



Your Inspection Report

27 Clark Street
Toronto, ON M4M 1M5

PREPARED FOR:

EDWARD WANG

INSPECTION DATE:

Wednesday, September 19, 2018

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

September 19, 2018

Dear Edward Wang,

RE: Report No. 2602
27 Clark Street
Toronto, ON
M4M 1M5

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
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AGREEMENT

Report No. 2602

27 Clark Street, Toronto, ON September 19, 2018

PARTIES TO THE AGREEMENT

Company

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

Client

Edward Wang

This is an agreement between Edward Wang 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

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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.

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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, Edward Wang (Signature)_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

Report No. 2602

27 Clark Street, Toronto, ON September 19, 2018

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Property constructed 2001 and 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](#)

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 : • North

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Flat roofing material:

- [Modified bitumen membrane](#)



2. *Modified bitumen membrane*

ROOFING

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Probability of leakage: • Medium

Approximate age: • 17 years

Limitations

Roof inspection limited/prevented by: • Deck, could not inspect roof membrane below.

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • Original roof in good overall condition.

FLAT ROOF FLASHINGS \ General

2. **Condition:** • Not sealed.

Seal holes in parapet cap flashing.

Location: South Third Floor

Task: Repair

Time: Immediate

Cost: Minor



3. *Not sealed.*

EXTERIOR

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Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit and fascia: • [Wood](#) • [Aluminum](#) • [Stucco](#)

Wall surfaces and trim:

- [Brick](#)
- [Metal siding](#)
- [Stucco](#)

Sheet board type.

Driveway: • Asphalt

Walkway: • Interlocking brick

Porch: • Concrete

Balcony: • Pressure-treated wood

Recommendations

WALLS \ Soffits and fascia

3. Condition: • Paint - deteriorated / missing

Wood trim needs paint maintenance.

Location: North Exterior

Task: Improve

Time: Regular maintenance

Cost: Minor

EXTERIOR

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4. Paint - deteriorated / missing



5.

LANDSCAPING \ Driveway

4. Condition: • [Cracked or damaged surfaces](#)

Fill and seal pothole next to door.

Implication(s): Trip or fall hazard

Location: Southwest Exterior

Task: Repair

Time: Immediate

Cost: Minor

EXTERIOR

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6. Cracked or damaged surfaces

STRUCTURE

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Description

Foundation material: • [Poured concrete](#)

Floor construction: • [Wood I-joists](#)

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

Roof and ceiling framing: • Not visible

Party walls: • [Wood frame](#)

Limitations

Attic/roof space:

• No access

Typical for this roofline.

Percent of foundation not visible: • 100 %

Recommendations

RECOMMENDATIONS \ Overview

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

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

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: • [Breakers - utility room](#)

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

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

Distribution panel rating: • [100 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 - exterior](#) • [GFCI - panel](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Kitchen

Task: Replace

Time: Discretionary

Cost: Minor

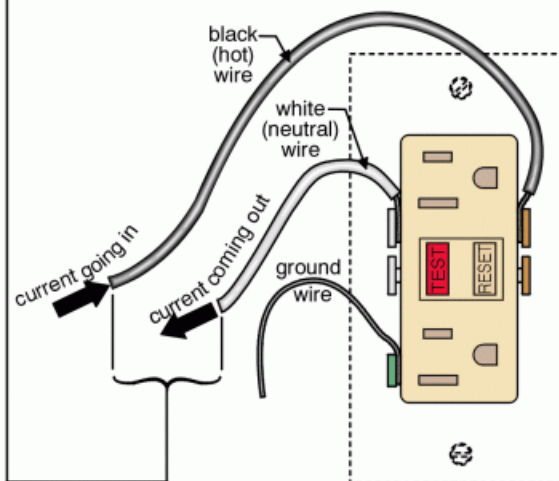
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down





7. GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

8. Condition: • [Missing](#)

Add coverplate and protect wire with conduit.

Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Immediate

Cost: Minor



8. Exposed wire

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Approximate age: • [17 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Failure probability: • [Medium](#)

Fireplace/stove:

• [Gas fireplace](#)



9. Gas fireplace

Chimney/vent:

• [Metal](#)

For fireplace only.

• ABS plastic

• Sidewall venting

Combustion air source: • Outside

HEATING

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Limitations

Warm weather: • Prevents testing heating effectiveness

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

Recommendations

FURNACE \ Life expectancy

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

Original furnace, budget for replacement in next few years.

Implication(s): Equipment failure | No heat for building

Task: Replace

Time: Unpredictable

Cost: \$4500

COOLING & HEAT PUMP

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SUMMARY

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INTERIOR

REFERENCE

Description

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

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 17 years

Failure probability: • [High](#)

Limitations

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

Recommendations

AIR CONDITIONING \ Life expectancy

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

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Unpredictable

Cost: \$3500

AIR CONDITIONING \ Air cooled condenser coil

11. Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

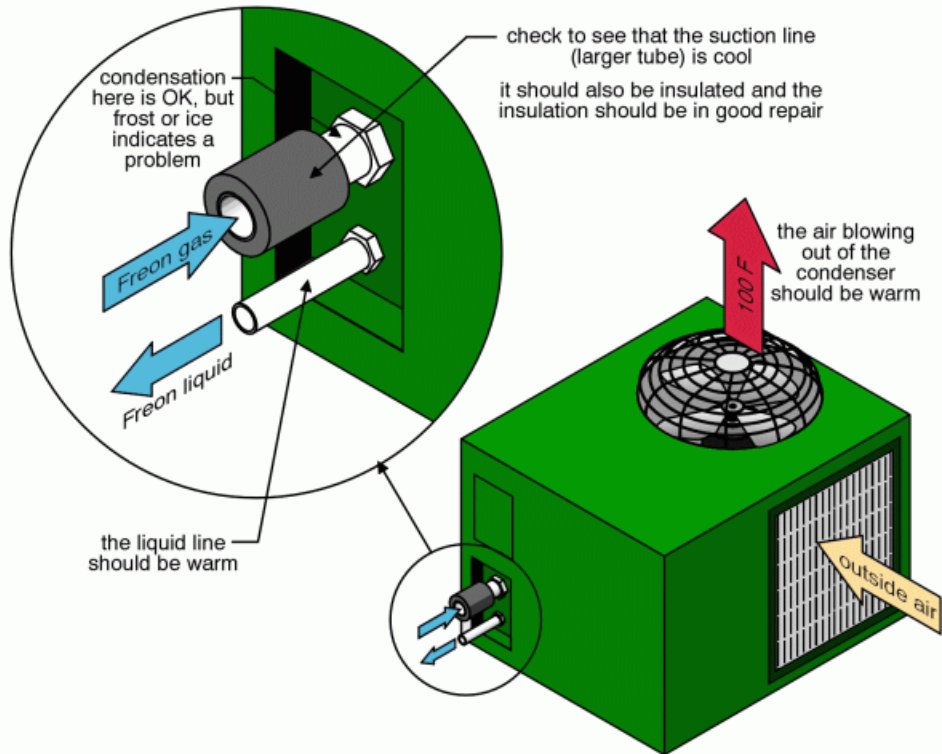
Location: South Exterior

Task: Clean

Time: Before next a/c season

Cost: Minor

Inspecting the condenser unit



10. Dirty

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Roof vent](#)

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

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

Wall air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • Roof space • Floor space

Recommendations

WALLS \ Insulation

12. Condition: • Insulate upper south wall of furnace room.

Location: South Furnace Room

Task: Improve

Time: Discretionary

Cost: Minor



11.

Description

Water supply source: • Public

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

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

Main water shut off valve at the: • North • Utility room

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

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

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

Tank capacity: • 189 liters

Water heater approximate age: • 17 years

Water heater location: • Utility room

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

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

Floor drain location: • Not visible.

Backwater valve: • Not visible

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

RECOMMENDATIONS \ Overview

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

Description

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

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

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

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

Glazing: • [Double](#)

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

Party walls: • [Wood frame](#)

Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 100 %

Recommendations

RECOMMENDATIONS \ Overview

14. Condition: • Typical minor cosmetic flaws present.

WINDOWS \ Skylight

15. Condition: • Lost seal on double glazing.

This issue is primarily cosmetic.

Location: Third floor bathroom

Task: Replace

Time: Discretionary

Cost: \$2500



12. Lost seal on double glazing.

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