



Your Inspection Report

505 Queen Street East
Toronto, ON

PREPARED FOR:

JOSEPH TAVARES
LISTING AGENT

INSPECTION DATE:

Friday, February 8, 2019

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

February 8, 2019

Dear Joseph Tavares and Listing Agent,

RE: Report No. 2685
505 Queen Street East
Toronto, ON

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

Report No. 2685

505 Queen Street East, Toronto, ON February 8, 2019

PARTIES TO THE AGREEMENT

Company

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

Client

Joseph Tavares

Client

Listing Agent

This is an agreement between Joseph Tavares, 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

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

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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, Joseph Tavares (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

505 Queen Street East, Toronto, ON February 8, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

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

FLAT ROOFING \ General

Condition: • Not visible

Majority of roof snow covered and not visible. Tune up / repair needed at some areas. Resecure flashings and lifting membrane. Inspect balance of roof when free of snow.

Task: Repair

Time: Weather permitting

Cost: \$500 - and up

Exterior

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Masonry deterioration](#)

Implication(s): Weakened structure | Chance of structural movement

Location: North Second Floor

Task: Repair

Time: Weather permitting

Cost: Consult contractor for cost

Heating

FURNACE \ Life expectancy

Condition: • Past life expectancy

Budget for furnace replacement in near future.

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

Location: Basement

Task: Replace

Time: Unpredictable

Cost: \$4500

SUMMARY

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Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Budget for a/c replacement in near future.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Unpredictable

Cost: \$3500

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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ROOFING

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Description

The home is considered to face : • North

Flat roofing material:

- [Modified bitumen membrane](#)



1. Modified bitumen membrane

Approximate age: • 12 years

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Recommendations

FLAT ROOFING \ General

1. **Condition:** • Not visible

Majority of roof snow covered and not visible. Tune up / repair needed at some areas. Resecure flashings and lifting membrane. Inspect balance of roof when free of snow.

Task: Repair

Time: Weather permitting

Cost: \$500 - and up

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2. *Lifting membrane*



3. *Lifting flashing*

EXTERIOR

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Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

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

Deck: • Ground level

Balcony: • Pressure-treated wood

Limitations

Inspection limited/prevented by: • Snow / ice / frost

Recommendations

WALLS \ Masonry (brick, stone) and concrete

2. Condition: • [Masonry deterioration](#)

Implication(s): Weakened structure | Chance of structural movement

Location: North Second Floor

Task: Repair

Time: Weather permitting

Cost: Consult contractor for cost



4. Masonry deterioration

Description

Configuration: • [Basement](#) • [Crawlspace](#)

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

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • Roof Joists • Not visible

Party wall: • [Masonry](#) • [Wood frame](#)

Limitations

Attic/roof space: • No access

Crawlspace: • Entered but access was limited

Percent of foundation not visible: • 50 %

Recommendations

WALLS \ Wood frame walls

3. Condition: • [Wood too close to soil](#)

While not urgent, recommend replacement of original wood wall with beam above grade where original exterior wall meets crawl space.

Implication(s): Weakened structure | Chance of structural movement

Location: North Crawl Space

Task: Repair

Time: Unpredictable

Cost: \$1,500 - \$2,000



5. Wood too close to soil

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

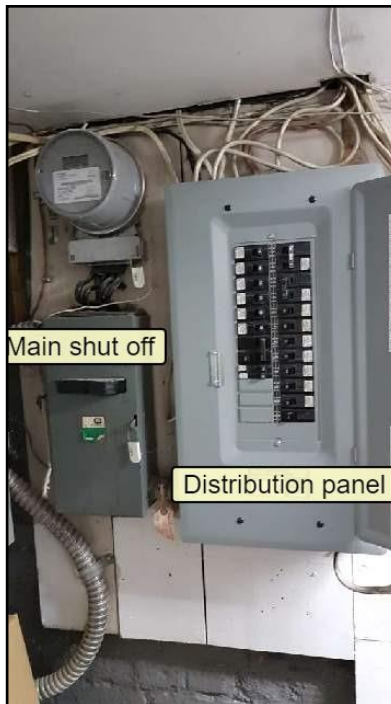
Main disconnect/service box rating: • [100 Amps](#)

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

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

Distribution panel type and location:

• [Breakers - basement](#)



6.

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 - kitchen](#) • No AFCI

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

4. Condition: • [Double taps](#)

Split double taps at panel if nuisance tripping occurs.

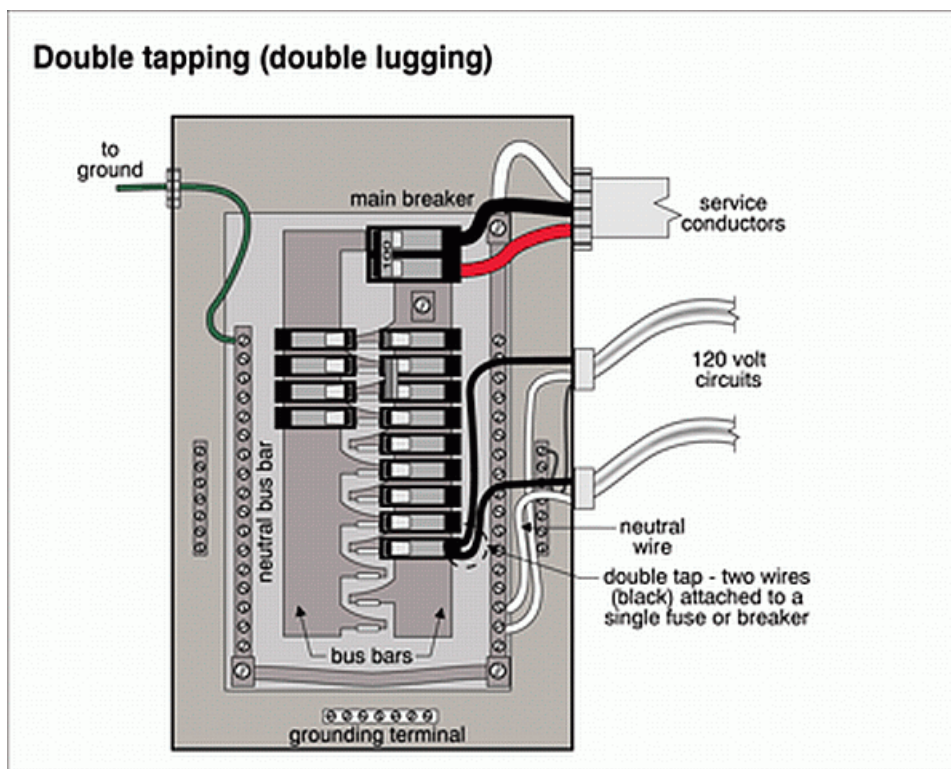
Implication(s): Fire hazard

Location: Basement Panel

Task: Improve

Time: If necessary

Cost: Minor





7. Double taps

DISTRIBUTION SYSTEM \ Wiring - installation

5. Condition: • [Not well secured](#)

Support loose wiring at basement.

Implication(s): Electric shock | Fire hazard

Location: Basement

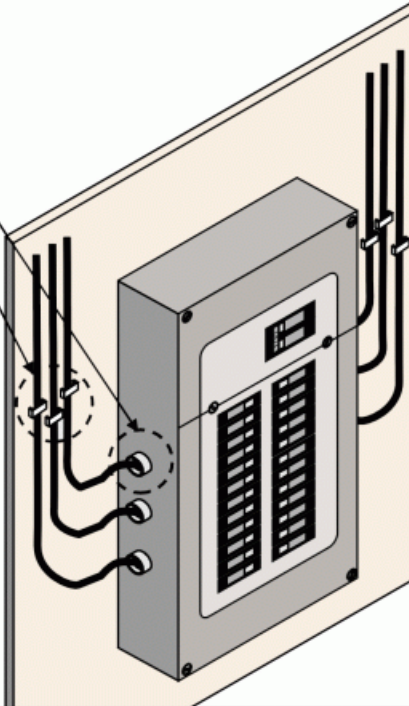
Task: Improve

Cost: Minor

Securing wires

cables should be clamped
where they enter the panel

they should also be secured
within 12 inches of the panel



8. Not well secured

DISTRIBUTION SYSTEM \ Junction boxes

6. Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Various

Task: Add covers or fixtures

Time: Immediate

Cost: Minor

ELECTRICAL

Report No. 2685

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9. Cover missing

HEATING

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Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [24 years](#)

Main fuel shut off at: • Meter

Failure probability: • [High](#)

Recommendations

FURNACE \ Air filter

7. Condition: • [Dirty](#)

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement

Task: Replace

Time: Regular maintenance

Cost: Minor

FURNACE \ Life expectancy

8. Condition: • Past life expectancy

Budget for furnace replacement in near future.

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

Location: Basement

Task: Replace

Time: Unpredictable

Cost: \$4500

FURNACE \ Humidifier

9. Condition: • Inoperative

CHIMNEY AND VENT \ Masonry chimney

10. Condition: • [Spalling](#)

Minor parging needed at chimney. Not urgent, complete in conjunction with roof repairs.

Implication(s): Material deterioration

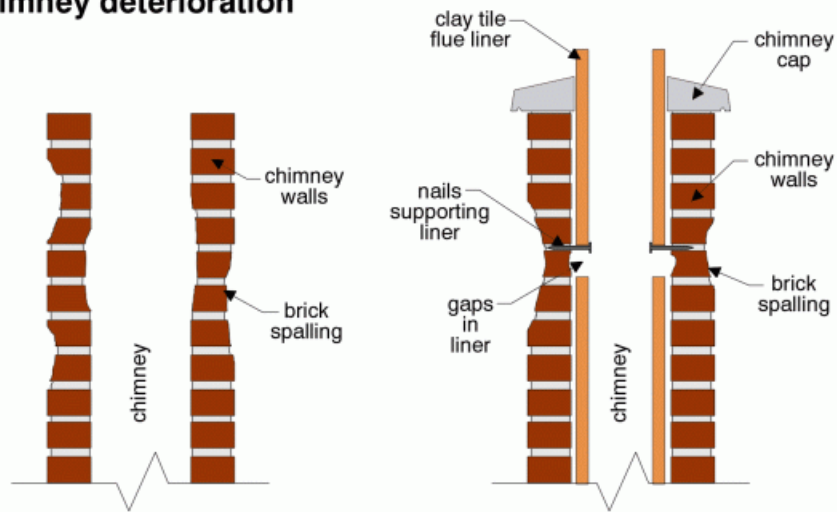
Location: West Flat roof

Task: Repair

Time: Weather permitting

Cost: Minor

Chimney deterioration



unlined chimneys are particularly prone to damage caused by condensation of flue gases - the damage tends to be worse near the top of the chimney

even lined chimneys can suffer from condensation related brick damage



10.

COOLING & HEAT PUMP

Report No. 2685

505 Queen Street East, Toronto, ON February 8, 2019

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Description

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

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

Compressor approximate age: • 25 years

Failure probability: • [High](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

Recommendations

AIR CONDITIONING \ Life expectancy

11. Condition: • Past life expectancy

Budget for a/c replacement in near future.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Unpredictable

Cost: \$3500

INSULATION AND VENTILATION

Report No. 2685

505 Queen Street East, Toronto, ON February 8, 2019

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Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [None found](#)

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

Wall insulation amount/value: • 0-12

Wall insulation amount/value: • Spot checked only

Wall air/vapor barrier: • Plastic

Foundation wall insulation amount/value: • [None found](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • [R-12](#)

Limitations

Inspection prevented by no access to: • Roof space

Crawlspace inspection performed: • By entering space, but access was limited

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Water supply source: • Public

Service piping into building:

• [Copper](#)

1/2 inch

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

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

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

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

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

Water heater tank capacity: • 151 liters

Water heater approximate age: • 18 years

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

Waste and vent piping in building: • [Cast iron](#)

Floor drain location: • None found

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WATER HEATER \ Life expectancy

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

Rental water heater will require replacement soon.

Implication(s): No hot water

Location: Basement

Task: Replace

Time: Unpredictable

Cost: Rental

WASTE PLUMBING \ Drain piping - performance

14. Condition: • [Rust](#)

Original cast iron waste piping remaining in use, replace if/when renovating. No leaks at time of inspection.

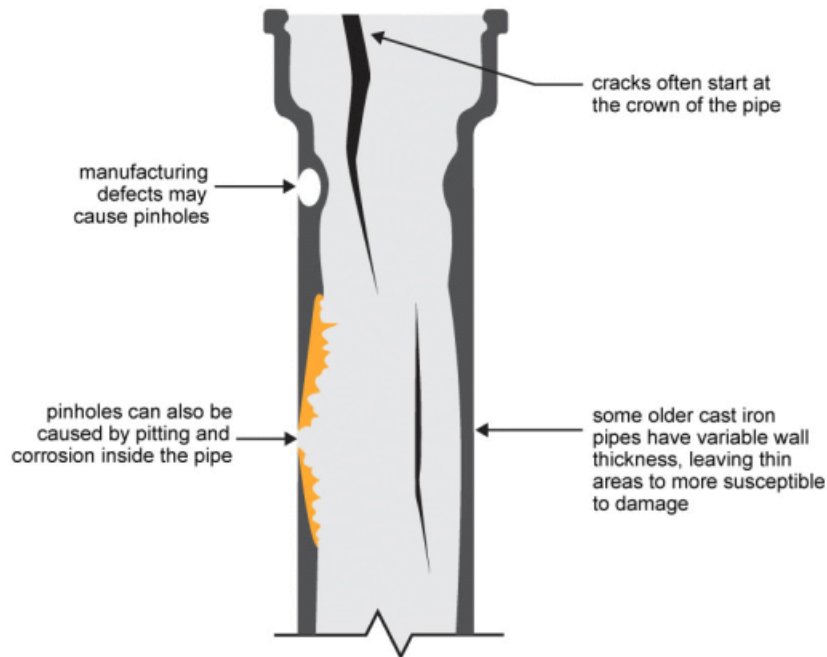
Implication(s): Sewage entering the building

Location: Throughout

Task: Replace

Time: When remodelling

Pinholing and cracks in cast iron stacks



WASTE PLUMBING \ Floor drain

15. Condition: • [Missing](#)

Recommend adding floor drain and backflow preventer valve at basement.

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

Location: Basement

Task: Provide

Time: Unpredictable

Cost: Consult contractor for cost

FIXTURES AND FAUCETS \ Toilet

16. Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

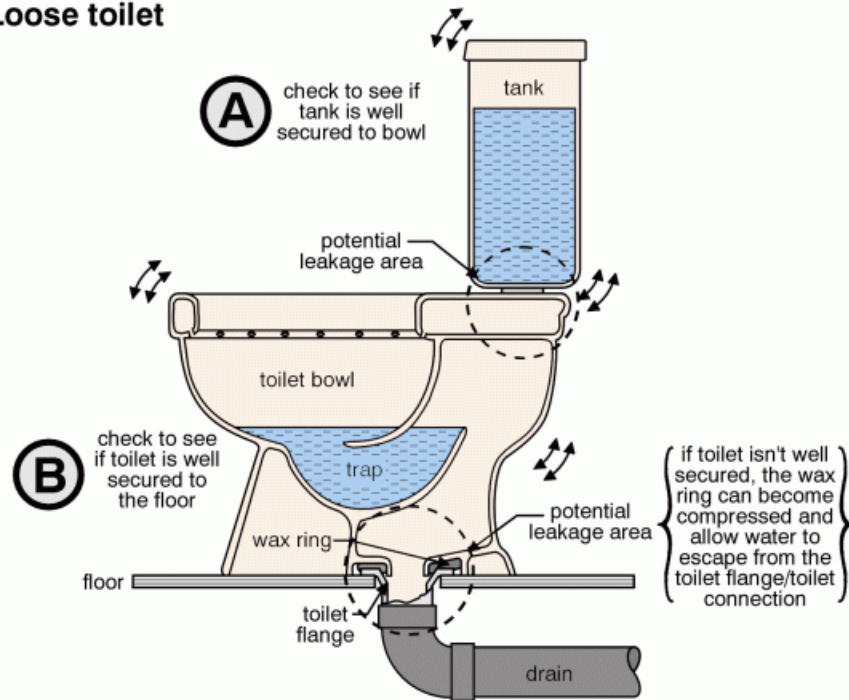
Location: Second Floor Bathroom

Task: Repair

Time: Unpredictable

Cost: Minor

Loose toilet



Description

Major floor finishes: • [Hardwood](#) • [Laminate](#) • [Concrete](#)
 Major wall finishes: • [Plaster/drywall](#)
 Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)
 Windows: • [Fixed](#) • [Casement](#) • [Skylight](#)
 Glazing: • [Double](#)
 Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Metal](#)
 Party wall: • [Masonry](#) • [Wood frame](#)
 Evidence of basement leakage: • None

Limitations

Not included as part of a building inspection: • Appliances
 Percent of foundation not visible: • 50 %

Recommendations

RECOMMENDATIONS \ Overview

17. Condition: • Typical minor cosmetic flaws present.

DOORS \ Hardware

18. Condition: • [Broken](#)

Replace door hardware at kitchen slider.

Implication(s): System inoperative or difficult to operate

Location: South First Floor

Task: Repair

Time: Immediate

Cost: Minor

INTERIOR

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11.

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