



Your Inspection Report

247 Bellwoods Avenue
Toronto, ON M6J 2R3

PREPARED FOR:

CLIVE MCLEAN
LISTING AGENT

INSPECTION DATE:

Tuesday, August 13, 2019

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

August 13, 2019

Dear Clive Mclean and Listing Agent,

RE: Report No. 2869
247 Bellwoods Avenue
Toronto, ON
M6J 2R3

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Scott Aitken
on behalf of
Aitken Home Inspections

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2
4164074663

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AGREEMENT

Report No. 2869

247 Bellwoods Avenue, Toronto, ON August 13, 2019

PARTIES TO THE AGREEMENT

Company

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

Client

Clive Mclean

Client

Listing Agent

This is an agreement between Clive Mclean, Listing Agent and Aitken Home Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not

AGREEMENT

Report No. 2869

247 Bellwoods Avenue, Toronto, ON August 13, 2019

remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

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

AGREEMENT

247 Bellwoods Avenue, Toronto, ON August 13, 2019

Report No. 2869

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, Clive Mclean (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

I, Listing Agent (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

Report No. 2869

247 Bellwoods Avenue, Toronto, ON August 13, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Renovated 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](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Near end of life expectancy](#)

Porch roof due for immediate reshingling, reshingle main roof in 2-3 years.

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

Task: Replace

Time: 2-3 years

Cost: \$7,000 - \$8,000

FLAT ROOFING \ Modified bitumen

Condition: • [Damage, punctures, tears](#)

Garage roof damaged and leaking, although these areas could be repaired, recommend resurfacing roof due to age.

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

Location: Garage

Task: Replace

Time: Immediate

Cost: \$3,000 - \$4,000

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

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Description

The home is considered to face : • West

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Flat roofing material:

- [Modified bitumen membrane](#)



2. East flat



3. Garage

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Near end of life expectancy](#)

Porch roof due for immediate reshingling, reshingle main roof in 2-3 years.

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

Task: Replace

Time: 2-3 years

Cost: \$7,000 - \$8,000

FLAT ROOFING \ Modified bitumen

2. Condition: • [Damage, punctures, tears](#)

Garage roof damaged and leaking, although these areas could be repaired, recommend resurfacing roof due to age.

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

Location: Garage

Task: Replace

Time: Immediate

Cost: \$3,000 - \$4,000



4.



5.

EXTERIOR

Report No. 2869

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SUMMARY

ROOFING

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Description

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

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#)

Retaining wall: • [Concrete](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Ground level • Pressure-treated wood

Porch: • Concrete

Garage: • Masonry

Limitations

No or limited access to: • Area below steps, deck, porches

Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • [Discharge below grade](#)

Disconnect downspouts and route well away from foundation.

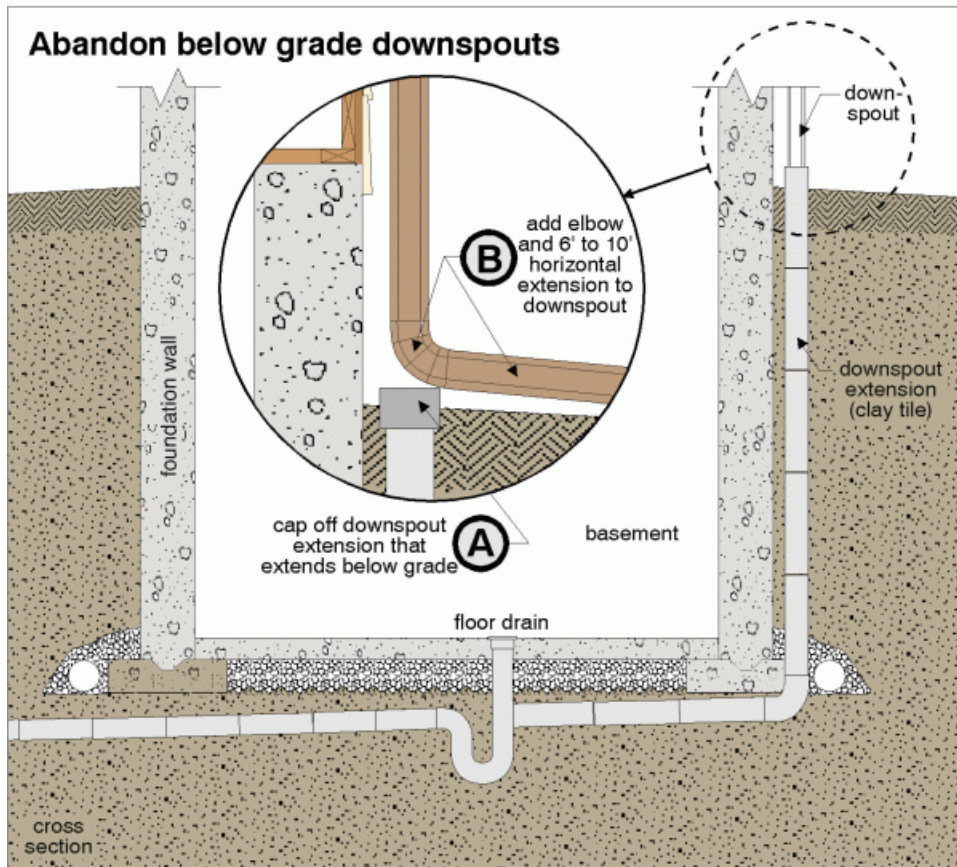
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East Exterior

Task: Improve

Time: Immediate

Cost: Minor



BASEMENT WALKOUTS \ General

4. Condition: • [Step and landing problems](#)

Awkward exterior steps should be reconfigured to create step up into basement and eliminate trip hazards if this is to be used as anything but an emergency exit.

Implication(s): Trip or fall hazard

Location: West Exterior

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost

EXTERIOR

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HEATING

COOLING

INSULATION

PLUMBING

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6. Step and landing problems

GARAGE \ General

5. Condition: • Garge roof poorly supported when extended, improve support and introduce lateral support to brick wall when resurfacing garage roof.

Location: Garage

Task: Repair

Cost: Minor



7.

STRUCTURE

Report No. 2869

247 Bellwoods Avenue, Toronto, ON August 13, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

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

Floor construction: • [Joists](#)

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

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

Party wall: • [Wood frame](#)

Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage

Attic/roof space: • No access to interior of flat roof.

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 99 %

Recommendations

RECOMMENDATIONS \ Overview

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

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

Description

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

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

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

Main disconnect/service box type and location: • [Breakers - basement](#)

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

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

Distribution panel rating: • [200 Amps](#)

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

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

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

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

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

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • No electrical recommendations are offered as a result of this inspection.

Wiring in good condition.

HEATING

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PLUMBING

INTERIOR

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Description

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • [50,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Combustion air source: • Interior of building

Approximate age: • [12 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Limitations

Warm weather: • Prevented testing in heating mode

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

COOLING & HEAT PUMP

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SUMMARY

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • 15,000 Btu/hr

Compressor approximate age: • 11 years

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

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

INSULATION AND VENTILATION

Report No. 2869

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SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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Description

Attic/roof insulation material: • [Glass fiber](#) • [Mineral wool](#)
Attic/roof insulation amount/value: • Nominal
Attic/roof air/vapor barrier: • [None found](#)
Attic/roof ventilation: • [None found](#)
Wall insulation material: • Spray foam
Wall insulation material: • [Glass fiber](#)
Wall insulation amount/value: • [R-12](#) • Spot checked only
Wall air/vapor barrier: • Plastic
Foundation wall insulation material: • Spray foam.
Foundation wall insulation amount/value: • Not determined

Limitations

Attic inspection performed: • From access hatch

Recommendations

RECOMMENDATIONS \ Overview

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

ATTIC/ROOF \ Insulation

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Discretionary

Cost: \$1,500 - and up

ATTIC/ROOF \ Roof vents

12. Condition: • [Inadequate](#)

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

Location: Attic

Task: Improve

Time: When reshingling

Cost: Minor

INSULATION AND VENTILATION

247 Bellwoods Avenue, Toronto, ON August 13, 2019

Report No. 2869

SUMMARY

ROOFING

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STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

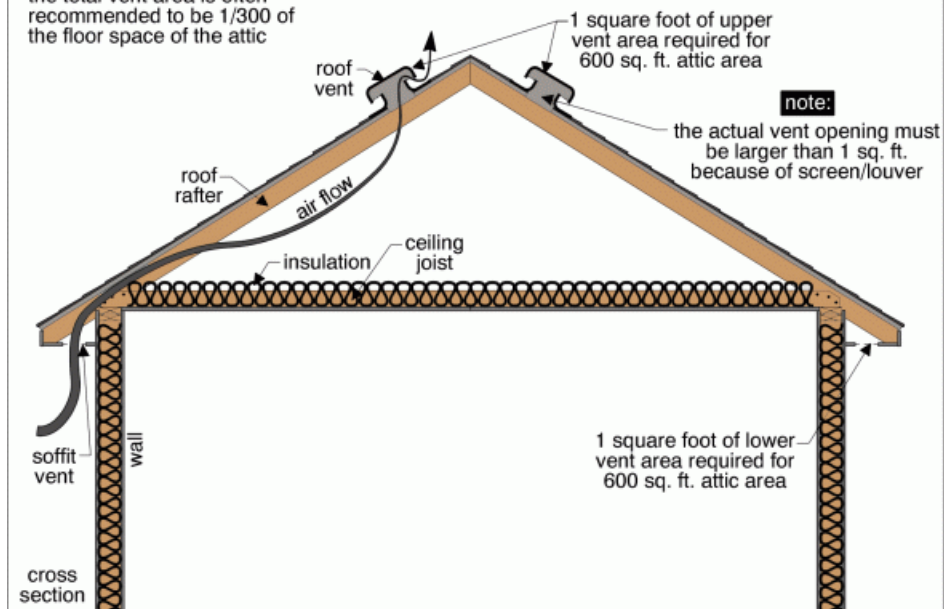
PLUMBING

INTERIOR

REFERENCE

Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



Description

Water supply source: • Public

Service piping into building:

• [Copper](#)

3/4 inch

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

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

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

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

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

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 14 years

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

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

Floor drain location: • Not visible.

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Floor drain

13. Condition: • Not visible

If floor drain is not found under storage, cut waste pipe flush with floor at boiler room to act as floor drain.

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

Task: Further evaluation

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

14. Condition: • [Slow drains](#)

Sink at second floor drains slow.

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

Location: Second Floor Bathroom

Task: Improve

Cost: Minor

INTERIOR

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Description

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

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

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

Windows: • [Single/double hung](#)

Glazing: • [Double](#)

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

Party wall: • [Wood frame](#)

Evidence of basement leakage: • None

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 99 %

Recommendations

RECOMMENDATIONS \ Overview

15. **Condition:** • No interior recommendations are offered as a result of this inspection.

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