

INVOICE

December 1, 2017

Clients: Ed Wang and Listing Agent

Report No. 2368, v.2

For inspection at:

242 Brock Avenue

Toronto, ON

M6K 2M2

on: Friday, December 1, 2017

Listing inspection	\$400.00
--------------------	----------

hst	\$52.00
-----	---------

#86688

9876

RT0001

Total	<u>\$452.00</u>
-------	-----------------

Aitken Home Inspections
49 Riverdale Ave
Toronto, ON m4k1c2
416 407-4663

scottaitken@live.ca

Note: For the purpose of this report the building is considered to be facing **East**.

Description

The home is considered to face : • East

Sloped roofing material:

• Asphalt shingles

Flat roofing material:

• Modified bitumen membrane

Limitations

Roof inspection limited/prevented by: • Deck

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Leak

Consider treating garage roof as flat.

Location: Garage

Task: Reshingle

Time: Immediate

Cost: \$1500 and up

2. Condition: • Near end of life expectancy

Location: East slope

Task: Replace

Time: 2-3 years

Cost: \$2500

EXTERIOR

Report No. 2368, v.2

242 Brock Avenue, Toronto, ON December 1, 2017

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Gutter & downspout material: • Aluminum

Downspout discharge: • Above grade

Lot slope: • Flat

Soffit and fascia: • Aluminum

Wall surfaces and trim: • Brick • Vinyl siding • Block

Wall surfaces - masonry: • Brick

Walkway: • Concrete • Interlocking brick

Deck: • Composite

Porch: • Synthetic wood

Garage: • Masonry

Limitations

Inspection limited/prevented by: • Storage in garage

Recommendations

WALLS \ Brick, stone and concrete

3. Condition: • Masonry deterioration

Some tuckpointing and parging needed.

Location: Various Exterior Wall

Task: Repair

Time: Regular maintenance

Cost: Minor

EXTERIOR GLASS/WINDOWS \ Exterior trim

4. Condition: • Paint or stain needed

Location: East First Floor

Task: Repair

Time: Immediate

Cost: Minor

LANDSCAPING \ Walkway

5. Condition: • Keep drain clear at exterior.

Location: Northwest Exterior

Task: Maintain

Time: Regular maintenance

Cost: Minor

Description

Configuration: • Basement • Crawl space

Foundation material: • Masonry block • Brick

Floor construction: • Joists • Subfloor - plank • Subfloor - plywood

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Rafters/roof joists • Plank sheathing

Party walls: • Wood frame

Limitations

Attic/roof space: • Not accessed, hatch present but obstructed.

Crawl space: • No access

Percent of foundation not visible: • 95 %

Recommendations

ROOF FRAMING \ Sheathing

6. Condition: • Rot

Some sheathing replacement needed when reshingling garage.

Location: Garage

Task: Replace

Time: When reroofing

Cost: Minor

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: • Fuses - basement

System grounding material and type: • Copper - water pipe

Distribution panel type and location: • Breakers - basement

Distribution panel 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 - bathroom • GFCI - exterior • GFCI - kitchen • GFCI - whirlpool

Smoke detectors: • Present

Carbon monoxide (CO) detectors: • Present

Recommendations

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

7. Condition: • Damage

Location: Northwest Basement

Task: Repair or replace

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

8. Condition: • Too close to stove.

Location: Kitchen

Task: Relocate outlet

Time: Immediate

Cost: Minor

HEATING

Report No. 2368, v.2

242 Brock Avenue, Toronto, ON December 1, 2017

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

System type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 75,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 11 years

Main fuel shut off at: • Meter

Failure probability: • Low

Chimney/vent: • ABS plastic • Sidewall venting

Combustion air source: • Interior of building

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

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

COOLING & HEAT PUMP

Report No. 2368, v.2

242 Brock Avenue, Toronto, ON December 1, 2017

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Air conditioning type: • Air cooled

Manufacturer: • Goodman

Cooling capacity: • 30,000 BTU/hr

Compressor approximate age: • 12 years

Failure probability: • Low

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

AIR CONDITIONING \ Compressor

10. Condition: • Missing electrical shutoff

Location: Exterior Wall

Task: Provide

Time: When replacing a/c

Cost: Minor

INSULATION AND VENTILATION

242 Brock Avenue, Toronto, ON December 1, 2017

Report No. 2368, v.2

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Attic/roof insulation material: • Cellulose

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • Roof vent

Wall insulation material: • Glass fiber

Wall insulation amount/value: • 0-12

Wall insulation amount/value: • Spot checked only

Foundation wall insulation material: • Glass fiber

Foundation wall insulation amount/value: • 0-12

Limitations

Inspection prevented by no access to: • Crawlspace

Attic inspection performed: • Attic not accessed due to presence of vendor clothing and loose insulation.

Recommendations

RECOMMENDATIONS \ Overview

11. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Water supply source: • Public

Service piping into building: • Copper

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

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

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source: • Electric

Tank capacity: • 189 liters

Water heater approximate age: • 7 years

Water heater failure probability: • Low

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

Floor drain location: • Center of basement

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

RECOMMENDATIONS \ Overview

12. Condition: • No plumbing recommendations are offered as a result of this inspection.

INTERIOR

Report No. 2368, v.2

242 Brock Avenue, Toronto, ON December 1, 2017

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Major floor finishes: • Hardwood • Laminate • Tile

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Single/double hung • Sliders • Casement

Glazing: • Double

Exterior doors - type/material: • Hinged • Wood • Metal

Party walls: • Wood frame

Evidence of basement leakage: • None

Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 95 %

Recommendations

RECOMMENDATIONS \ Overview

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

END OF REPORT