



Your Inspection Report

105 Boulton Avenue
Toronto, ON M4J 1B2

PREPARED FOR:

TREVOR BOND
LISTING AGENT

INSPECTION DATE:

Wednesday, July 14, 2021

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

July 14, 2021

Dear Trevor Bond and Listing Agent,

RE: Report No. 3407
105 Boulton Avenue
Toronto, ON
M4J 1B2

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

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AGREEMENT

Report No. 3407

105 Boulton Avenue, Toronto, ON July 14, 2021

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

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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.

AGREEMENT

105 Boulton Avenue, Toronto, ON July 14, 2021

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

105 Boulton Avenue, Toronto, ON July 14, 2021

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

FLAT ROOF FLASHINGS \ Installation

Condition: • [Open at seams or ends](#)

Tune up needed at flat roof.

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

Location: Various

Task: Repair

SELLER WILL AGREE TO ROOF REPAIRS TO FLAT PORTION

Time: Immediate

Cost: \$1,000

Structure

RECOMMENDATIONS \ Overview

Condition: • Termites are common in this area, recommend further evaluation by qualified pest control company.

Task: Further evaluation

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

105 Boulton Avenue, Toronto, ON July 14, 2021

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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.



3.

ROOFING

105 Boulton Avenue, Toronto, ON July 14, 2021

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ROOFING

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Probability of leakage: • Medium

Approximate age:

- 5 years
At main slope.
- 10 years
At flat roof.

Limitations

Inspection performed: • By walking on roof

Recommendations

FLAT ROOF FLASHINGS \ Installation

1. **Condition:** • [Open at seams or ends](#)

Tune up needed at flat roof.

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

Location: Various

Task: Repair

Time: Immediate

Cost: \$1,000



4. Missing flashing



5. Replace ridge cap

**SELLER WILL AGREE TO ROOF REPAIRS
TO FLAT PORTION**

ROOFING

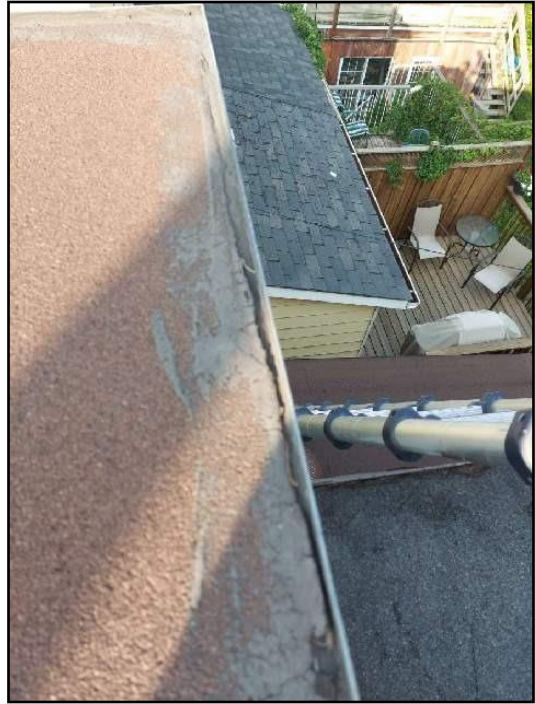
105 Boulton Avenue, Toronto, ON July 14, 2021

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REFERENCE



6. Secure loose flashing



7. Reseal seams

EXTERIOR

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Description

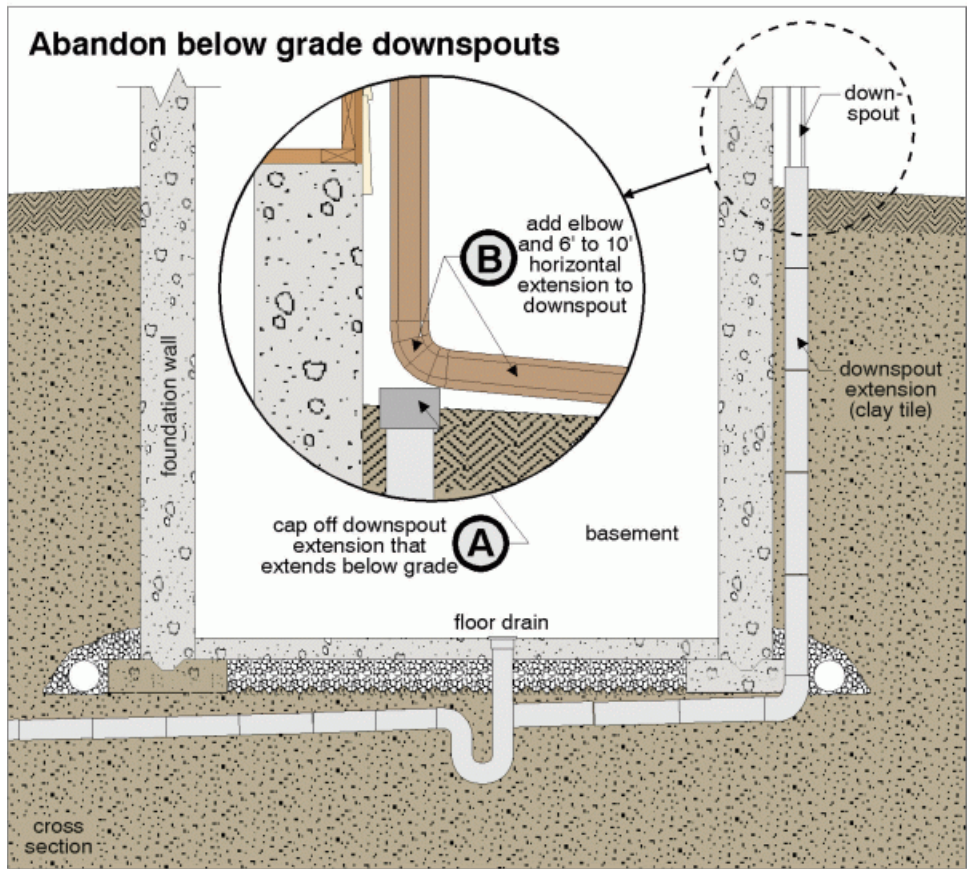
Gutter & downspout material: • [Aluminum](#) • [Galvanized steel](#)
Downspout discharge: • [Below grade](#) • [Above grade](#)
Lot slope: • [Hillside](#)
Wall surfaces and trim: • [Vinyl siding](#) • [Metal siding](#) • [Brick](#) • [Artificial stone](#)
Walkway: • Concrete • Interlocking brick
Deck: • Pressure-treated wood • Synthetic wood

Limitations

No or limited access to: • Area below steps, deck, porches

Recommendations

ROOF DRAINAGE \ Downspouts
2. Condition: • [Discharge below grade](#)
Disconnect below grade downspouts and route all well away from foundation.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Various Exterior
Task: Improve
Time: Immediate
Cost: Minor



WALLS \ Masonry (brick, stone) and concrete

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

Repair facing stone at wall and sill, seal voids in concrete.

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

Location: East Exterior

Task: Repair

Time: Unpredictable

Cost: Minor

EXTERIOR

105 Boulton Avenue, Toronto, ON July 14, 2021

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8.

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

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

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

Party wall: • [Wood frame](#)

Limitations

Attic/roof space:

• No access
Typical with this roofline.

Percent of foundation not visible: • 99 %

Recommendations

RECOMMENDATIONS \ Overview

4. Condition: • Termites are common in this area, recommend further evaluation by qualified pest control company.

Task: Further evaluation

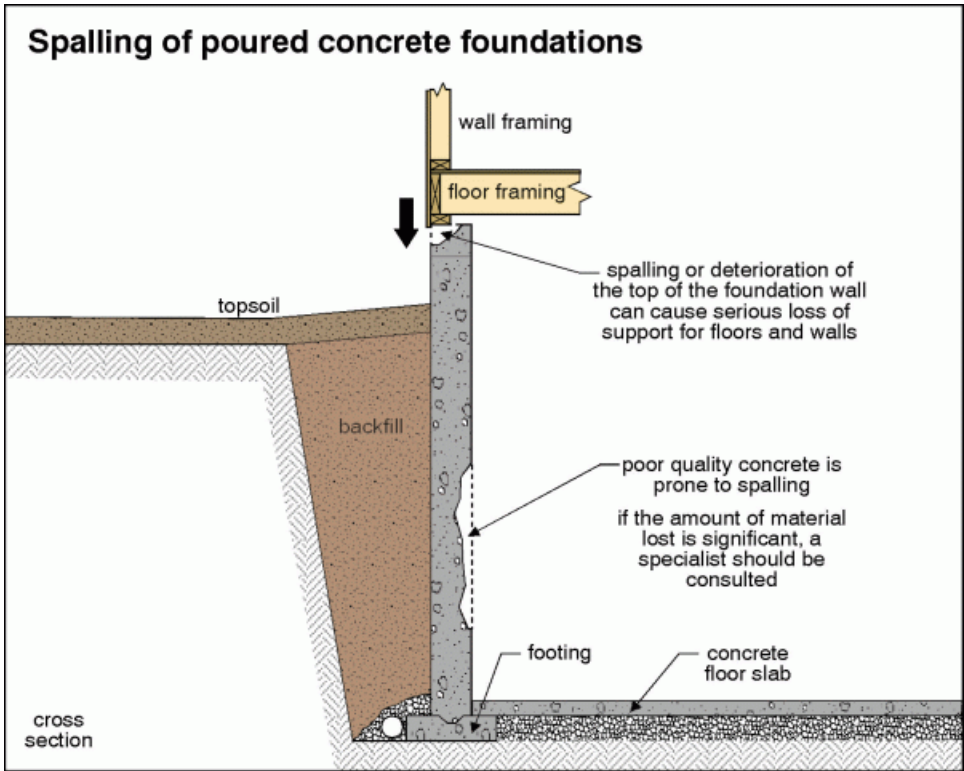
FOUNDATIONS \ General notes

5. Condition: • [Spalling, crumbling or broken material](#)

Typical in concrete of this era, pare any areas exposed by future renovations.

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

Location: Various Basement



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: • [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](#) • No AFCI

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

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

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

Recommendations

DISTRIBUTION SYSTEM \ Switches

6. Condition: • Poor location of switches.

Some switch locations are awkward.

Location: Various

Task: Improve

Time: Discretionary

Cost: Minor

HEATING

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Description

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: • [9 years](#)
Main fuel shut off at: • Meter
Failure probability: • [Low](#)
Air filter: • Disposable
Chimney/vent: • High temperature plastic • Sidewall venting
Condensate system: • Electric pump

Limitations

Warm weather: • Prevented testing in heating mode
Heat loss calculations: • Not done as part of a building inspection

Recommendations

FURNACE \ Ducts, registers and grilles
7. Condition: • [Leaky joints](#)
Implication(s): Increased heating costs | Reduced comfort
Location: Basement Furnace Room
Task: Repair
Time: Discretionary
Cost: Minor

HEATING

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9.

COOLING & HEAT PUMP

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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

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

Recommendations

AIR CONDITIONING \ Ducts, registers and grilles
8. Condition: • [Disconnected or leaking](#)
See HEATING.
Implication(s): Increased cooling costs | Reduced comfort

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
Foundation wall insulation material: • [Plastic/foam board](#)
Foundation wall insulation amount/value: • [R-4](#)

Limitations

Inspection limited/prevented by lack of access to: • Roof space

Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • No insulation recommendations are offered as a result of this inspection.

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

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: • 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: • 11 years

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

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

Pumps: • Condensate pump for furnace.

Floor drain location: • Basement bathroom.

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Floor drain

11. Condition: • Trap at floor drain is not visible. If odours are noticed contact qualified plumber to retrofit. Also recommend installation of backwater valve.

Location: Basement Bathroom

Task: Further evaluation

Time: If necessary

Cost: Consult contractor for cost



10.

Description

Major floor finishes: • [Laminate](#) **INCORRECT: THIS IS PREFINISHED HARDWOOD EXCEPT IN BASMENT**

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

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Casement](#) • [Skylight](#)

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

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

Party wall: • [Wood frame](#)

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 99 %

Recommendations

RECOMMENDATIONS \ Overview

12. **Condition:** • Typical minor cosmetic flaws present.

WINDOWS \ General notes

13. **Condition:** • [Original lower quality units](#)

Implication(s): Increased heating costs | Increased maintenance costs

Location: Basement

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost

14. **Condition:** • Painted shut

Implication(s): Nuisance | Equipment inoperative

Location: Second Floor Bathroom

Task: Improve

Time: Discretionary

Cost: Minor

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