



# Your Inspection Report

1245 Queen Street East  
Toronto, ON M4L 1C2

**PREPARED FOR:**

TREVOR BOND  
LISTING AGENT

**INSPECTION DATE:**

Wednesday, March 23, 2022

**PREPARED BY:**

Scott Aitken

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

4164074663  
scottaitken@live.ca

March 23, 2022

Dear Trevor Bond and Listing Agent,

RE: Report No. 3557  
1245 Queen Street East  
Toronto, ON  
M4L 1C2

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. 3557

1245 Queen Street East, Toronto, ON March 23, 2022

## 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

1245 Queen Street East, Toronto, ON March 23, 2022

## 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

Report No. 3557

1245 Queen Street East, Toronto, ON March 23, 2022

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](#)

## Exterior

### WALLS \ Vinyl siding

**Condition:** • [Loose or missing pieces](#)

Poorly installed vinyl siding should be replaced.

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

**Location:** South Exterior

**Task:** Replace

**Time:** Immediate

**Cost:** Consult contractor for cost

## Interior

### CEILINGS \ Plaster or drywall

**Condition:** • [Sag](#)

Living room ceiling in poor condition and will require eventual replacement.

**Implication(s):** Chance of movement

**Location:** First Floor Living Room

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$2500

### WINDOWS \ General notes

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

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

**Location:** Basement

**Task:** Replace

**Time:** Discretionary

**Cost:** Consult contractor for cost

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

1245 Queen Street East, Toronto, ON March 23, 2022

SUMMARY

ROOFING

EXTERIOR

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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

1245 Queen Street East, Toronto, ON March 23, 2022

SUMMARY

ROOFING

EXTERIOR

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**Probability of leakage:** • Low

**Approximate age:**

• 3 years

At flat roof.

• 12 years

At sloped roof.

## Limitations

**Inspection performed:** • By walking on roof

**Age determined by:** • Reported by seller

## Recommendations

### RECOMMENDATIONS \ Overview

**1. Condition:** • No roofing recommendations are offered as a result of this inspection.  
Roof in good condition.



# EXTERIOR

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1245 Queen Street East, Toronto, ON March 23, 2022

SUMMARY

ROOFING

EXTERIOR

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INTERIOR

REFERENCE

## Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

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

Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#) • [Wood](#) • [Asphalt shingles](#)

Walkway: • Concrete

Deck: • Pressure-treated wood

Porch: • Pressure treated wood

## Recommendations

### WALLS \ Vinyl siding

2. Condition: • [Loose or missing pieces](#)

Poorly installed vinyl siding should be replaced.

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

**Location:** South Exterior

**Task:** Replace

**Time:** Immediate

**Cost:** Consult contractor for cost



4.



5.

# EXTERIOR

1245 Queen Street East, Toronto, ON March 23, 2022

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

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## WALLS \ Masonry (brick, stone) and concrete

### 3. Condition: • [Parging damaged or missing](#)

Typical minor parging and tuckpointing needed.

**Implication(s):** Chance of damage to structure | Shortened life expectancy of material

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Regular maintenance

**Cost:** Minor



6.

## DOORS \ General notes

### 4. Condition: • Door opens directly onto roof without railing. Protect door opening with guardrail.

**Location:** South Second Floor

**Task:** Protect

**Time:** Immediate

**Cost:** Minor

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

### 5. Condition: • Trip hazard

Replace steep steps (stringers installed upside down) and add handrail.

**Implication(s):** Trip or fall hazard

**Location:** South Deck

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

# EXTERIOR

1245 Queen Street East, Toronto, ON March 23, 2022

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

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INTERIOR

REFERENCE



7.

## LANDSCAPING \ Walkway

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

Add concrete over existing to create drainage away from foundation.

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

**Location:** Various Exterior

**Task:** Improve

**Time:** Unpredictable

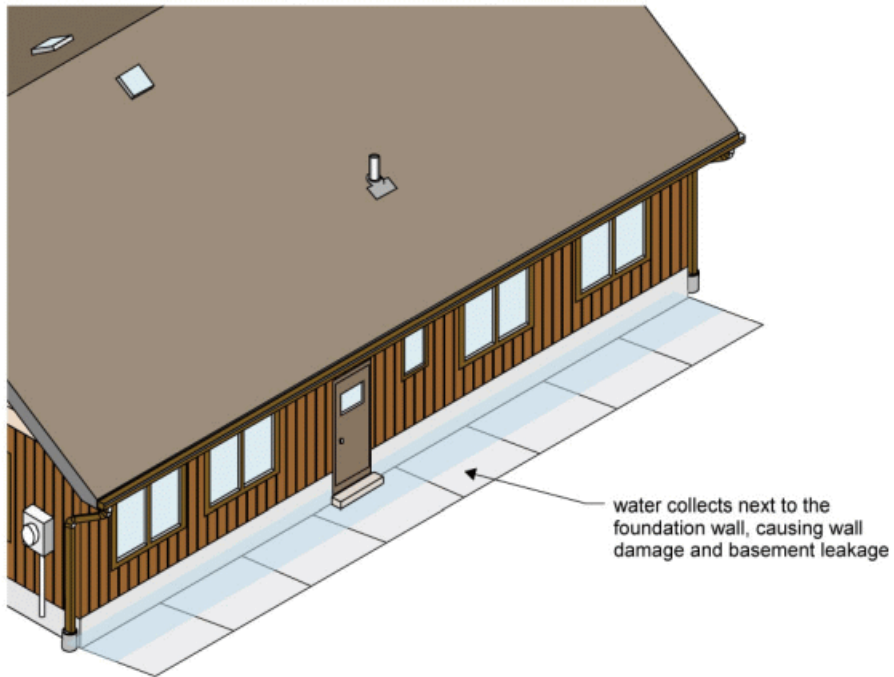
**Cost:** Consult contractor for cost

# EXTERIOR

1245 Queen Street East, Toronto, ON March 23, 2022

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Walk/patio sloping towards house



# STRUCTURE

1245 Queen Street East, Toronto, ON March 23, 2022

SUMMARY

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## Description

**Configuration:** • [Basement](#) • [Piers](#)

**Foundation material:** • [Brick](#)

**Floor construction:** • [Joists](#)

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

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

**Party wall:** • [Masonry](#)

## Limitations

**Attic/roof space:**

• No access  
Typical with this roofline.

**Percent of foundation not visible:** • 80 %

## 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.



## 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](#) • No AFCI  
**Smoke alarms (detectors):** • [Present](#)

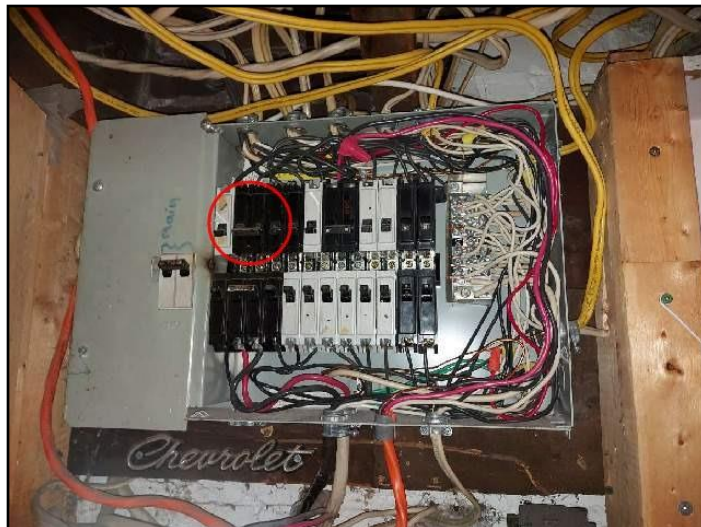
## Limitations

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

## Recommendations

### **SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

**9. Condition:** • Oversized breaker (breaker too big).  
Replace oversized 20 amp breaker.  
**Location:** Basement Panel  
**Task:** Replace  
**Time:** Immediate  
**Cost:** Minor



8.

# HEATING

1245 Queen Street East, Toronto, ON March 23, 2022

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

## Description

Heating 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: • [12 years](#)  
Main fuel shut off at: • Meter  
Failure probability: • [Low](#)  
Air filter: • Disposable  
Chimney/vent: • [Masonry](#)  
Chimney liner: • [Metal](#)  
Humidifiers: • None

## Limitations

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

## Recommendations

**FURNACE \ Filter**  
10. Condition: • [Dirty](#)  
Implication(s): Increased heating costs | Reduced comfort  
Location: Basement  
Task: Replace  
Time: Regular maintenance  
Cost: Minor

**FURNACE \ Ducts, registers and grilles**  
11. Condition: • Missing  
No heat at basement washroom, leave door open in cold weather to protect plumbing until heat is added.  
Implication(s): Increased heating costs | Reduced comfort  
Location: Basement Bathroom  
Task: Provide  
Time: Unpredictable  
Cost: Minor

# COOLING & HEAT PUMP

Report No. 3557

1245 Queen Street East, Toronto, ON March 23, 2022

SUMMARY

ROOFING

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REFERENCE

## Description

**Air conditioning type:** • None present



# INSULATION AND VENTILATION

1245 Queen Street East, Toronto, ON March 23, 2022

- 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  
**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:** • 0-12

## Limitations

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

## Recommendations

**RECOMMENDATIONS \ Overview**  
**12. 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](#)

1/2 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:** • 15 years

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

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

**Pumps:** • None

**Floor drain location:** • Front of basement.

**Backwater valve:** • Not present

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing

## Recommendations

### WASTE PLUMBING \ Floor drain

**13. Condition:** • [Obstructed](#)

Apparent floor drain is full of gravel, could not determine if this drain is functioning. If repair is needed, recommend adding backwater valve.

**Implication(s):** Chance of water damage

**Location:** North Basement

**Task:** Clean and further evaluate

**Time:** Immediate

**Cost:** Depends on work needed



9.

### **WASTE PLUMBING \ Venting system**

**14. Condition:** • [Missing](#)

Noisy drains at kitchen sink and bathtub likely indicate lack of venting. Consider auto vents at present and connect venting if renovating in future.

**Implication(s):** Sewer gases entering the building

**Location:** Various

**Task:** Improve

**Time:** Unpredictable

**Cost:** Depends on approach

### **FIXTURES AND FAUCETS \ Shower stall**

**15. Condition:** • Faucets in awkward location, door difficult to close at basement shower stall.

**Location:** Basement

**Task:** Replace

**Time:** Discretionary

**Cost:** Depends on approach



10.



11.

### **FIXTURES AND FAUCETS \ Toilet**

**16. Condition:** • [Loose](#)

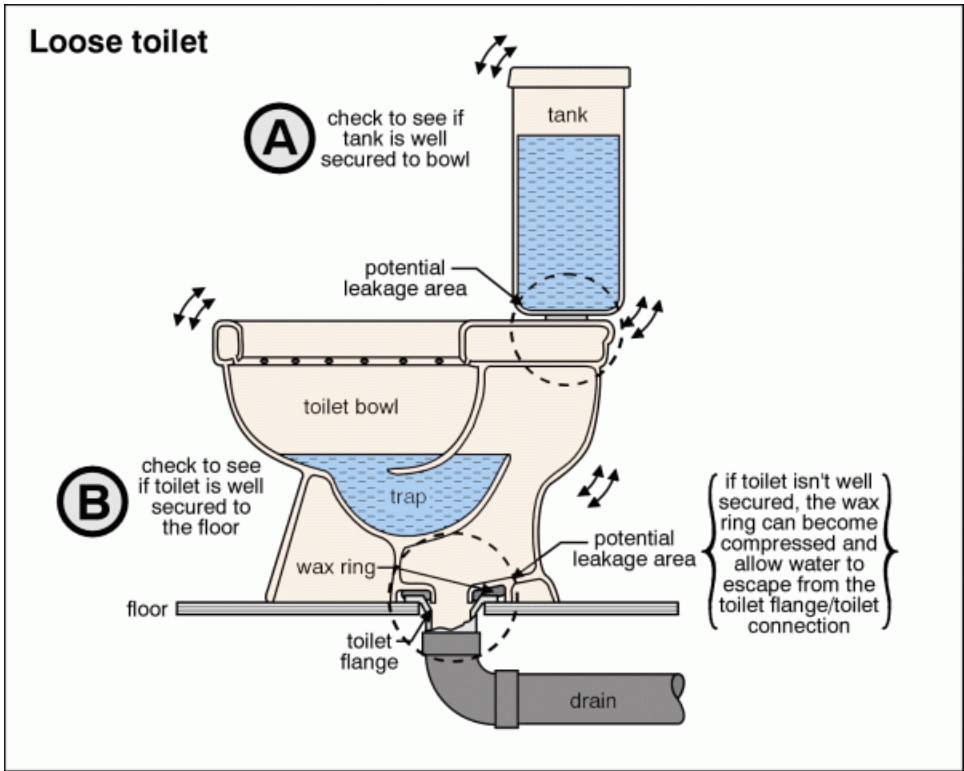
**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** Second Floor Bathroom

**Task:** Improve

**Time:** Unpredictable

**Cost:** Minor



## Description

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

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

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

Windows: • [Single/double hung](#) • [Awning](#) • [Skylight](#)

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

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

Party wall: • [Masonry](#)

Evidence of basement leakage: • None

## Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 80 %

## Recommendations

### RECOMMENDATIONS \ Overview

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

### CEILINGS AND WALLS \ General notes

18. **Condition:** • Drywall repairs needed at basement where access created for rewiring.

**Location:** Basement

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



12.



13.

## CEILINGS \ Plaster or drywall

### 19. Condition: • [Sag](#)

Living room ceiling in poor condition and will require eventual replacement.

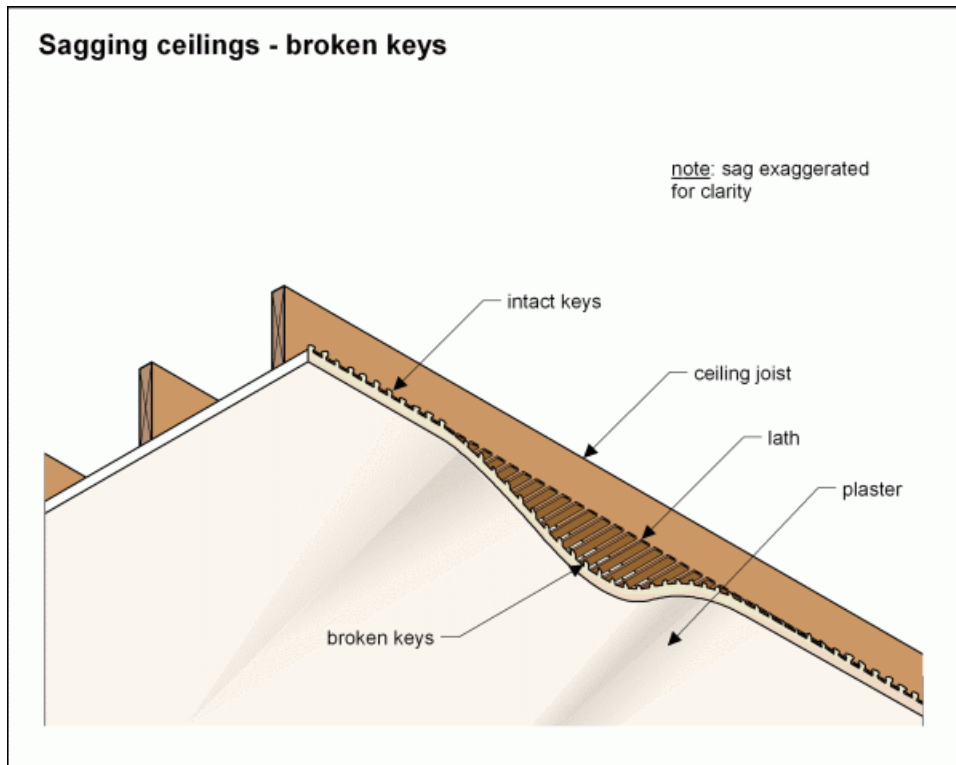
**Implication(s):** Chance of movement

**Location:** First Floor Living Room

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$2500



14.



## WINDOWS \ General notes

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

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

**Location:** Basement

**Task:** Replace

**Time:** Discretionary

**Cost:** Consult contractor for cost



15.

## DOORS \ Hardware

**21. Condition:** • Replace poor hardware and damaged screen.

**Location:** South First Floor

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor





16.

**STAIRS \ Handrails and guards**

**22. Condition:** • [Missing](#)

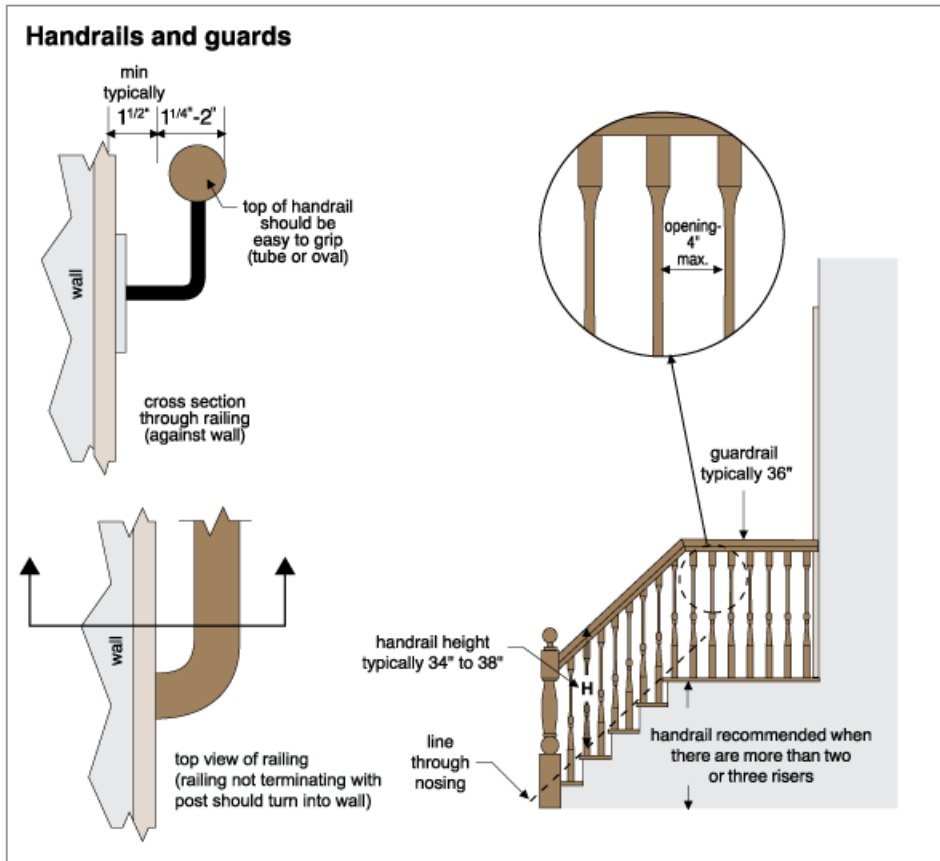
**Implication(s):** Fall hazard

**Location:** Basement Staircase

**Task:** Provide

**Time:** Immediate

**Cost:** Depends on approach



17.

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