



Your Inspection Report

212 Roselawn Avenue
Toronto, ON M4R 1E9

PREPARED FOR:

BOBBY PASTERNAK
DAVID BATORI

INSPECTION DATE:

Friday, May 2, 2025

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

May 2, 2025

Dear Bobby Pasternak and David Batori,

RE: Report No. 4254
212 Roselawn Avenue
Toronto, ON
M4R 1E9

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

212 Roselawn Avenue, Toronto, ON May 2, 2025

Report No. 4254

PARTIES TO THE AGREEMENT

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

Client
Bobby Pasternak

Client
David Batori

This is an agreement between Bobby Pasternak, David Batori 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.

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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.

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

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

Renovated home in very good 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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • South

Sloped roofing material:

- [Asphalt shingles](#)



1.

- Composition shingles



2.

Flat roofing material:

- EPDM



3.

Approximate age: • 12 years

Limitations

Inspection performed: • By walking on roof

Recommendations

FLAT ROOFING \ General notes

1. Condition: • Poor transition between attached flat roof areas is causing water to collect against west wall of master bedroom. Surface is underlayment only. Create drainage and cap with metal or membrane.

Location: Northwest Exterior

Task: Improve

Time: Unpredictable

Cost: Consult contractor for cost



4.



5.

SUMMARY

ROOFING

EXTERIOR

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INTERIOR

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Description

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

Downspout discharge: • [Above grade](#)

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

Wall surfaces and trim: • [Stucco](#) • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#) • [Brick](#) • [Wood](#)

Retaining wall: • Interlocking

Driveway: • Interlocking brick

Walkway: • Concrete • Pavers • Earth

Deck: • Pressure-treated wood

Porch: • Wood

Patio: • Pavers

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Recommendations

WALLS \ Wood siding

2. Condition: • [Paint or stain - needed](#)

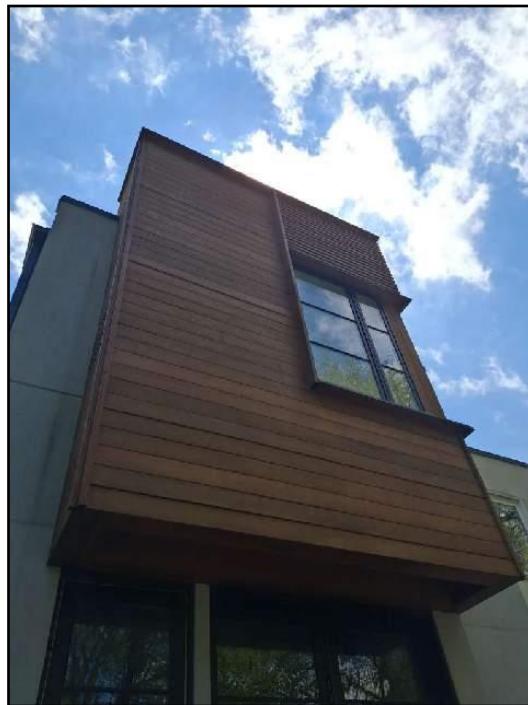
Implication(s): Shortened life expectancy of material

Location: North Exterior

Task: Improve

Time: Regular maintenance

Cost: Minor



6.

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

3. Condition: • [Minor cracks](#)

Implication(s): Shortened life expectancy of material

Location: Northwest Exterior

Task: Repair

Time: Unpredictable

Cost: Minor



7.

WALLS \ Masonry (brick, stone) and concrete

4. Condition: • Cracked

Minor tuckpointing needed.

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: South Exterior

Task: Repair

Time: Unpredictable

Cost: Minor



8.

LANDSCAPING \ Walkway

5. Condition: • [Improper slope or drainage](#)

Create drainage slope away from foundation.

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

Location: Northeast Exterior

Task: Improve

Time: Unpredictable

Cost: Minor

Recommended grading slopes



9.

LANDSCAPING \ Fence

6. Condition: • Damage

SUMMARY

ROOFING

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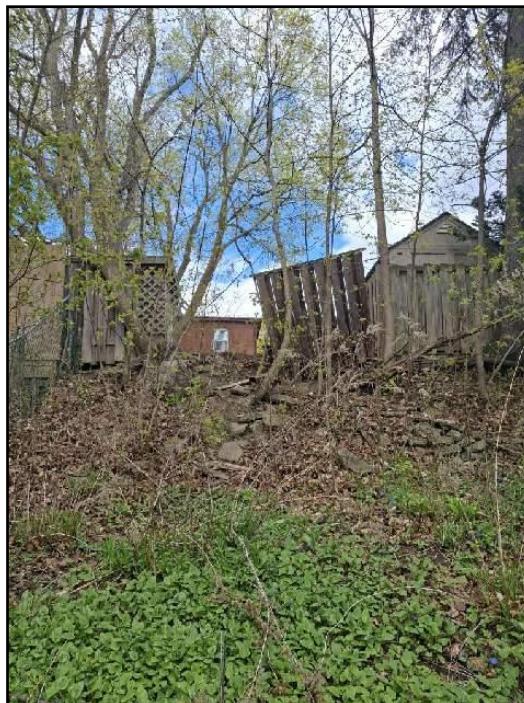
Implication(s): Material deterioration

Location: North Exterior

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost



10.

SUMMARY

ROOFING

EXTERIOR

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INTERIOR

REFERENCE

Description

Configuration:

- [Basement](#)
- [Piers](#)



11.

Foundation material: • [Brick](#) • [Insulating concrete forms](#)

Floor construction: • [Joists](#)

Exterior wall construction:

- [Wood frame](#)

At addition.

- [Masonry](#)

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

Party wall:

- [Masonry](#)
- [Wood frame](#)

At addition.

SUMMARY

ROOFING

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Limitations

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

Percent of foundation not visible: • 95 %

Recommendations

RECOMMENDATIONS \ Overview

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

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

SUMMARY

ROOFING

EXTERIOR

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INTERIOR

REFERENCE

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 - basement](#)

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

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

Distribution panel rating: • [100 Amps](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • [AFCI - panel](#)

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

Limitations

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

Recommendations

DISTRIBUTION SYSTEM \ Outdoor wiring (wires)

9. Condition: • Protect exposed wiring with conduit.

Protect a/c wiring.

Location: Northwest Exterior Wall

Task: Protect

Time: Immediate

Cost: Minor



12.

SUMMARY

ROOFING

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INTERIOR

REFERENCE

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: • Outside

Approximate age: • [12 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable

Auxiliary heat: • Radiant floor heating (electric)

Chimney/vent: • High temperature plastic • Sidewall venting

Humidifier: • [Trickle/cascade type](#)

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No heating recommendations are offered as a result of this inspection.
System in good working order.

SUMMARY

ROOFING

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INTERIOR

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Description

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

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

Compressor approximate age: • 3 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by:

• Low outdoor temperature

System sound checked only.

Recommendations

RECOMMENDATIONS \ Overview

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

INSULATION AND VENTILATION

212 Roselawn Avenue, Toronto, ON May 2, 2025

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Description

Attic/roof insulation material:

- Sprayed foam
- Not visible

At flat roof.

Attic/roof insulation amount/value: • [R-40](#)

Wall insulation material: • [Glass fiber](#) • [Plastic/foam board](#) • Spray foam

Wall insulation amount/value: • 0 - R20

Foundation wall insulation material: • [Glass fiber](#) • [Plastic/foam board](#)

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

Recommendations

ATTIC/ROOF \ Insulation

12. Condition: • [Gaps or voids](#)

Replace missing sprayfoam at skylight shaft.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Discretionary

Cost: Minor



13.

INSULATION AND VENTILATION

212 Roselawn Avenue, Toronto, ON May 2, 2025

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SUMMARY

ROOFING

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FOUNDATION \ Interior insulation

13. Condition: • [Exposed combustible insulation](#)

Cover exposed styrofoam with drywall.

Implication(s): Fire hazard

Location: West Basement

Task: Protect

Time: Immediate

Cost: Minor



14.

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Not visible](#)

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

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

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

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

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 12 years

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

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

Pumps:

• [Sump pump](#)



15.

Floor drain location: • Near laundry area

Backwater valve: • None noted

SUMMARY

ROOFING

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Limitations

Items excluded from a building inspection: • Concealed plumbing • Water treatment equipment

Recommendations

RECOMMENDATIONS \ Overview

14. Condition: • All fixtures in good working order.

WASTE PLUMBING \ Drain piping - performance

15. Condition: • Replace missing cover at clean out.

Location: Southeast Exterior

Task: Replace

Time: Immediate

Cost: Minor



16.

SUMMARY

ROOFING

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PLUMBING

INTERIOR

REFERENCE

Description

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

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

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

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

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • Metal-clad • Glass

Party wall:

- [Masonry](#)
- [Wood frame](#)

At addition.

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 95 %

Recommendations

RECOMMENDATIONS \ Overview

16. Condition: • Typical minor cosmetic flaws present.

APPLIANCES \ Dryer

17. Condition: • Dryer vent obstructed

Implication(s): Equipment ineffective | Fire hazard

Location: South Exterior

Task: Clean

Time: Regular maintenance

Cost: Minor

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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REFERENCE

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