



Your Inspection Report

231 Ashdale Avenue
Toronto, ON M4L 2Y8

PREPARED FOR:

EDWARD WANG
LISTING AGENT

INSPECTION DATE:

Tuesday, May 26, 2020

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

May 27, 2020

Dear Edward Wang and Listing Agent,

RE: Report No. 3046, v.3
231 Ashdale Avenue
Toronto, ON
M4L 2Y8

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. 3046, v.3

231 Ashdale Avenue, Toronto, ON May 26, 2020

PARTIES TO THE AGREEMENT

Company

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

Client

Edward Wang

Client

Listing Agent

This is an agreement between Edward Wang, 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, Edward Wang (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

Report No. 3046, v.3

231 Ashdale Avenue, Toronto, ON May 26, 2020

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Upper west slope due for strip and reshingle.

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

Location: West

Task: Replace

Time: Immediate

Cost: \$2,000

Exterior

BASEMENT WALKOUTS \ General notes

Condition: • Basement entrance poorly constructed without drain or step up into basement, undersized door, cracked stairs and no handrail. Rebuild if this is to be used as a primary entrance or finishing basement.

Location: West Exterior

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost

Structure

FOUNDATIONS \ General notes

Condition: • [Cracked](#)

Crack at foundation has high probability of leakage, repair if renovating or finishing basement.

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

Location: Southeast

Task: Repair

Time: Unpredictable

Cost: Consult contractor for cost

WALLS \ Arches

Condition: • [Cracked](#)

Several arches are in poor condition and will require eventual rebuild or replacement with steel lintels.

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

Location: Various

Task: Repair or replace

Time: Unpredictable

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Cost: \$1000 each and up

Interior

FLOORS \ General notes

Condition: • Sloped

Settlement evident in sloped floors throughout. Settlement appears complete, correct slope only if renovating.

Location: Throughout

Task: Improve

Time: If renovating

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: • West

Sloped roofing material: • [Asphalt shingles](#)

Approximate age: • Flat roof is 10-12 years old, porch roof is newer, sloped roof is old.

Limitations

Roof inspection limited/prevented by:

• Lack of access (too slippery/fragile)

Recent inspection of flat roof by roofer found flat to be in good condition.

Inspection performed: • From the ground

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

Upper west slope due for strip and reshingle.

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

Location: West

Task: Replace

Time: Immediate

Cost: \$2,000

EXTERIOR

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

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

Wall surfaces and trim: • [Brick](#)

Retaining wall: • [Masonry](#)

Walkway: • Concrete • Flagstone

Deck: • Pressure-treated wood

Porch: • Wood • Brick

Recommendations

WALLS \ Masonry (brick, stone) and concrete

2. Condition: • [Cracked](#)

See STRUCTURE.

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

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

3. Condition: • [Leaning](#)

While sound at present, porch column has been undermined by creation of basement entrance and will require eventual rebuild.

Implication(s): Chance of movement | Weakened structure

Location: Southwest Porch

Task: Monitor

EXTERIOR

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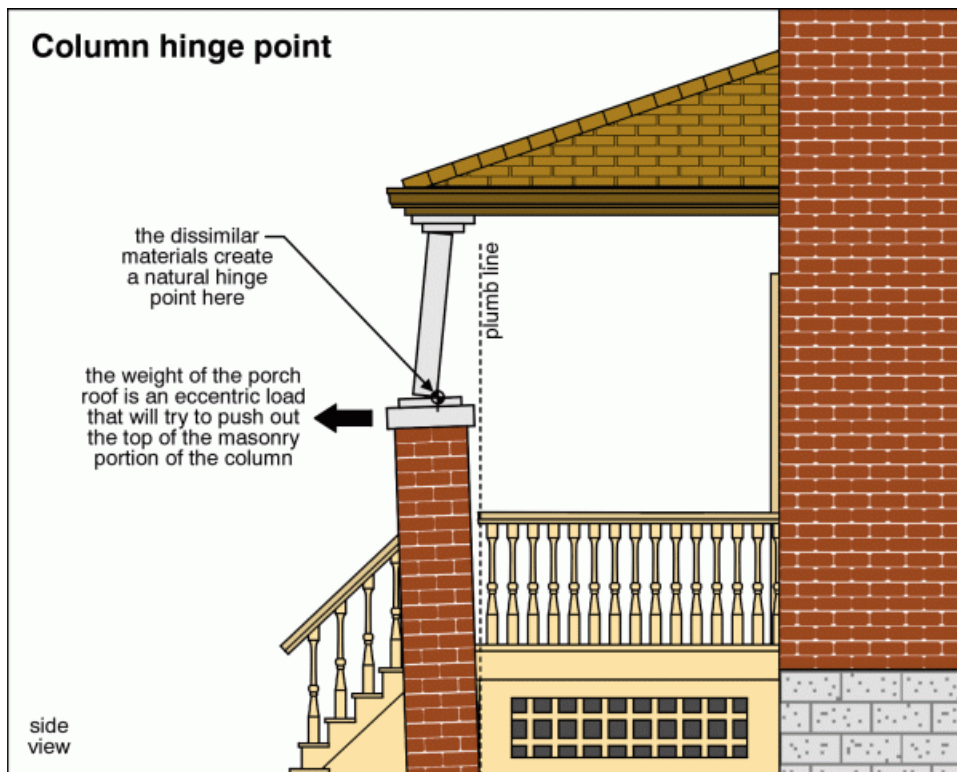
COOLING

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1. Leaning

BASEMENT WALKOUTS \ General notes

4. Condition: • Basement entrance poorly constructed without drain or step up into basement, undersized door, cracked

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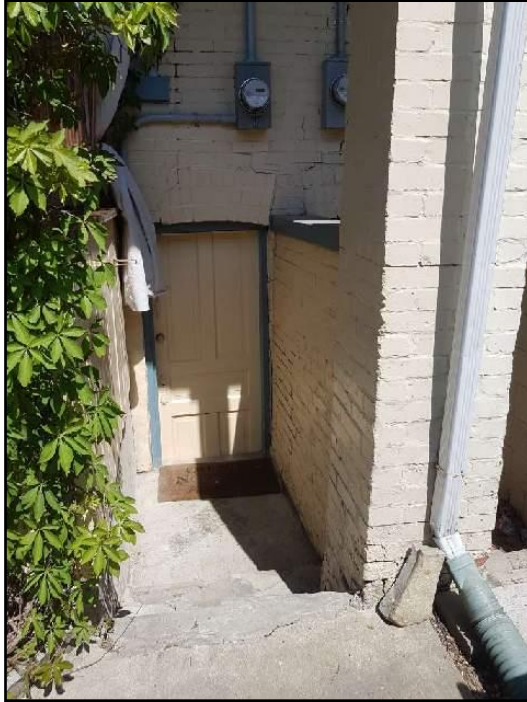
stairs and no handrail. Rebuild if this is to be used as a primary entrance or finishing basement.

Location: West Exterior

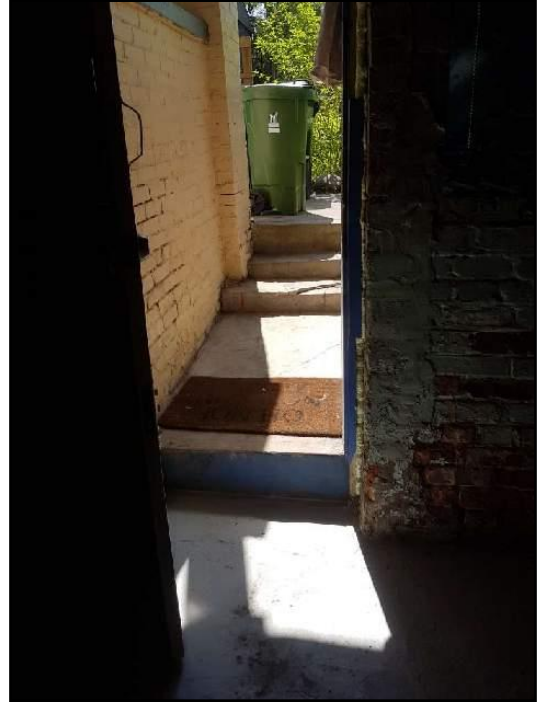
Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost



2.



3.

LANDSCAPING \ Walkway

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

Improve drainage to lessen potential for basement leakage.

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

Location: Southeast Exterior

Task: Improve

Time: Unpredictable

Cost: Minor

EXTERIOR

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Recommended grading slopes



4. Improper slope or drainage

STRUCTURE

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Description

Configuration: • [Basement](#)

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

Floor construction: • [Joists](#)

Exterior wall construction:

• [Wood frame / Brick veneer](#)

East wall only.

• [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Not visible

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

Limitations

Attic/roof space:

• No access

Typical with this roofline.

Percent of foundation not visible: • 25 %

Recommendations

RECOMMENDATIONS \ Overview

6. Condition: • Evidence of previous termite activity and structural repairs to kitchen. No current activity found.

Location: East Basement

Task: Monitor



5. Repairs



6. Old termite tracks

FOUNDATIONS \ General notes

7. Condition: • [Cracked](#)

Crack at foundation has high probability of leakage, repair if renovating or finishing basement.

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

Location: Southeast

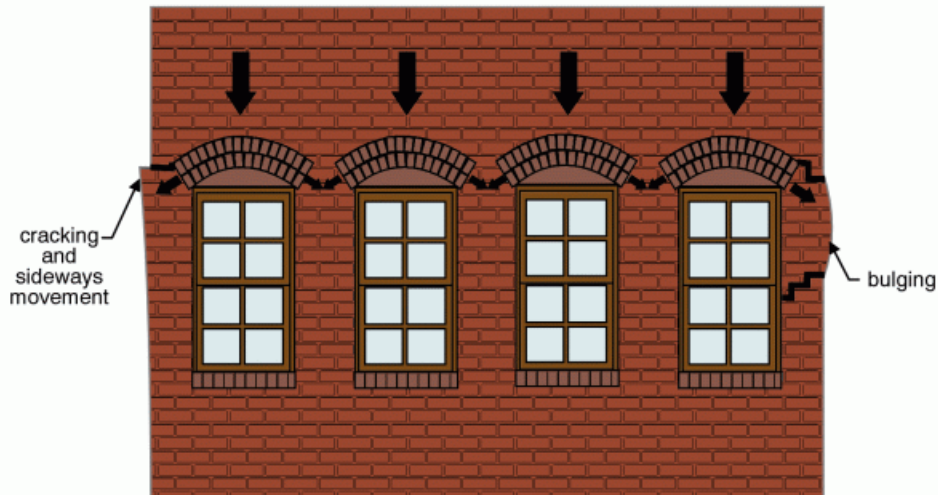
Task: Repair

Time: Unpredictable

Cost: Consult contractor for cost

Masonry arches - cracking due to lateral thrust

when the "columns" of brick next to windows are narrow, the lateral forces imposed by the arches can cause sideways displacement of the brick resulting in cracking or wall bulging



7. Exterior view



8. Interior view

FLOORS \ Columns or piers

8. Condition: • [No footing](#)

Replace temporary columns if renovating basement or areas above.

Implication(s): Chance of structural movement

Location: Various Basement

Task: Replace

Time: If renovating

Cost: Minor



9. No footing

WALLS \ Arches

9. Condition: • [Cracked](#)

Several arches are in poor condition and will require eventual rebuild or replacement with steel lintels.

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

Location: Various

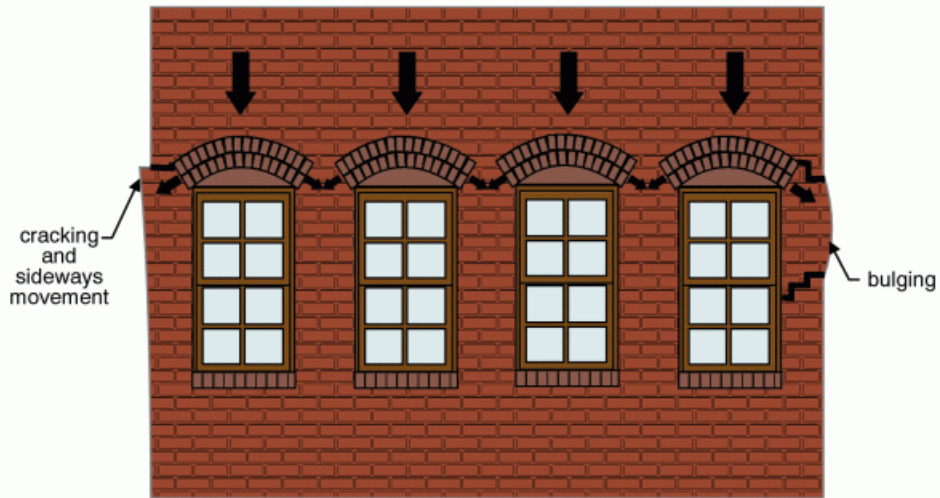
Task: Repair or replace

Time: Unpredictable

Cost: \$1000 each and up

Masonry arches - cracking due to lateral thrust

when the "columns" of brick next to windows are narrow, the lateral forces imposed by the arches can cause sideways displacement of the brick resulting in cracking or wall bulging



10.



11.

STRUCTURE

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12.

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 - minimal](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No electrical recommendations are offered as a result of this inspection.

HEATING

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Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [70,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside

Approximate age: • [11 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Washable

Chimney/vent: • High temperature plastic • Sidewall venting

Humidifiers: • None

Limitations

Warm weather: • Prevents testing heating effectiveness

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

Recommendations

FURNACE \ Air filter

11. Condition: • [Dirty](#)

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

Location: Furnace Room

Task: Clean

Time: Regular maintenance

Cost: Minor

FURNACE \ Ducts, registers and grilles

12. Condition: • [Leaky joints](#)

Implication(s): Reduced comfort | Increased heating costs

Location: Living Room

Task: Repair

Time: Discretionary

Cost: Minor

HEATING

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13. Leaky joints

13. Condition: • Some asbestos present at ducting, remove if necessary to disturb. Typical for this era of construction ducting within walls is asbestos wrapped.

Task: Remove

Time: If necessary

Cost: Consult contractor for cost

HEATING

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14. Asbestos

COOLING & HEAT PUMP

231 Ashdale Avenue, Toronto, ON May 26, 2020

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Description

Air conditioning type: • None present

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Wall insulation amount/value: • Spot checked only • [None found](#)

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

Limitations

Inspection prevented by no access to:

- Roof space

Typical for this roof line.

Recommendations

RECOMMENDATIONS \ Overview

14. 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: • West • Basement

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

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

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

Water heater tank capacity: • 189 liters

Water heater approximate age: • 11 years

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

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

Pumps: • None

Floor drain location: • Center of basement

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

15. Condition: • [Leak or drip](#)

Vendor to repair leak at west outdoor hose piping.

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

Location: West Exterior



15. Leak or drip

Description

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

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

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

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

Glazing: • [Double](#)

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

Party wall: • [Masonry](#)

Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 25 %

Recommendations

FLOORS \ General notes

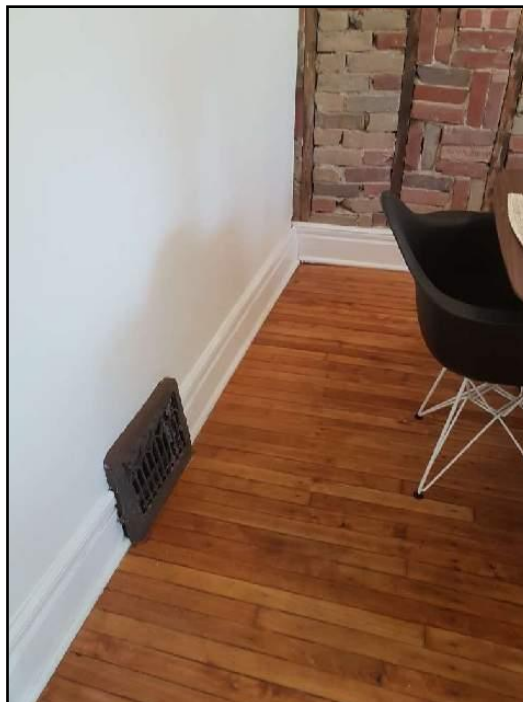
16. Condition: • Sloped

Settlement evident in sloped floors throughout. Settlement appears complete, correct slope only if renovating.

Location: Throughout

Task: Improve

Time: If renovating



16. Sloped

FLOORS \ Concrete floors

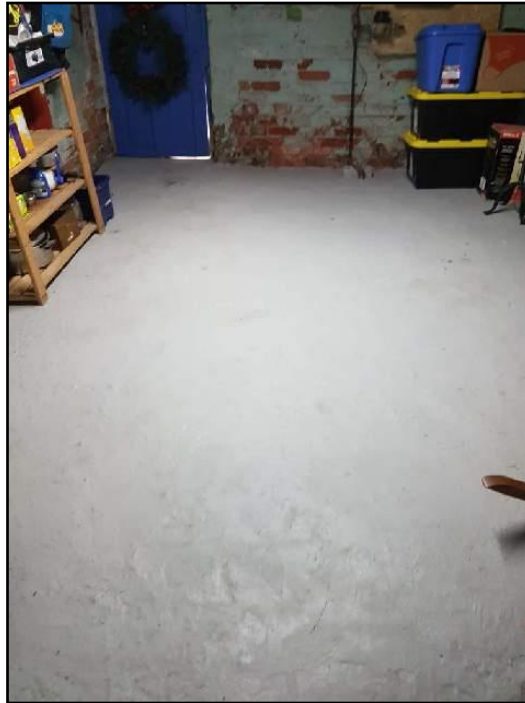
17. Condition: • [Heaved](#)

Implication(s): Trip or fall hazard | Difficult access

Location: Throughout Basement

Task: Replace

Time: If renovating



17. Heaved

BASEMENT \ Wet basement - evidence

18. Condition: • [Efflorescence](#)

Typical dampness and efflorescence for era of construction. Introduce interior membrane before renovating basement.

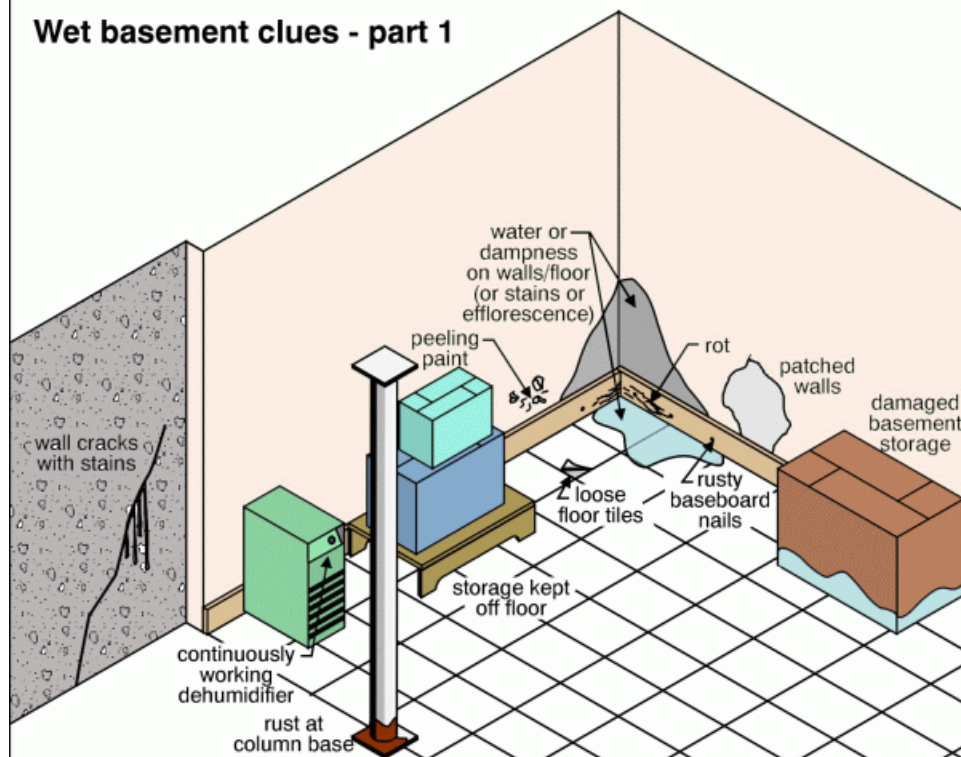
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Basement

Task: Protect

Time: If renovating

Wet basement clues - part 1

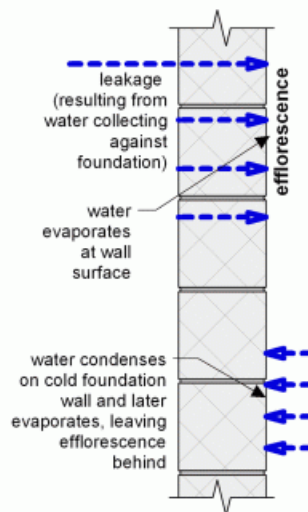


Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



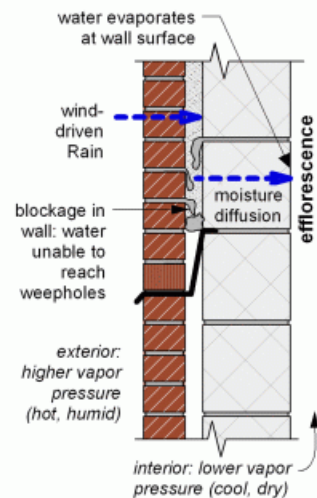
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



INTERIOR

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18. *Efflorescence*

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