



Your Inspection Report

35 Aitken Circle
Markham, ON L3R 7L2

PREPARED FOR:
POTENTIAL BUYER

INSPECTION DATE:
Friday, April 22, 2016

PREPARED BY:
Richard Ferris



Canadian Home Inspection Corporation
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Residential, Commercial and Environmental Solutions



April 28, 2016

Dear Potential Buyer,

RE: Report No. 1360, v.5
35 Aitken Circle
Markham, ON
L3R 7L2

Dear Home Buyer,

This inspection represents the observable findings of the home inspector at the time of the inspection. To further help you, Canadian Home Inspection Corporation will respond to questions where answers may not be readily apparent in the report, for the duration of this listing. It's important to realize that inspection reports do not necessarily provide all information a buyer may need; an available walk-through with the inspector will bring the report into full context for the reader.

Interested home buyers may wish to take advantage of an on-site orientation to give you a complete understanding of the report and the confidence to go forward with an offer. This service allows for a 1 hour consultation with the inspector who authored the report for \$225 + hst. Other services are available call to inquire.

Upon finalization of the agreement of purchase, and with the walk-through orientation, the vendor has agreed to provide the home buyer their copy of the inspection report. The home buyer will then be entitled to the same ongoing support of all Canadian Home Inspection Corporation's clients. We offer the most thorough inspections in the industry and proudly stand behind each and every one. If you require any further information or wish to book please contact us at

CustomerService@canadianhomeinspectioncorp.ca
416 419-8546

Sincerely,

Richard Ferris
on behalf of
Canadian Home Inspection Corporation

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SUMMARY

35 Aitken Circle, Markham, ON April 22, 2016

Report No. 1360, v.5

www.canadianhomeinspectioncorp.ca

SUMMARY

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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](#)

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Description

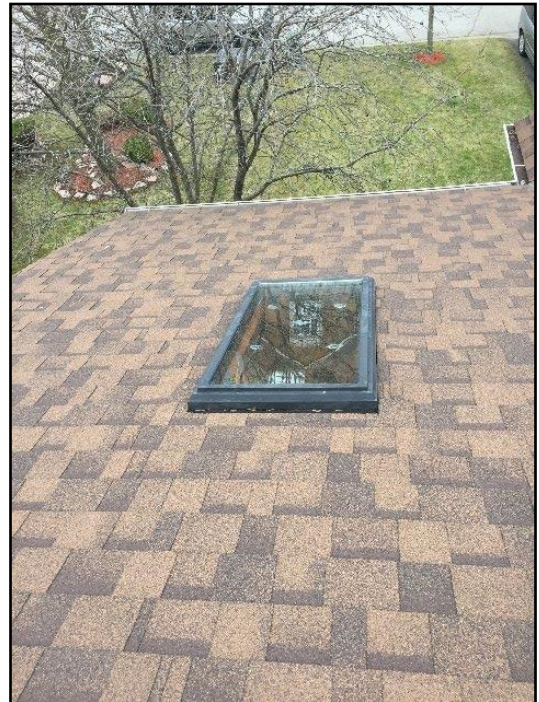
Sloped roofing material:

- Composition shingles

Roof appears to be in good condition. IKO Cambridge, Limited Lifetime (AR) Shingles. Roof was Stripped and new roof vents, sheathing and plumbing vents also installed at that time. Shingles are a 25-30 year shingle. Installed Aprox within last 5 years.



1. Composition shingles



2. Composition shingles



3. Composition shingles



4. Composition shingles

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5. Composition shingles



6. Composition shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

EXTERIOR

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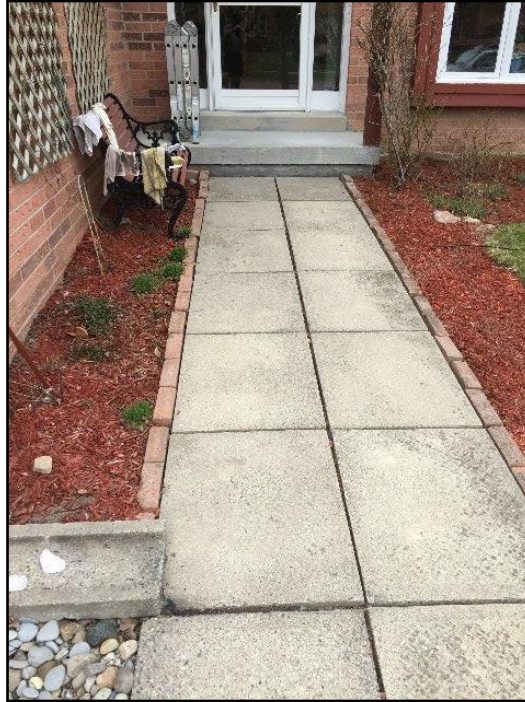
General: • Overall well Maintained. click on links beside items to see details about general repairs and maintenance.

Wall surfaces - masonry: • [Brick](#)

Driveway: • Asphalt

Walkway:

• Pavers



7. Pavers

Exterior steps: • Concrete

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

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APPLIANCES	PARKING	FIREPLACE	CHIMNEY	SITE DATA	REFERENCE				

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

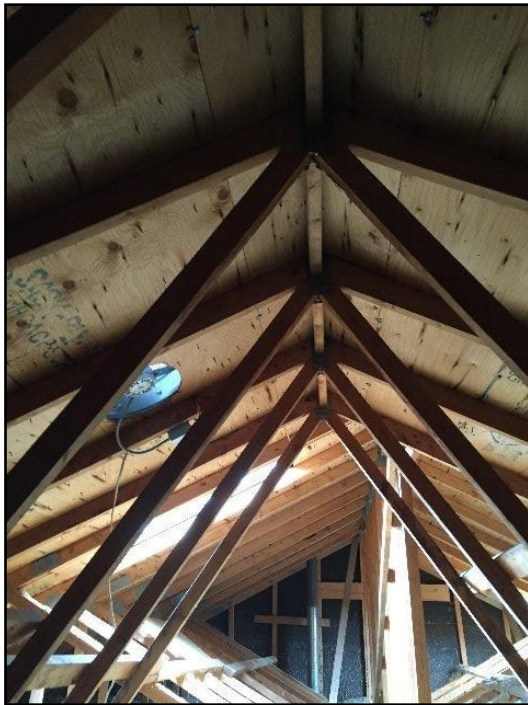
Floor construction: • [Joists](#)

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

Roof and ceiling framing:

• [Trusses](#)

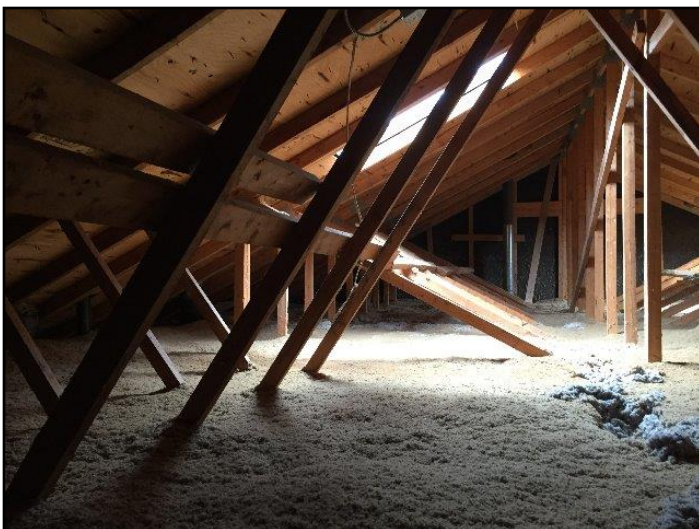
In Good Condition



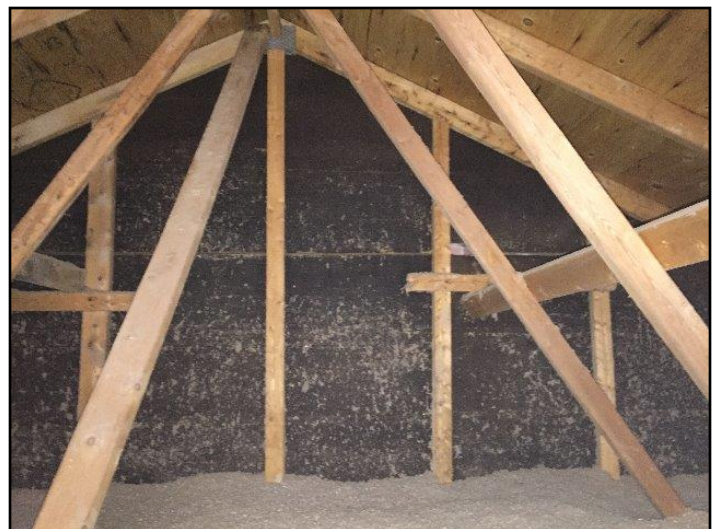
8. Trusses



9. Trusses



10. Trusses



11. Trusses

STRUCTURE

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12. Trusses



13. Trusses

Limitations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 70 %

Description

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

Service size:

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



14.

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

Main disconnect/service box type and location:

- [Breakers - basement](#)



15. Breakers - basement

System grounding material and type:

- [Copper - water pipe](#)



16. Copper - water pipe

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

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Description

General: • Digital Thermostat installed



17. Digital Thermostat installed

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer:

• Keeprite

Model number: G9MXT0801716A1 Serial number: A114246695



18. Keeprite

HEATING

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Heat distribution: • Supply / Return Ducts & Registers: Visually inspected. No problems noted. Inaccessible vent registers are not inspected for proper connection. Open the basement supply registers in the winter for proper heating. Keep air registers unobstructed. Do not store items in closet from floor to ceiling on outside walls. If bottom of the bedroom door has no gap, leave bedroom door open to allow better air circulation.

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age:

• [5 years](#)

Oct 2011

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at:

• Meter



19. Meter

Failure probability: • [Low](#)

Carbon monoxide test: • 0 parts per million - approximate

Combustion air source: • Outside - sealed combustion

Humidifiers:

• [Duct mounted bypass humidifier](#)

HEATING

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20. Duct mounted bypass humidifer

Limitations

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

Heat exchanger: • The heat exchanger is difficult to access without dismantling, and cannot be adequately checked during a visual inspection, and sometimes crack on first use in fall after months of idleness.

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)

Model number: CAC030AKA4 Serial number: L021616815



21. Air cooled

Compressor type: • Electric

Compressor approximate age: • 14 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Medium](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature • Power turned off

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value:

• [R-40](#)



22. R-40

Attic/roof ventilation: • [Roof and soffit vents](#) • Turbine vent

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#)

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-12](#)

Foundation wall air/vapor barrier: • Plastic

Limitations

Attic inspection performed: • By entering attic, but access was limited

Description

Water supply source:

- Public



23. Public

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

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

Main water shut off valve at the: • Meter

Water flow and pressure: • [Typical for neighborhood](#)

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

Water heater type: • [Conventional](#)

Water heater manufacturer: • GSW

Model number: 8G50S40FV-02 Serial number: U0828 F00416

PLUMBING

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24. GSW

Tank capacity: • 50 gallons • 189 liters

Water heater approximate age: • 8 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • The hot water temperature can be adjusted by a thermostat control located near the bottom of the tank attached to the gas valve. Hot water can scald in seconds. Do not set the thermostat above 125°F or 52°C. Every 3 months, drain off a dishpan full of water from clean-out valve at the bottom of the hot water tank to control sediment and maintain efficiency.

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

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

Floor drain location:

• Near heating system

PLUMBING

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25. Near heating system

Gas piping: • Steel

Exterior hose bibb: • Present

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

INTERIOR

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Description

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

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

Windows: • [Sliders](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Doors: • Inspected

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

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Description

Range:

- Gas

GE

Model number: JGBP35SEJ2SS Serial number: RH245656P



26. Gas

- Low failure probability

Exhaust fan/range hood:

- Combination microwave oven & fan



27. Combination microwave oven & fan

APPLIANCES

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- Low failure probability

Refrigerator:

- Freezer on bottom

GE

Model number: GDS20S0SBSASS Serial number: MH041975



28. Freezer on bottom

- Low failure probability

Dishwasher: • Under-counter

Washer and dryer:

- Top-loading washer

APPLIANCES

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29. Top-loading washer

- Electric dryer



30. Electric dryer

- Dryer vented to exterior

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Central vacuum system: • Canister type

Doorbell: • Wired type

Kitchen counter material: • Laminate

Limitations

General: • Appliances are tested for basic operation only.

PARKING

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Description

Parking Structure Type:

- Garage - attached



31. Garage - attached

Number of cars: • 2

Exterior: • Appears functional

Roof: • Appears functional

Interior: • Appears functional

Floor and floor type: • Concrete slab

Firewall: • Appears functional

Fire Door (to interior): • Solid core

Garage Doors: • Wood

Automatic openers: • Appears functional

Exterior side door: • Wood/ Glass

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General: • Ability to install a new fireplace in the basement



32. Fireplaces are sensitive to negative...

General: • Main Floor



33.



34.

CHIMNEY

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Description

Masonry\Shell material:

- Brick

Recommend the installation of spark arrest rain caps



35. Brick

Masonry\Crown type: • Concrete

Masonry\Liner type: • Clay

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Description

General: • The Home is in good condition, with lots of pride of ownership professional finishes.

Weather: • Partly sunny

Approximate temperature: • 8°

Attendees: • Seller • Seller's Agent

Access to home provided by: • Seller

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 3:30 p.m.

Approximate age of home: • 32 years

Approximate date of construction: • 1984

Approximate size of home: • 2000 ft.² to 2500 ft.²

Building type:

• Detached home



36. Detached home



37. Detached home

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38. Detached home



39. Detached home

Number of dwelling units: • Single-family
Number of stories: • 2
Number of rooms: • 9
Number of bedrooms: • 4
Number of bathrooms: • 3
Below grade area: • Basement
Garage, carport and outbuildings: • Attached two-car garage
Area: • City
Street type: • Residential

Limitations

General: • This Visual Home Inspection is not a Building Code inspection, Title Examination, nor a By-law Compliance Inspection. We do not offer an opinion as to the advisability or inadvisability of the purchase of the Property, its value or its potential use. The report is not an assessment nor is it an appraisal. We are not associated with any seller, buyer, contractor, lawyer or realtor. Other than the inspection fee, we have no financial interest in the Property. The inspection fee is based on a single visit to the Property, additional fees may be charged for any subsequent visits.

General: • Certification
Taking in consideration the pertinence, the quality, and the quantity of the recorded information, I declare that the building described above was visited by qualified professional and I certify that the opinion and the information included in this report are to the best of my knowledge, are true, and that I have no direct or indirect interest in this real estate property.

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Recommendations

General

1. • An Onsite Review is an essential component to a complete home inspection. In order to familiarize yourself with the property and our findings, please arrange an Onsite Review by calling our office at 888.693.2097. The fee for this service is \$199 plus tax. The inspector will walk you through the report and answer your questions.

END OF REPORT

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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