



Your Inspection Report

139 Hogarth Avenue
Toronto, ON M4K 1K5

PREPARED FOR:

TREVOR BOND
LISTING AGENT

INSPECTION DATE:

Monday, November 6, 2023

PREPARED BY:

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SUMMARY

Report No. 3906

139 Hogarth Avenue, Toronto, ON November 6, 2023

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Solid construction in need of some updating.

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

WINDOWS \ General notes

Condition: • Damage

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Southwest Second Floor

Task: Repair or Replace

Time: Immediate

Cost: Depends on approach

DOORS \ General notes

Condition: • Damage

Location: South First Floor Exterior

Task: Replace

Time: Immediate

Cost: Consult contractor for cost

Heating

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated masonry](#)

Replace missing cap at metal liner for water heater, seal open flue against pest and water entry (if not restoring fireplace). Repair damaged masonry.

Implication(s): Material deterioration

Location: Northwest Exterior

Task: Repair

Time: Immediate

Cost: Consult contractor for cost

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

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

A/C is 17 years old, budget for replacement.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Unpredictable

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Cost: \$3500

Plumbing

WASTE PLUMBING \ Drain piping - performance

Condition: • [Split, damaged, crimped pipe](#)

Original cast iron waste piping in use. replace as needed or when renovating.

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

Location: Southeast Basement

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost

Interior

WINDOWS \ General notes

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

Recommend replacement of wood frame windows.

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

Location: Various

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost

BASEMENT \ Wet basement - evidence

Condition: • [Stains](#)

Typical dampness and efflorescence at basement. Install interior or exterior membrane.

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

Location: Various Basement

Task: Protect

Time: When renovating

Cost: \$150 per ft. and up

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: • North

Sloped roofing material:

- [Asphalt shingles](#)



1.



2.



3.

Flat roofing material:

- [Modified bitumen membrane](#)

ROOFING

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4.



5.

Probability of leakage: • Low

Approximate age: • 7 years

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ General

1. **Condition:** • Cut branches back from roof.

RECOMMENDATIONS \ Overview

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

EXTERIOR

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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: • [Metal siding](#) • [Brick](#)

Driveway: • Interlocking brick

Walkway: • Concrete • Interlocking brick

Deck: • Pressure-treated wood

Porch: • Wood • Brick

Patio: • Interlocking brick

Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • [Clogged](#)

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

Task: Clean

Time: Regular maintenance

Cost: Minor

WINDOWS \ General notes

4. Condition: • Damage

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Southwest Second Floor

Task: Repair or Replace

Time: Immediate

Cost: Depends on approach

EXTERIOR

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6.

EXTERIOR GLASS/WINDOWS \ Exterior trim

5. Condition: • Paint and caulking maintenance needed.

Wood windows and trim due for prep and paint if not replacing.

Location: Various Exterior

Task: Improve

Time: Regular maintenance

Cost: Consult contractor for cost

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7.

DOORS \ General notes

6. Condition: • Damage

Location: South First Floor Exterior

Task: Replace

Time: Immediate

Cost: Consult contractor for cost

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8.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

7. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: South Exterior Stairs

Task: Repair

Time: Immediate

Cost: Minor

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9.

LANDSCAPING \ Fence

8. Condition: • Deteriorated

Replace south fence and gate for vehicle access.

Implication(s): Material deterioration

Location: South Exterior

Task: Replace

Time: Before use

Cost: Consult contractor for cost



10.

STRUCTURE

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Description

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

Foundation material: • [Brick](#)

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

Exterior wall construction:

• [Wood frame](#)

South addition

• [Masonry](#)

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

Party wall: • [Masonry](#)

Limitations

Attic/roof space: • No access

Crawlspace: • No access

Percent of foundation not visible: • 40 %

Recommendations

RECOMMENDATIONS \ Overview

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

10. 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

RECOMMENDATIONS \ Overview

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

HEATING

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Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [65,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Interior of building

Approximate age: • [5 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable

Fireplace/stove:

• Coal-burning fireplace - not in service



11.

Chimney/vent:

• [Masonry](#)

For water heater and fireplace.

• High temperature plastic

For furnace only.

• Sidewall venting

For furnace only.

Chimney liner:

- [Metal](#)
For water heater only.
- [None](#)
for fireplace.

Humidifier: • [Trickle/cascade type](#)

Condensate system: • Discharges into floor drain

Limitations

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

Recommendations

CHIMNEY AND VENT \ Masonry chimney

12. Condition: • [Loose, missing or deteriorated masonry](#)

Replace missing cap at metal liner for water heater, seal open flue against pest and water entry (if not restoring fireplace). Repair damaged masonry.

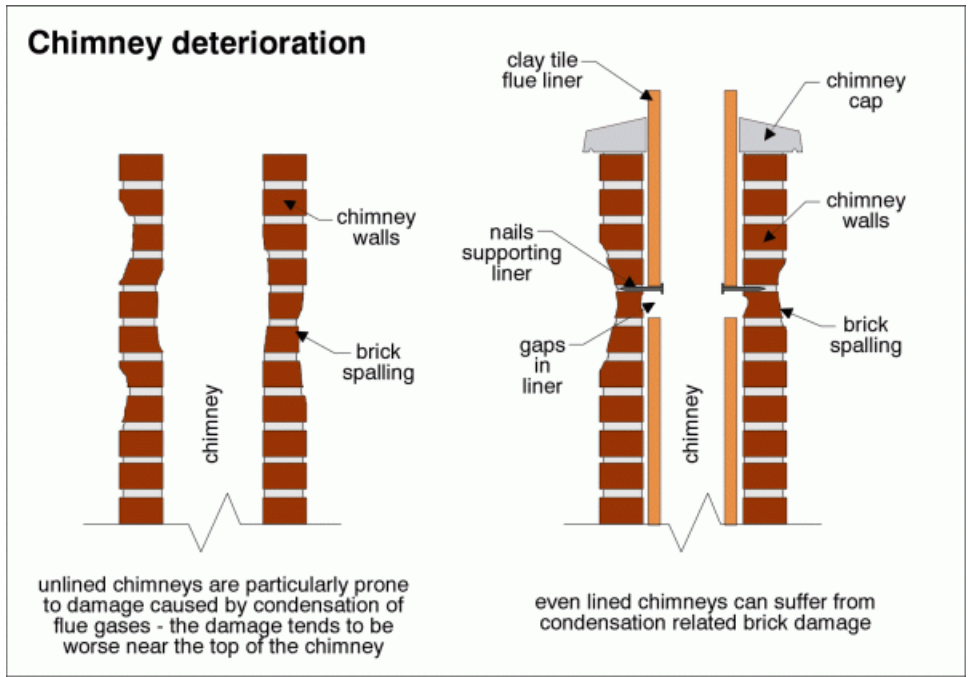
Implication(s): Material deterioration

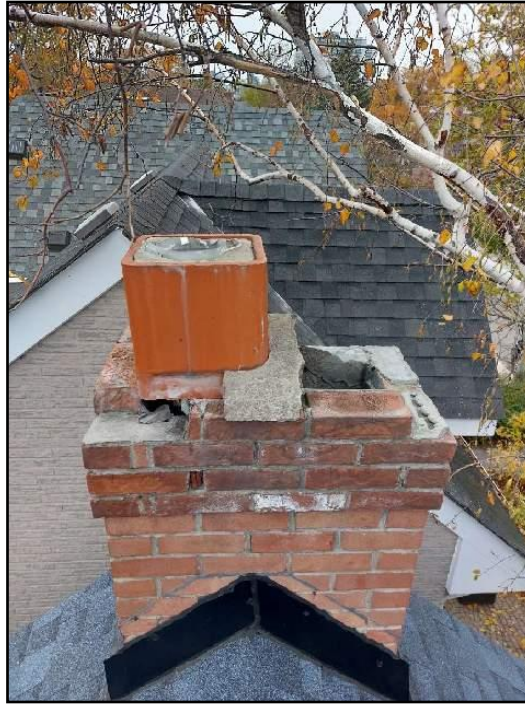
Location: Northwest Exterior

Task: Repair

Time: Immediate

Cost: Consult contractor for cost





12.

FIREPLACE \ General notes

13. Condition: • Fireplace was built for coal and is on an unlined flue. Insurance company will likely request upgrades including lining flue and firebox.

Location: First Floor Living Room

Task: Improve

Time: Before use

Cost: Consult contractor for cost

COOLING & HEAT PUMP

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Description

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

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • 17 years

Failure probability: • [High](#)

Limitations

Inspection limited/prevented by:

- Low outdoor temperature
- System not tested.

Recommendations

AIR CONDITIONING \ Life expectancy

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

A/C is 17 years old, budget for replacement.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Unpredictable

Cost: \$3500

INSULATION AND VENTILATION

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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: • 0-12

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

15. 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: • Good

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

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

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 11 years

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

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

Pumps: • No sump present

Floor drain location: • Near laundry area • Near heating system

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WATER HEATER \ General notes

16. Condition: • See HEATING re chimney.

WASTE PLUMBING \ Drain piping - performance

17. Condition: • [Split, damaged, crimped pipe](#)

Original cast iron waste piping in use. replace as needed or when renovating.

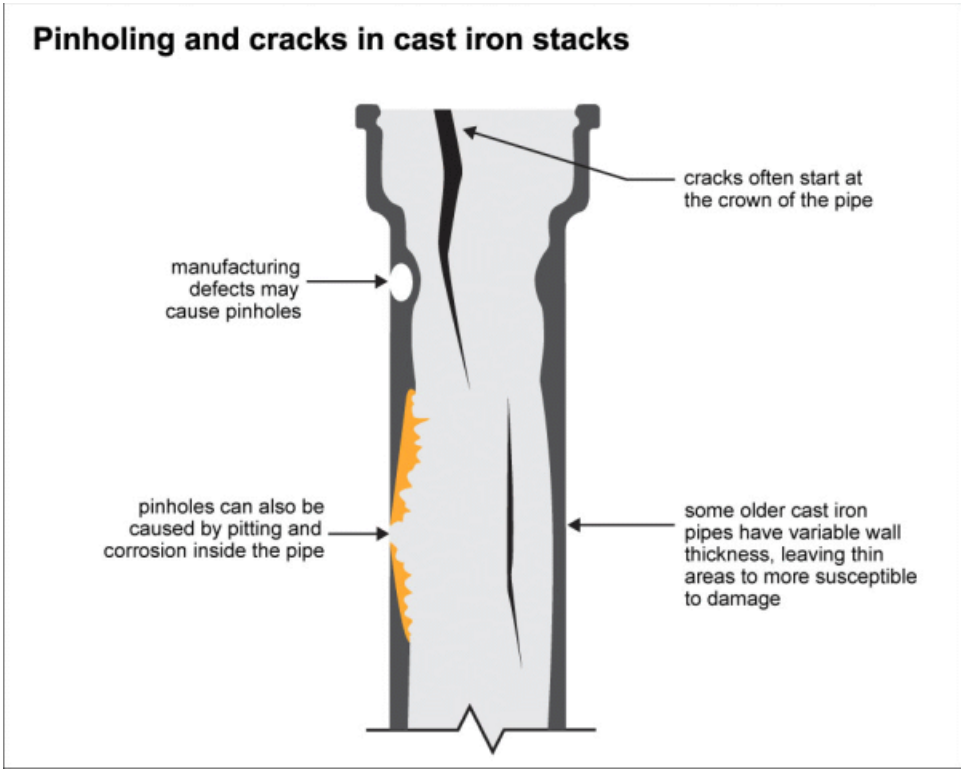
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Southeast Basement

Task: Replace

Time: Unpredictable

Cost: Consult contractor for cost



13.

FIXTURES AND FAUCETS \ Faucet

18. Condition: • [Drip, leak](#)

REFERENCE

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

Location: Various

Task: Repair

Time: Immediate

Cost: Minor



14.



15.

19. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Second Floor Bathroom

Task: Repair

Time: Unpredictable

Cost: Minor



16.

Description

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

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

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

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

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

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

Party wall: • [Masonry](#)

Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

Not included as part of a building inspection: • Appliances • Environmental issues including asbestos

Percent of foundation not visible: • 40 %

Recommendations

RECOMMENDATIONS \ Overview

20. Condition: • Typical minor cosmetic flaws present.

WINDOWS \ General notes

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

Recommend replacement of wood frame windows.

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

Location: Various

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost

STAIRS \ Height

22. Condition: • [Headroom less than ideal](#)

Post caution at awkward basement stairs until renovation allows for reconfiguration.

Implication(s): Physical injury

Location: Basement Staircase

Task: Improve

Time: When renovating



17.

BASEMENT \ Wet basement - evidence

23. Condition: • [Stains](#)

Typical dampness and efflorescence at basement. Install interior or exterior membrane.

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

Location: Various Basement

Task: Protect

Time: When renovating

Cost: \$150 per ft. and up



18.



19.

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