

### 10. Condition: • [Missing](#)

Add junction boxes at open splices and covers where missing.

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement

**Task:** Improve

**Time:** Immediate

**Cost:** Minor



16.

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

### 11. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Recommend gfci receptacles at all wet locations.

**Implication(s):** Electric shock

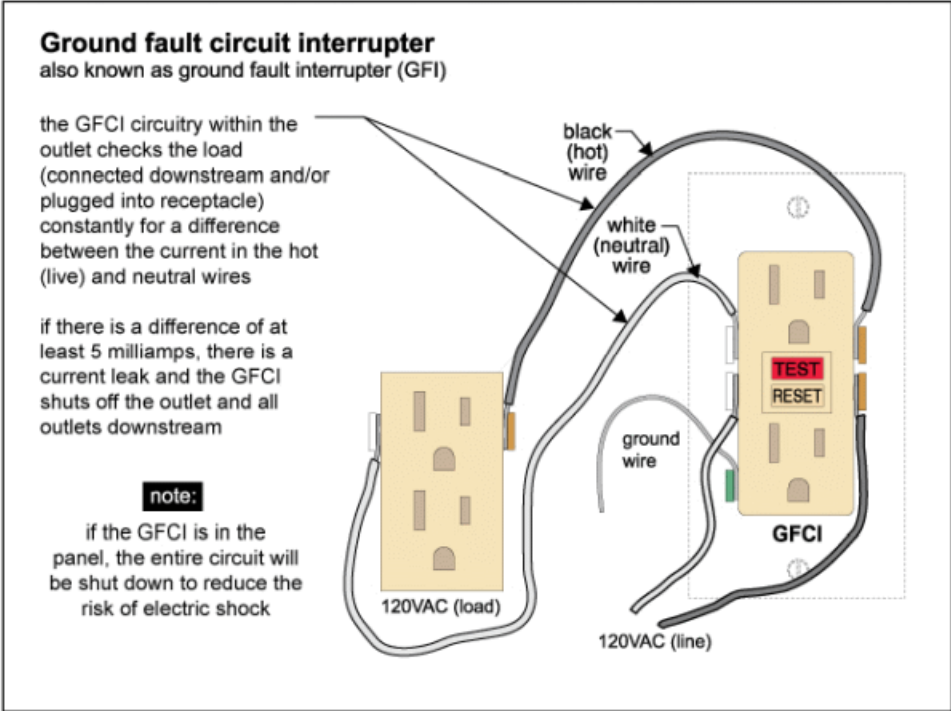
**Location:** Various

**Task:** Replace

**Time:** Immediate

**Cost:** Minor





17.

**DISTRIBUTION SYSTEM \ Lights**

**12. Condition:** • Improve lighting and switch locations at stairs and hallways.

**Location:** Various

**Task:** Improve  
**Time:** Immediate  
**Cost:** Consult electrician for cost

**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**13. Condition:** • Old  
Replace dated smoke detectors with combination units.  
**Implication(s):** Life safety hazard  
**Location:** Various  
**Task:** Replace  
**Time:** Regular maintenance  
**Cost:** Minor



## Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Interior of building

Approximate age: • [7 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable

Auxiliary heat:

• [Electric heater](#)

X2 at third floor

• Radiant floor heating (electric)

Second floor washroom.

Fireplace/stove:

• Coal-burning fireplace - not in service

Flue is sealed, do not use.



18.

## Chimney/vent:

- [Masonry](#)

For water heaters only.



19.

- ABS plastic  
For furnace only.
- Sidewall venting  
for furnace only.

Chimney liner: • [Metal](#)

## Limitations

**Warm weather:** • Prevents testing heating effectiveness

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

# COOLING & HEAT PUMP

60 Spencer Avenue, Toronto, ON September 11, 2024

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

## Description

**Air conditioning type:** • None present

## Limitations

**Window unit:** • Window A/C excluded from inspection

# INSULATION AND VENTILATION

60 Spencer Avenue, Toronto, ON September 11, 2024

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

## Description

**Attic/roof insulation material:** • [Glass fiber](#)  
**Attic/roof insulation amount/value:** • Nominal  
**Attic/roof air/vapor barrier:** • [None found](#)  
**Wall insulation amount/value:** • Spot checked only • 0-12  
**Foundation wall insulation amount/value:** • None

## Limitations

**Inspection limited/prevented by lack of access to:** • Crawlspace • Interior of flat roof.  
**Attic inspection performed:** • From access hatch

## Recommendations

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

## 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) • [Galvanized steel](#)

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

**Water flow and pressure:** • Good

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

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

**Water heater tank capacity:**

• [33.3 gallons](#)

X2

**Water heater approximate age:** • 13 years

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

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

**Pumps:** • No sump present

**Floor drain location:** • Center of basement

**Backwater valve:** • Not present

## Limitations

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

## Recommendations

### **SUPPLY PLUMBING \ Water supply piping in building**

**15. Condition:** • [Galvanized steel](#)

Small amount of galvanized steel piping in use.

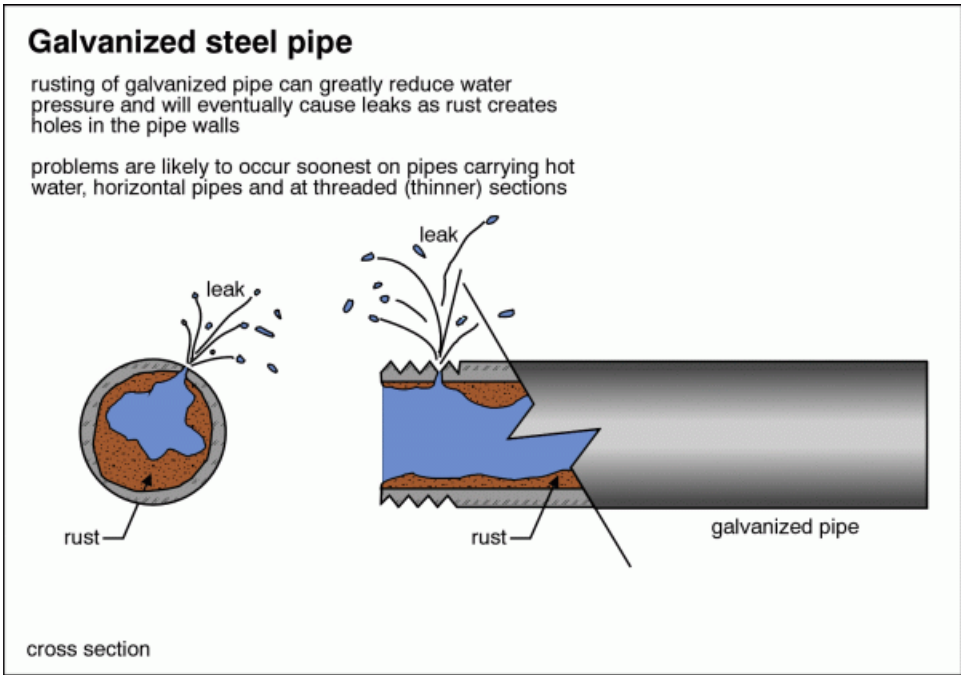
**Implication(s):** Reduced water pressure and volume

**Location:** West Basement

**Task:** Replace

**Time:** Immediate

**Cost:** Minor



20.

### WASTE PLUMBING \ Drain piping - performance

16. Condition: • [Rust](#)

Replace original waste piping as access permits.

**Implication(s):** Sewage entering the building

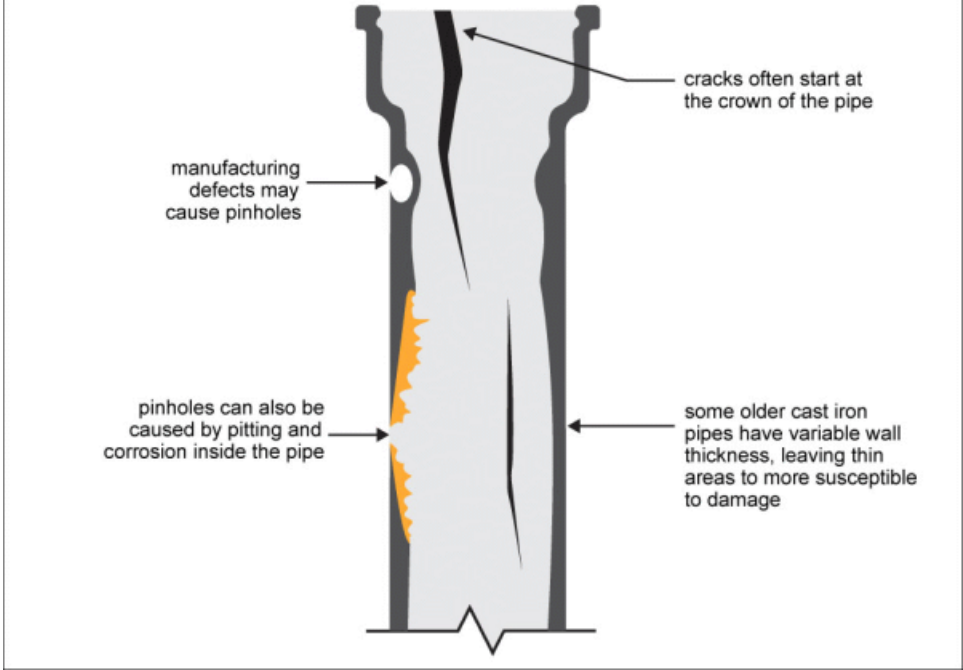
**Location:** Throughout

**Task:** Replace

**Time:** When renovating

**Cost:** Consult contractor for cost

**Pinholing and cracks in cast iron stacks**





## Description

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

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

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

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

Glazing: • [Single](#) • [Double](#)

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

Party wall: • [Masonry](#)

## Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 20 %

## Recommendations

### RECOMMENDATIONS \ General

17. Condition: • This inspection does not cover legal use as multiple unit home or fire code compliance.

### RECOMMENDATIONS \ Overview

18. Condition: • Typical minor cosmetic flaws present.

### STAIRS \ Handrails and guards

19. Condition: • [Missing](#)

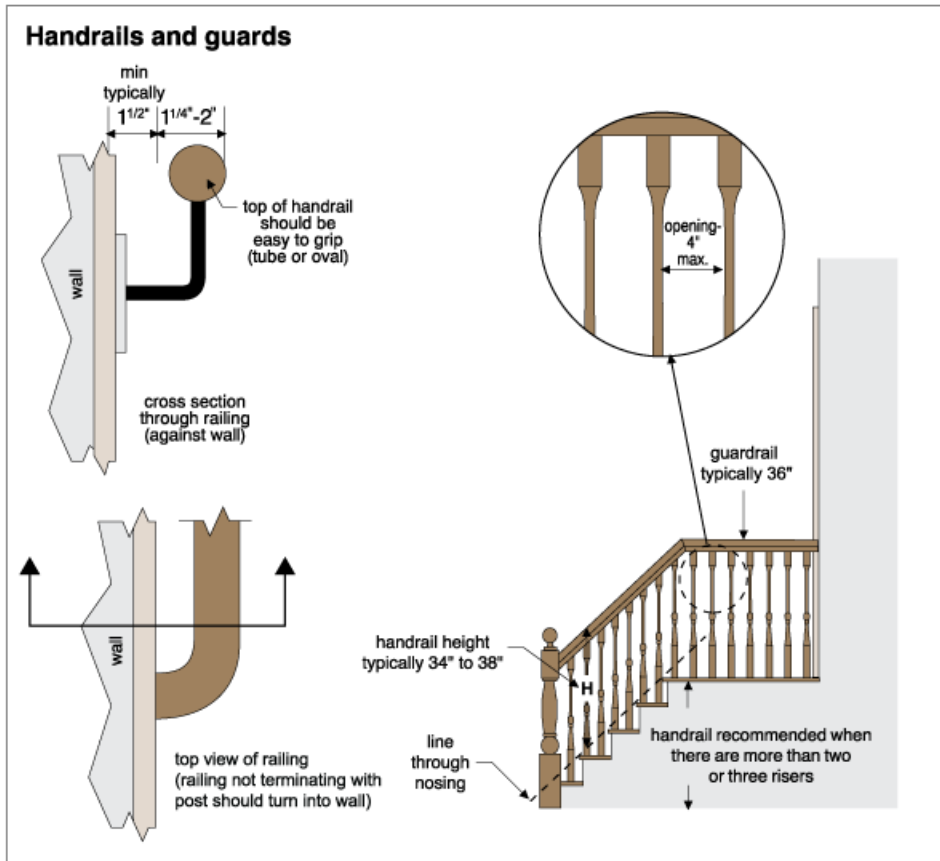
Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Depends on approach



21.

## **BASEMENT \ Wet basement - evidence**

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

Typical dampness and cracks for this era and type of construction. Recommend interior foundation membrane system if renovating basement.

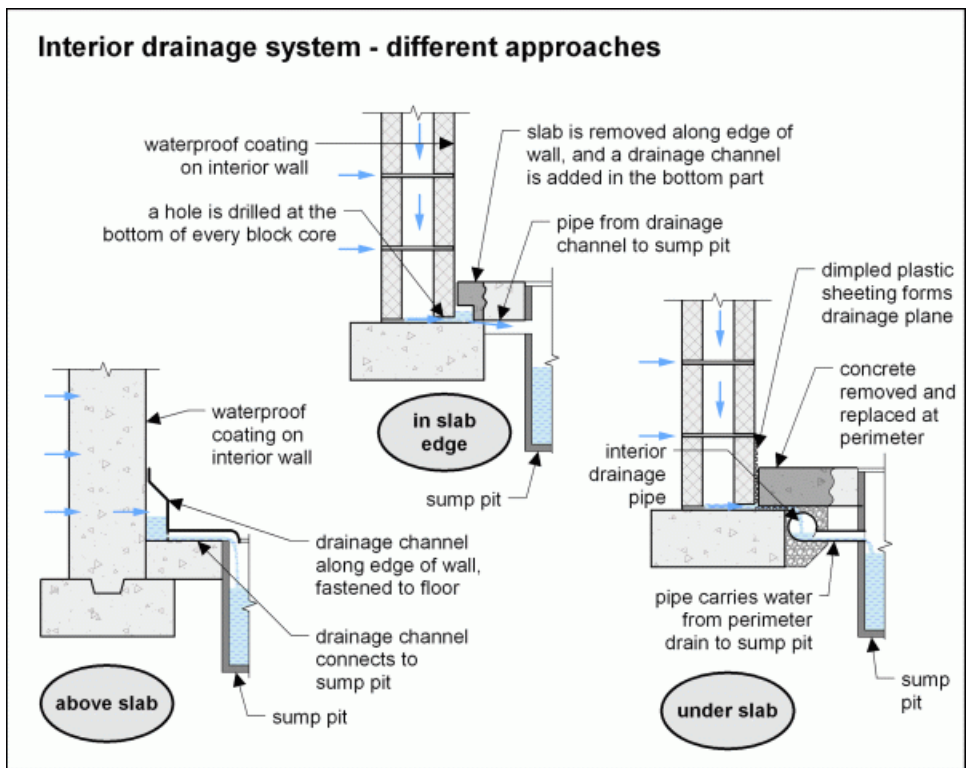
**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration

**Location:** Basement

**Task:** Protect

**Time:** Discretionary

**Cost:** \$150 per ft. and up



# INTERIOR

Report No. 4065

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



22.



23.

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