



Your Inspection Report

166 Pacific Avenue
Toronto, ON M6P 2P5

PREPARED FOR:

TREVOR BOND
LISTING AGENT

INSPECTION DATE:

Tuesday, April 23, 2024

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

April 24, 2024

Dear Trevor Bond and Listing Agent,

RE: Report No. 3972, v.3
166 Pacific Avenue
Toronto, ON
M6P 2P5

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

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49 Riverdale Ave
TORONTO, ON M4K 1C2
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AGREEMENT

Report No. 3972, v.3

166 Pacific Avenue, Toronto, ON April 23, 2024

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

166 Pacific Avenue, Toronto, ON April 23, 2024

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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

166 Pacific Avenue, Toronto, ON April 23, 2024

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

166 Pacific Avenue, Toronto, ON April 23, 2024

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Home in good overall condition.

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](#)

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

166 Pacific Avenue, Toronto, ON April 23, 2024

SUMMARY

ROOFING

EXTERIOR

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COOLING

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PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • East

Sloped roofing material:

- [Asphalt shingles](#)



1.

Approximate age:

- 9 years
At garage
- 13 years
At house

Limitations

Inspection performed: • From roof edge

Age determined by: • Reported by seller

ROOFING

166 Pacific Avenue, Toronto, ON April 23, 2024

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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INSULATION

PLUMBING

INTERIOR

REFERENCE

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

166 Pacific Avenue, Toronto, ON April 23, 2024

SUMMARY

ROOFING

EXTERIOR

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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: • [Metal siding](#) • [Brick](#)

Driveway: • Asphalt • Pavers

Walkway: • Concrete • Stone

Deck: • Raised • Pressure-treated wood

Porch: • Wood • Brick

Garage: • Masonry

Limitations

Inspection limited/prevented by: • Car/storage in garage

Recommendations

WALLS \ Masonry (brick, stone) and concrete

2. Condition: • Typical minor cracks, not structurally significant.

Replace lintel stone with steel if restoring basement window (not urgent).

Location: Southwest Basement

Task: Repair or replace

Time: Unpredictable

Cost: Consult contractor for cost

EXTERIOR

166 Pacific Avenue, Toronto, ON April 23, 2024

SUMMARY

ROOFING

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REFERENCE



2.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

3. Condition: • Add guardrail and eliminate trip hazard at bottom step.

Location: West Exterior Deck

Task: Improve

Time: Immediate

Cost: Minor

EXTERIOR

166 Pacific Avenue, Toronto, ON April 23, 2024

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



3.

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

Description

Configuration: • [Basement](#) • [Piers](#)
Foundation material: • [Masonry block](#) • [Brick](#)
Floor construction: • [Joists](#) • Subfloor - plank
Exterior wall construction: • [Wood frame](#) • [Masonry](#)
Roof and ceiling framing: • Rafters • Not visible

Limitations

Attic/roof space:
• No access
Typical with cathedral ceilings.
Percent of foundation not visible: • 30 %

Recommendations

- RECOMMENDATIONS \ Overview**
- 4. Condition:** • No structure recommendations are offered as a result of this inspection.
 - 5. 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](#)

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

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

Limitations

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

Recommendations

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

6. Condition: • [Abandoned wire](#)

Terminate wire in junction box.

Implication(s): Electric shock

Location: S/E Basement

Task: Repair

Time: Immediate

Cost: Minor

This has been repaired since inspection.



4.0

HEATING

166 Pacific Avenue, Toronto, ON April 23, 2024

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Description

Heating system type: • [Boiler](#)
Fuel/energy source: • [Gas](#)
Heat distribution: • [Radiators](#)
Approximate capacity: • [100,000 BTU/hr](#)
Efficiency: • [High-efficiency](#)
Combustion air source: • Outside
Approximate age: • [12 years](#)
Main fuel shut off at: • Meter
Failure probability: • [Medium](#)
Chimney/vent:
• [Masonry](#)
For water heater only.
• High temperature plastic
For boiler only.
• Sidewall venting
For boiler only.
Chimney liner: • [Metal](#)

Limitations

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

Recommendations

COMMENTS \ Additional

7. **Condition:** • Typical for this era of construction, some asbestos appears to be present at basement beam and unused ducting. Remove if necessary to disturb.
Location: Various
Task: Further evaluation

HEATING

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SUMMARY

ROOFING

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INTERIOR

REFERENCE



5.



6.

COOLING & HEAT PUMP

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 - ROOFING
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 - STRUCTURE
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- REFERENCE

Description

Air conditioning type: • [Air cooled](#) • [Ductless \(Mini split\) system](#)
Cooling capacity: • 15,000 Btu/hr
Compressor approximate age: • 10 years
Failure probability: • [Medium](#)

Limitations

Inspection limited/prevented by:
• Low outdoor temperature
System not tested, test before cooling season.

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

- SUMMARY
 - ROOFING
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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: • [Cellulose](#)
Wall insulation amount/value: • Spot checked only • 0-12
Foundation wall insulation material: • [Glass fiber](#)
Foundation wall insulation amount/value: • 0-12
Foundation wall air/vapor barrier: • Plastic

Limitations

Inspection limited/prevented by lack of access to:
• Roof space
Typical with cathedral ceilings.

Recommendations

RECOMMENDATIONS \ Overview
9. 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](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • South • East • Basement

Water flow and pressure: • Good

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

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

Water heater tank capacity: • 151 liters

Water heater approximate age: • New

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

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

Pumps: • No sump present

Floor drain location: • Near laundry area

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Floor drain

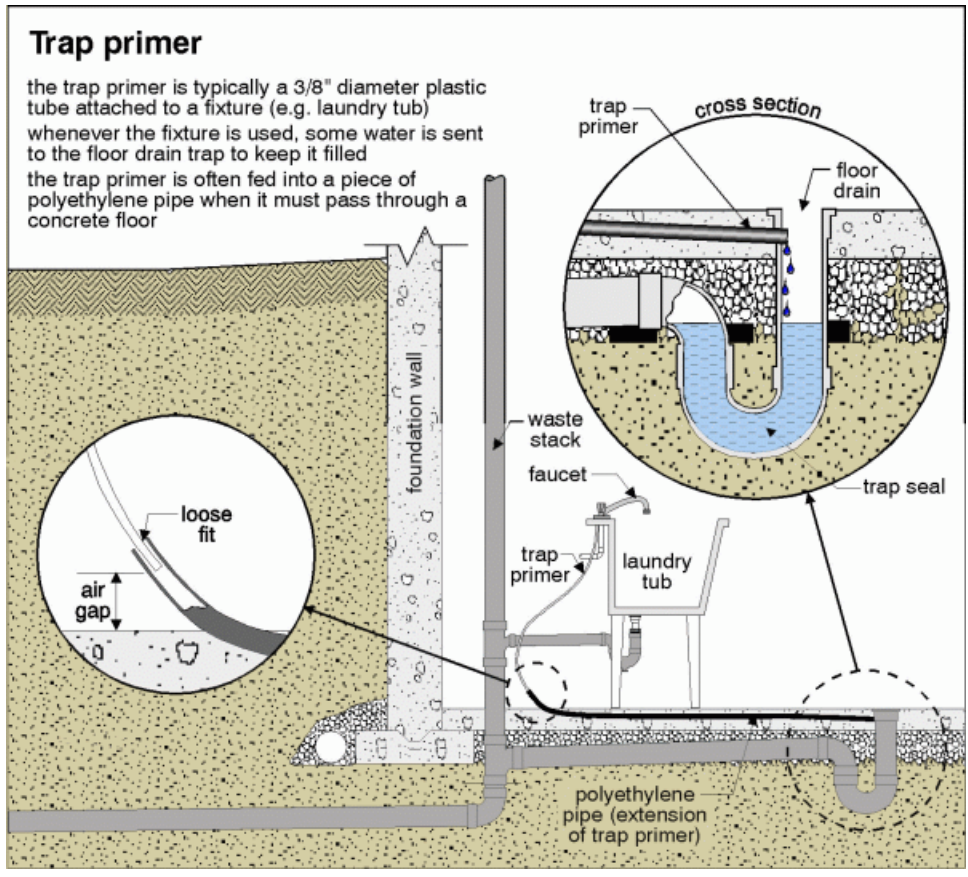
10. Condition: • [No primer or poor primer arrangement](#)

Trap at floor drain is dry, add water periodically to prevent odours, add primerline if renovating.

Implication(s): Sewer gases entering the building

Location: Southwest Basement

Cost: Minor



Description

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

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

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

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

Glazing: • [Double](#)

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

Limitations

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

Percent of foundation not visible: • 30 %

Recommendations

WINDOWS \ General notes

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

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

Location: Mudroom

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost



7.

STAIRS \ Handrails and guards

12. Condition: • [Missing](#)

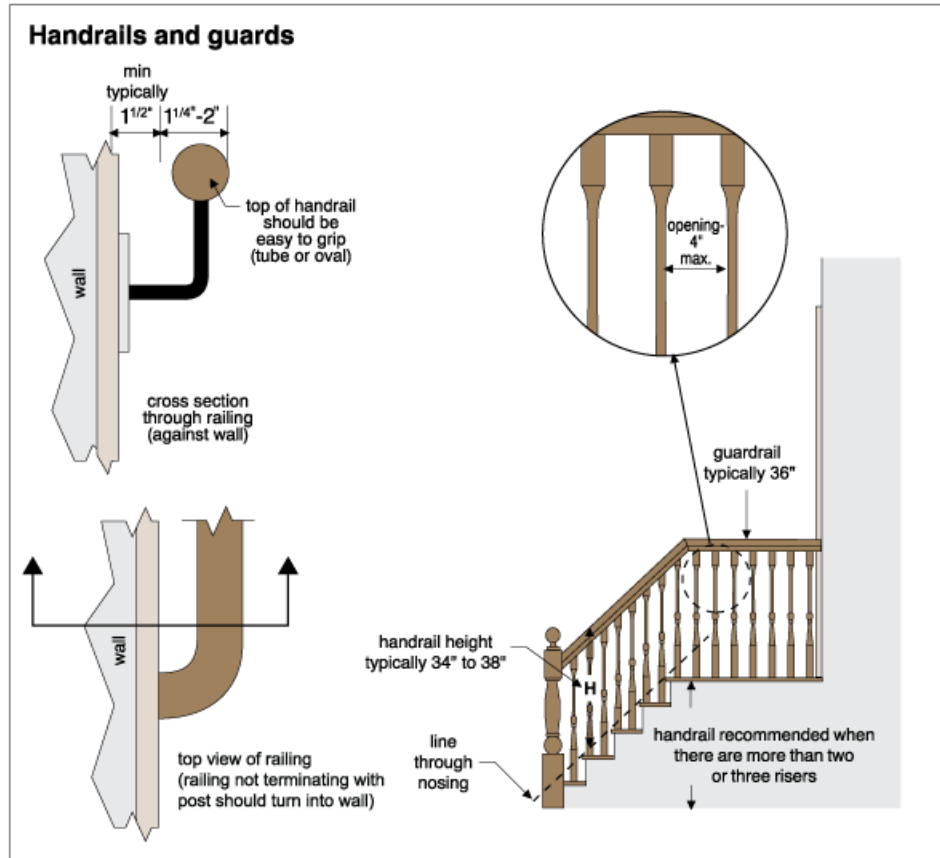
Implication(s): Fall hazard

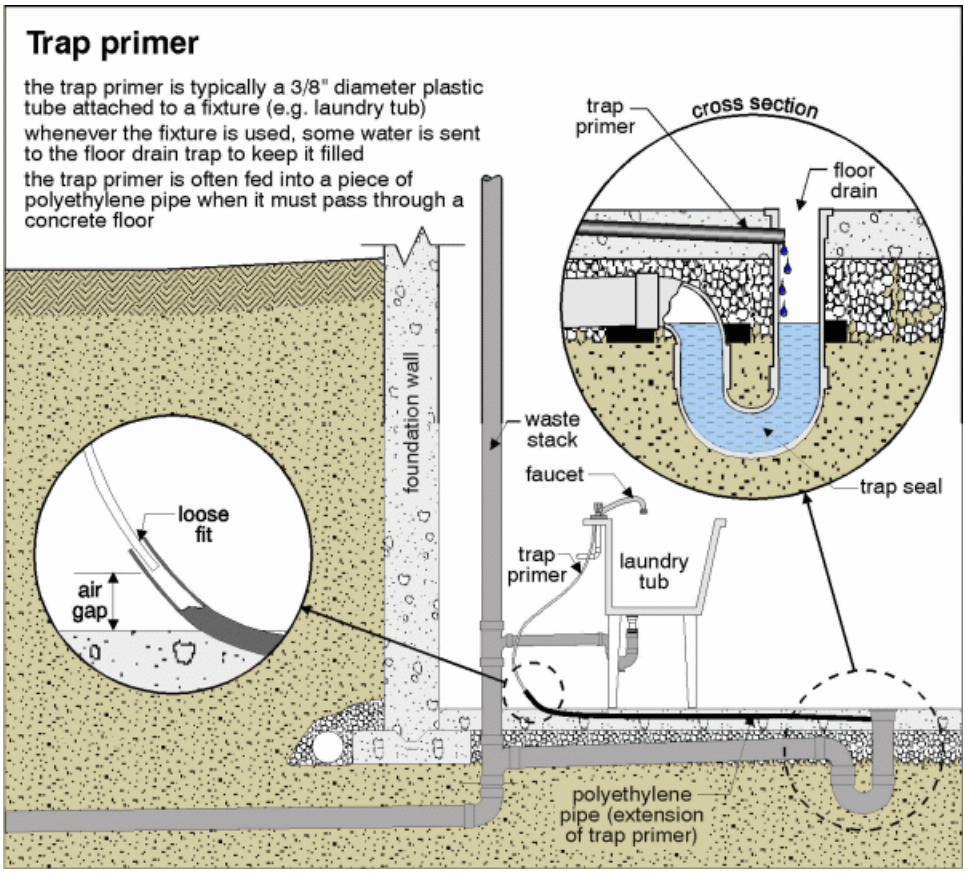
Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Depends on approach







8. •

BASEMENT

13. Condition: • [Efflorescence](#)

Typical efflorescence evident at basement, install interior membrane if renovating basement.

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

Location: Various Basement

Task: Protect

Time: Unpredictable

Cost: \$150 per ft. and up



9.

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