



Your Inspection Report

41 Hazelwood Avenue
Toronto, ON M4J 1K4

PREPARED FOR:

TREVOR BOND
LISTING AGENT

INSPECTION DATE:

Tuesday, December 8, 2020

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

December 9, 2020

Dear Trevor Bond and Listing Agent,

RE: Report No. 3218
41 Hazelwood Avenue
Toronto, ON
M4J 1K4

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

41 Hazelwood Avenue, Toronto, ON December 8, 2020

PARTIES TO THE AGREEMENT

Company

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

Client

Trevor Bond

Client

Listing Agent

This is an agreement between Trevor Bond, 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.

AGREEMENT

Report No. 3218

41 Hazelwood Avenue, Toronto, ON December 8, 2020

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

41 Hazelwood Avenue, Toronto, ON December 8, 2020

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, Trevor Bond (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

41 Hazelwood Avenue, Toronto, ON December 8, 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](#)

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • [Marginal service size](#)

Ideally a home with two units would have a 200 amp service.

Implication(s): Interruption of electrical service

Task: Improve

Time: If necessary

Cost: \$4,000

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Crowded](#)

24 circuit basement panel has several multi taps and should be replaced with larger panel (or add auxillary panel beside existing). Consider upgrade to 200 amps.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Replace

Time: Immediate

Cost: \$1500

Interior

RECOMMENDATIONS \ General

Condition: • This inspection does not cover legal use as multiple unit home or fire code compliance.

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

41 Hazelwood Avenue, Toronto, ON December 8, 2020

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ROOFING

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Description

The home is considered to face: • North

Sloped roofing material:

- [Asphalt shingles](#)



1.

Flat roofing material:

- [Modified bitumen membrane](#)



2.

Probability of leakage: • Low

Approximate age: • 10-15 years

ROOFING

41 Hazelwood Avenue, Toronto, ON December 8, 2020

SUMMARY

ROOFING

EXTERIOR

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Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • No roofing recommendations are offered as a result of this inspection.
Flat roof old but in good condition, inspect annually.

EXTERIOR

41 Hazelwood Avenue, Toronto, ON December 8, 2020

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

- 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: • [Vinyl siding](#) • [Brick](#) • [Artificial stone](#)
- Walkway: • Concrete • Interlocking brick
- Deck: • Pressure-treated wood
- Patio: • Pavers • Flagstone

Recommendations

WALLS \ Vinyl siding

2. Condition: • [Mechanical damage](#)

Repair damaged siding and add flashing at transition to foundation.

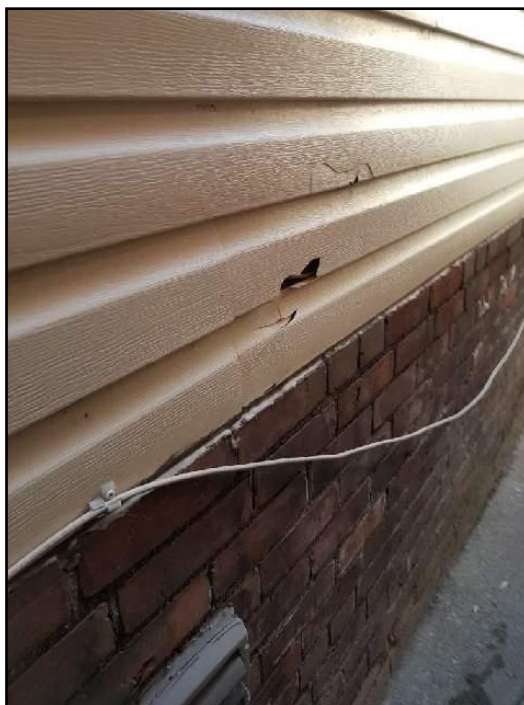
Implication(s): Chance of water damage to structure, finishes and contents

Location: West Exterior Wall

Task: Repair

Time: Unpredictable

Cost: Minor



3.

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

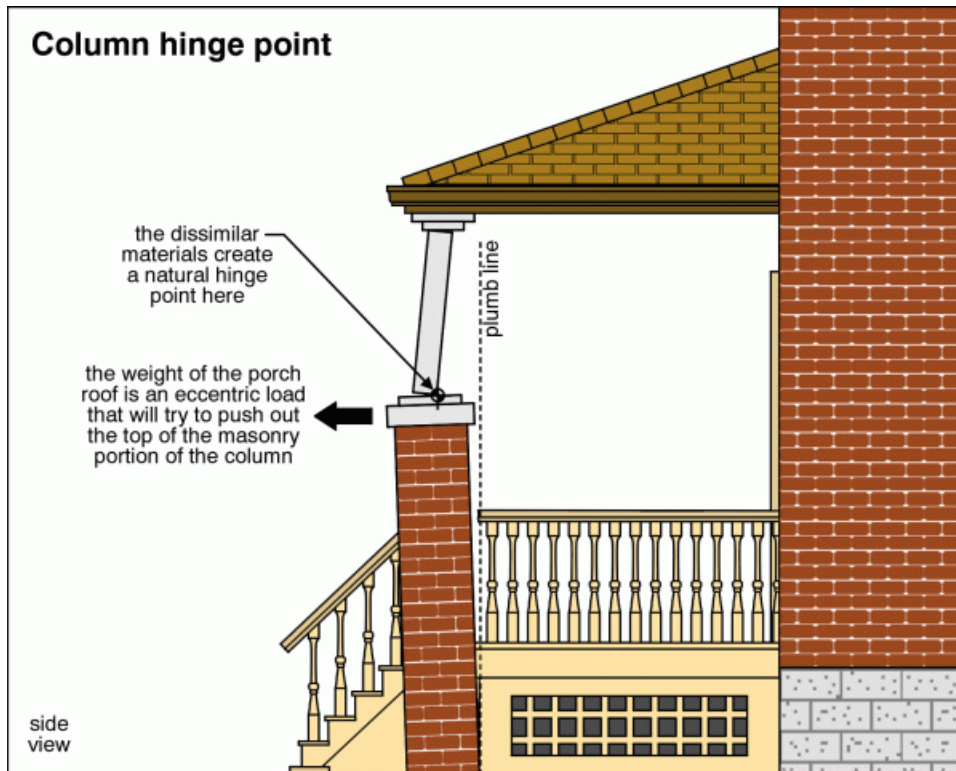
3. Condition: • [Leaning](#)

Slight lean to masonry columns at porch, sound at time of inspection, monitor for need for eventual rebuild.

Implication(s): Weakened structure | Chance of movement

Location: North Porch

Task: Monitor



LANDSCAPING \ Walkway

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

Create drainage slope away from foundation at front and side walkways.

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

Location: Various Exterior

Task: Improve

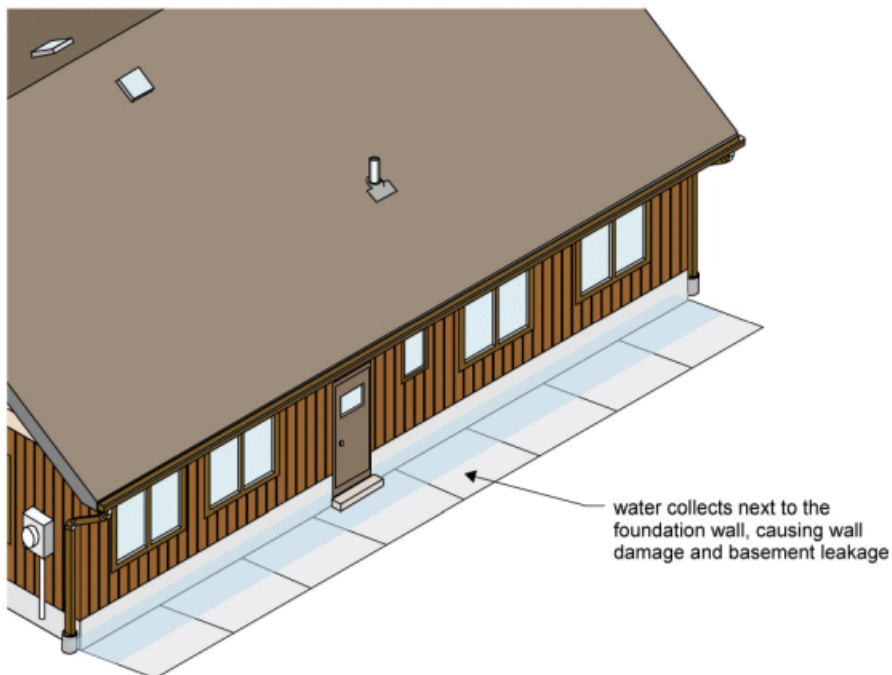
Time: Unpredictable

Cost: Minor

Recommended grading slopes



Walk/patio sloping towards house



EXTERIOR

41 Hazelwood Avenue, Toronto, ON December 8, 2020

SUMMARY

ROOFING

EXTERIOR

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REFERENCE



4.



5.

Description

Configuration:

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

Wood columns at south single storey addition.

Foundation material: • [Brick](#) • [Wood](#)

Floor construction: • [Joists](#) • Subfloor - plank

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

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

Party wall: • [Wood frame](#)

Limitations

Attic/roof space:

- No access
- Typical for this roofline.

Percent of foundation not visible: • 95 %

Recommendations

RECOMMENDATIONS \ Overview

- 5. Condition:** • No structure recommendations are offered as a result of this inspection.
- 6. Condition:** • All visible structural members in good condition.

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: • [Not visible](#)

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

Distribution panel rating: • [125 Amps](#)

Auxiliary panel (subpanel) type and location: • Breakers, second floor.

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): • No AFCI • Gfci's in some areas only.

Limitations

Panel covers: • Could not remove auxiliary panel cover due to surrounding trim.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service size

7. Condition: • [Marginal service size](#)

Ideally a home with two units would have a 200 amp service.

Implication(s): Interruption of electrical service

Task: Improve

Time: If necessary

Cost: \$4,000

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

8. Condition: • [Breaker bridge missing](#)

Both poles of main breaker must be connected.

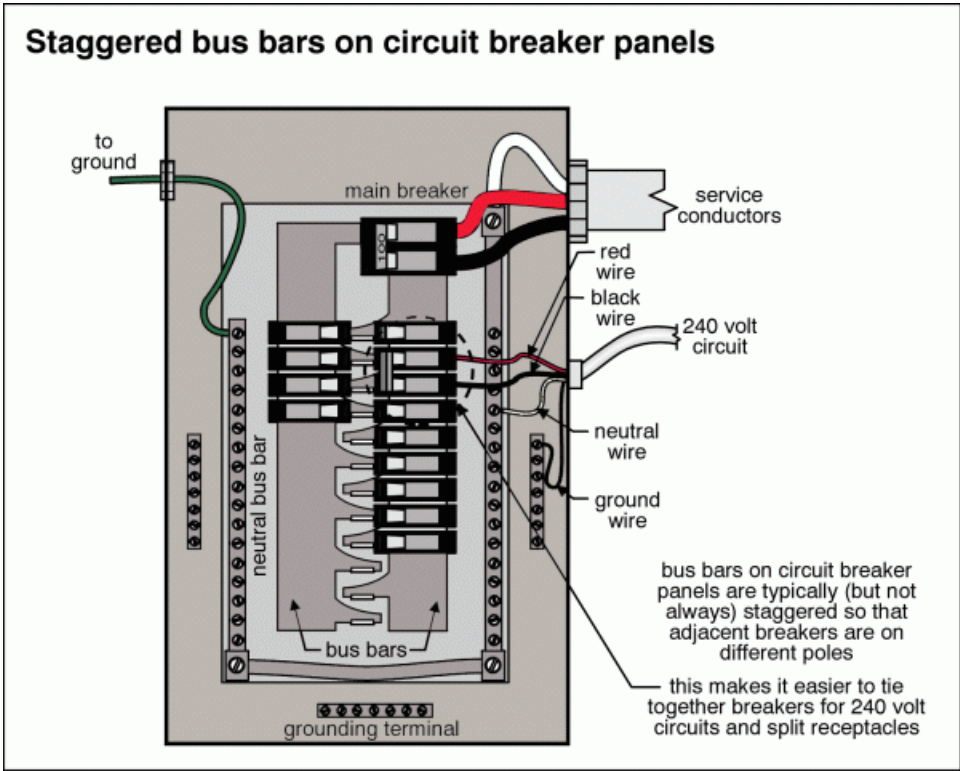
Implication(s): Electric shock

Location: Basement Panel

Task: Provide

Time: Immediate

Cost: Minor



SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

9. Condition: • [Poor access](#)

Both panels difficult to access/service due to surrounding trim.

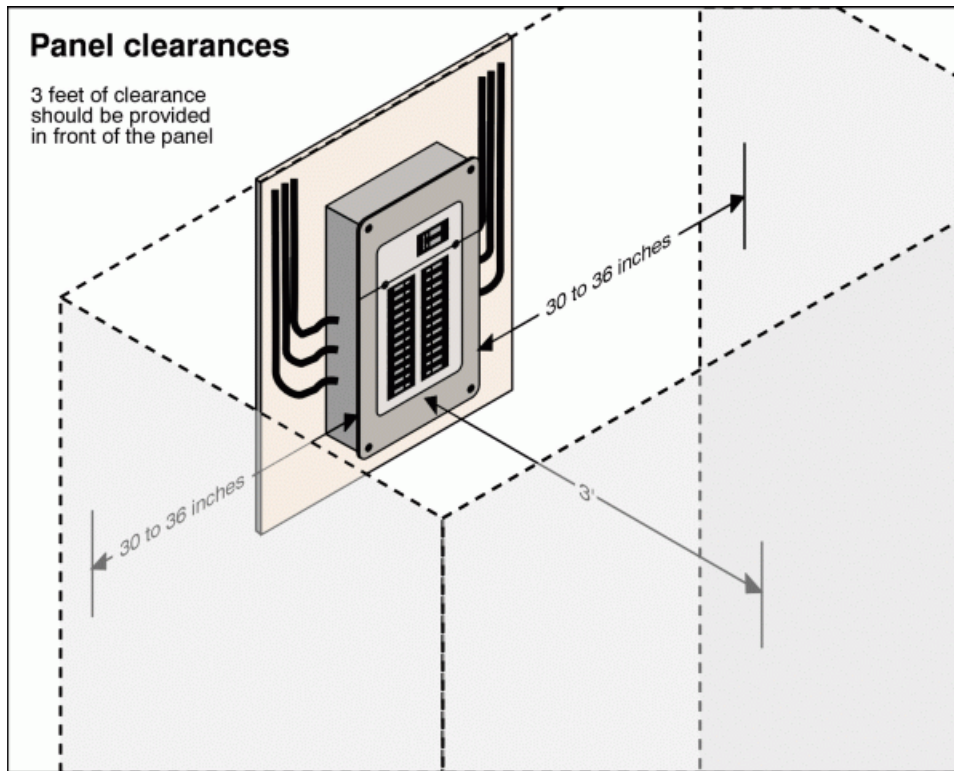
Implication(s): Difficult to service

Location: Both Panels

Task: Improve

Time: If necessary

Cost: Minor



10. Condition: • [Crowded](#)

24 circuit basement panel has several multi taps and should be replaced with larger panel (or add auxillary panel beside existing). Consider upgrade to 200 amps.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Replace

Time: Immediate

Cost: \$1500



6.

DISTRIBUTION SYSTEM \ Wiring - installation

11. Condition: • [Abandoned wire](#)

Cap unused wiring in junction box.

Implication(s): Electric shock

Location: First Floor Kitchen

Task: Improve

Cost: Minor



7.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Recommend gfcı receptacles at wet locations, including kitchens.

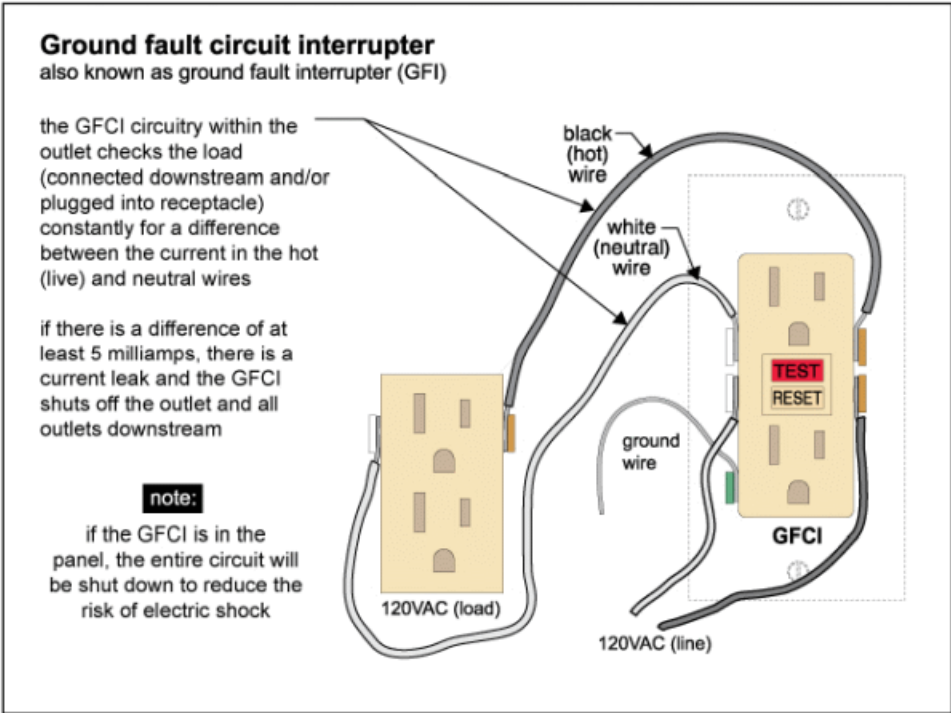
Implication(s): Electric shock

Location: Various

Task: Replace

Time: Immediate

Cost: Minor



DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

13. Condition: • [Too few outlets](#)

Implication(s): Nuisance

Location: Second Floor Kitchen

Task: Provide

Time: Discretionary

Cost: Consult contractor for cost

DISTRIBUTION SYSTEM \ Cover plates

14. Condition: • [Missing](#)

Cut shelf to allow for coverplate.

Implication(s): Electric shock

Location: Various

Task: Provide

Time: Immediate

Cost: Minor



8.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

15. Condition: • Missing

Provide smoke and carbon monoxide detectors on every level.

Implication(s): Safety issue

Location: Various

Task: Provide

Time: Immediate

Cost: Minor

Description

System type: • [Furnace](#)
Fuel/energy source: • [Gas](#)
Heat distribution: • [Ducts and registers](#)
Approximate capacity: • [70,000 BTU/hr](#)
Efficiency: • [Mid-efficiency](#)
Combustion air source: • Interior of building
Approximate age: • [14 years](#)
Main fuel shut off at: • Meter
Failure probability: • [Medium](#)
Air filter: • Missing
Chimney/vent: • [Masonry](#)
Chimney liner: • [Metal](#)
Humidifiers: • [Trickle/cascade type](#)

Recommendations

FURNACE \ Air filter

16. Condition: • [Missing](#)

No filter present in furnace.

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

Location: Basement

Task: Provide

Time: Immediate

Cost: Minor

FURNACE \ General notes

17. Condition: • Service Furnace

Furnace due for cleaning and service due to lack of filter.

Location: Basement Utility Room

Task: Service

Time: Regular maintenance

Cost: \$300

FURNACE \ Ducts, registers and grilles

18. Condition: • Missing

Implication(s): Increased heating costs | Reduced comfort

Location: Second Floor Kitchen

Task: Provide

Time: If necessary

Cost: Consult contractor for cost

19. Condition: • Missing return grille
Ideally return air to furnace would be provided from second floor.

Implication(s): Reduced comfort

Location: Second Floor

Task: Provide

Time: Discretionary

Cost: Consult contractor for cost

GAS FURNACE \ Combustion air

20. Condition: • [Inadequate combustion air](#)

Add vent at furnace room wall.

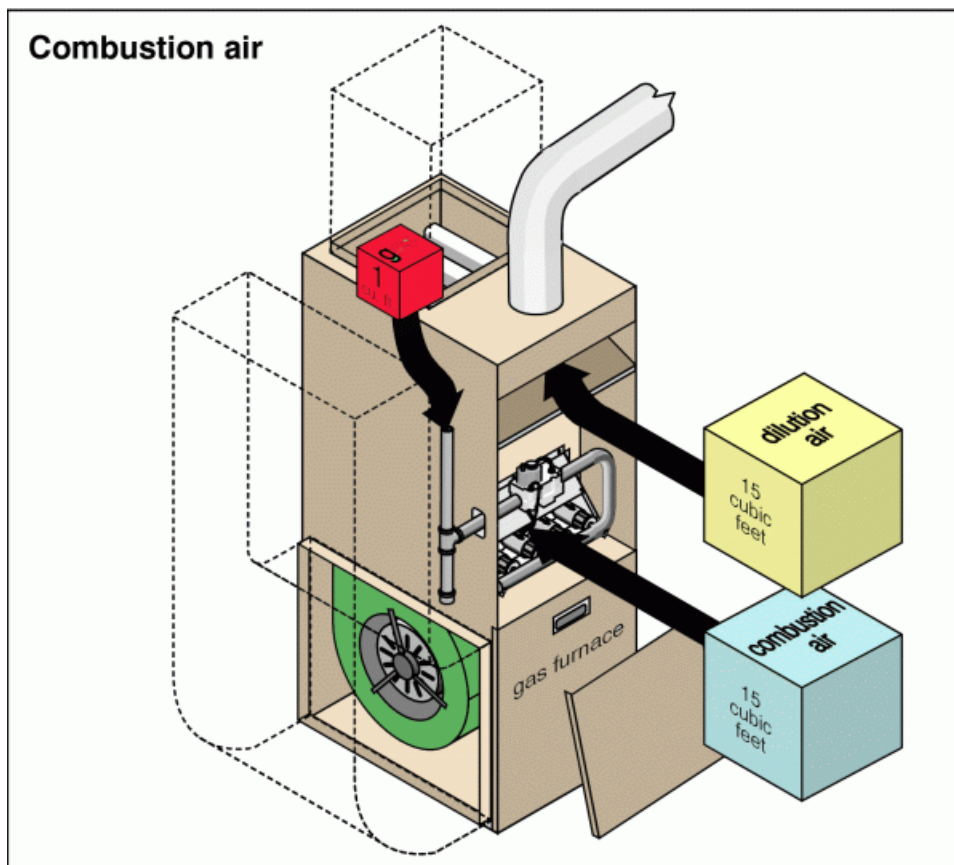
Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Basement Furnace Room

Task: Provide

Time: Immediate

Cost: Minor



COOLING & HEAT PUMP

Report No. 3218

41 Hazelwood Avenue, Toronto, ON December 8, 2020

SUMMARY

ROOFING

EXTERIOR

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INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • None present

INSULATION AND VENTILATION

41 Hazelwood Avenue, Toronto, ON December 8, 2020

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION**
 - PLUMBING
 - INTERIOR
- REFERENCE

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:** • Spot checked only • 0-12
- Foundation wall insulation material:** • [Glass fiber](#)
- Foundation wall insulation amount/value:** • [R-12](#)
- Foundation wall air/vapor barrier:** • Plastic
- Floor above basement/crawlspace insulation material:** • Not determined

Limitations

- Inspection limited/prevented by lack of access to:**
 - Roof spaceTypical with this roofline.

Recommendations

RECOMMENDATIONS \ Overview

- 21. Condition:** • Increased insulation is an improvement and not an essential repair.

Description

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

Service piping into building:

• [Copper](#)

3/4 inch

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

Main water shut off valve at the: • North • 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: • 13 years

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

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

Pumps: • None

Floor drain location: • Near heating system

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

FIXTURES AND FAUCETS \ Bathtub enclosure

22. Condition: • [Caulking loose, missing or deteriorated](#)

Replace caulking at bathtub and shower stall.

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

Location: Both Bathrooms

Task: Replace

Time: Before use

Cost: Minor

23. Condition: • [Unprotected window](#)

Protect window with shower curtain.

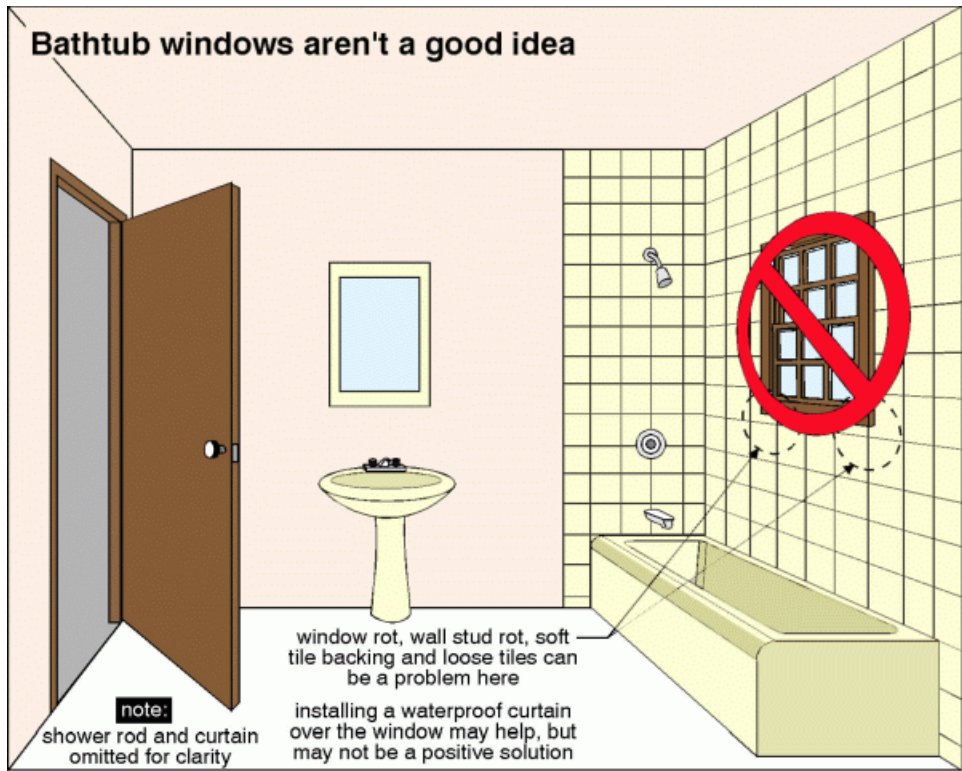
Implication(s): Chance of damage to finishes and structure

Location: Second Floor Bathroom

Task: Protect

Time: Before use

Cost: Minor



9.

Description

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

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

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

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

Glazing: • [Double](#) • [Primary plus storm](#)

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

Party wall: • [Wood frame](#)

Limitations

Inspection limited/prevented by: • New finishes/paint

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 99 %

Recommendations

RECOMMENDATIONS \ General

24. **Condition:** • This inspection does not cover legal use as multiple unit home or fire code compliance.

CEILINGS \ Plaster or drywall

25. **Condition:** • [Sag](#)

Loose drywall/plaster at second floor hallway has potential to fall.

Implication(s): Chance of movement

Location: Second Floor Hall

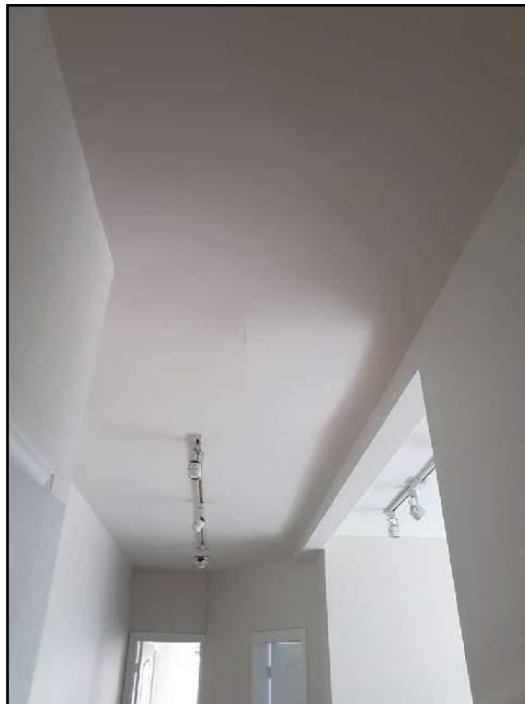
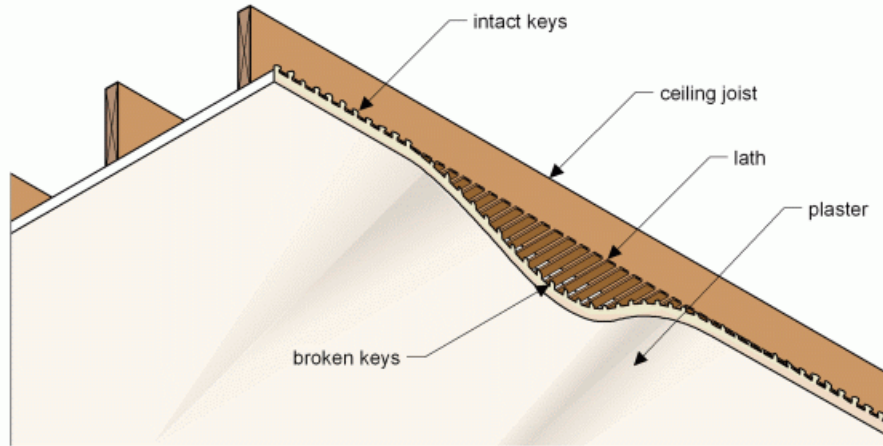
Task: Repair

Time: Immediate

Cost: Minor

Sagging ceilings - broken keys

note: sag exaggerated for clarity

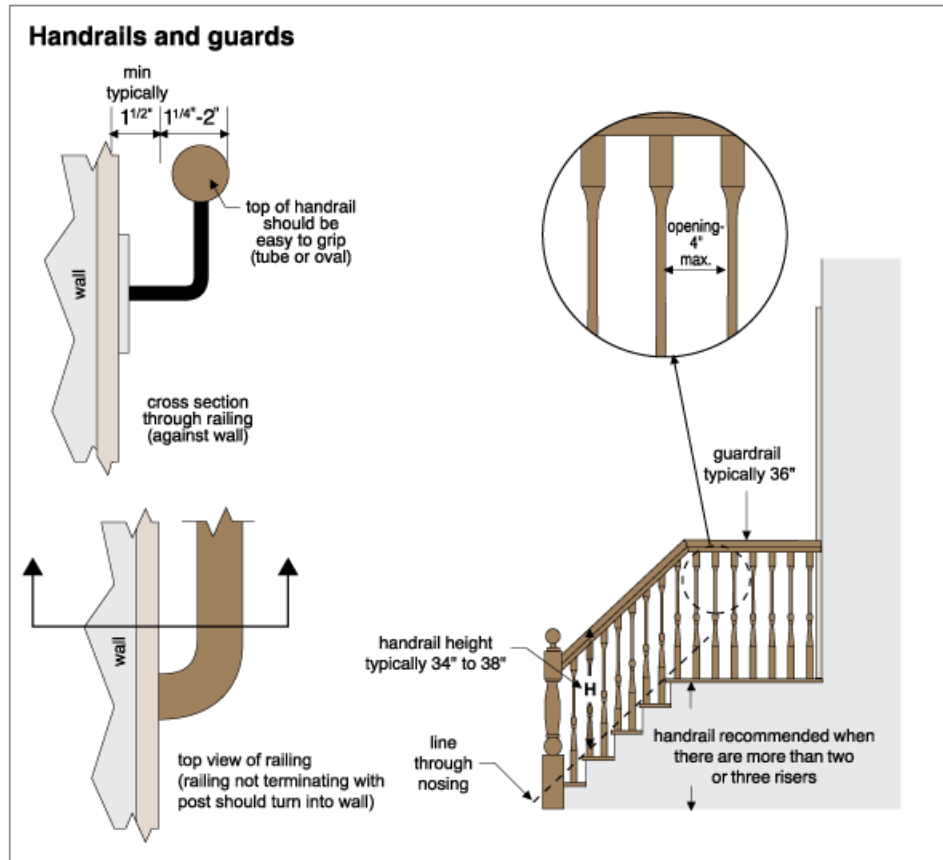


10.

STAIRS \ Guardrails

26. Condition: • [Missing](#)

Implication(s): Fall hazard
Location: Basement Staircase
Task: Provide
Time: Immediate
Cost: Minor





11.

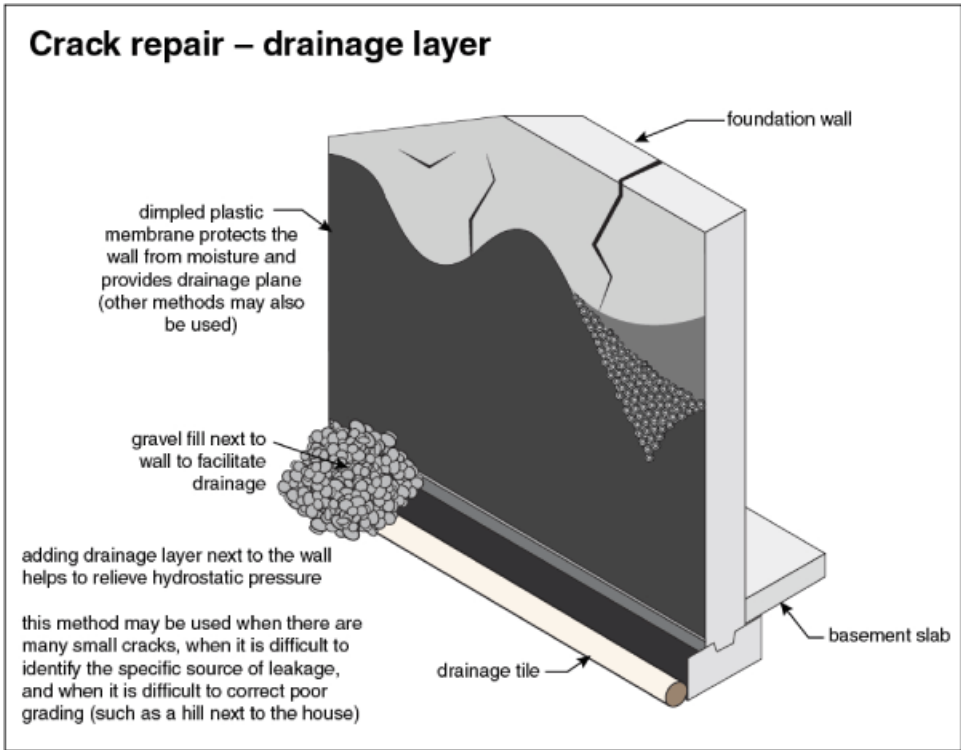
BASEMENT \ Wet basements - corrective action noted

27. Condition: • [Drainage membrane](#)

Exterior foundation membrane visible only at s/w exterior. Improve surface drainage as outlined in EXTERIOR to prevent moisture entry. Typical efflorescence visible at furnace room.

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

Crack repair – drainage layer



12.

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