



Your Inspection Report

48 Galley Avenue
Toronto, ON M6R 1G8

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Thursday, September 10, 2026

PREPARED BY:

Scott Aitken

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

4164074663
scottaitken@live.ca

September 15, 2026

Dear Kim Kehoe and Listing Agent,

RE: Report No. 4608, v.2
48 Galley Avenue
Toronto, ON
M6R 1G8

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. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

PARTIES TO THE AGREEMENT

Company

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

Client

Kim Kehoe

Client

Listing Agent

This is an agreement between Kim Kehoe, 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.

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

48 Galley Avenue, Toronto, ON September 10, 2026

Report No. 4608, v.2

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, Kim Kehoe (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. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

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 \ Skylight

Condition: • Patched

Skylight in poor condition and should be replaced.

Location: Flat Roof

Task: Replace

Time: Unpredictable

Cost: Consult Contractor For Cost

Exterior

GARAGE \ General notes

Condition: • Typical low quality structure

Garage in poor condition.

Implication(s): Chance of water entering building | Chance of structural movement | Chance of pests entering building | Physical injury

Heating

FURNACE \ Life expectancy

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

Furnace is 18 years old and rusted. Budget for replacement.

Implication(s): Equipment failure | No heat for building

Location: Basement

Task: Replace

Time: Unpredictable

Cost: \$4500

Plumbing

WASTE PLUMBING \ Floor drain

Condition: • Floor drain not at low point of basement.

If floor drain is not found under flooring at lowered section of basement, recommend addition and installation of whole house backwater valve.

Location: South Basement

Task: Further evaluation

SUMMARY

Report No. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Interior

RECOMMENDATIONS \ General

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

BASEMENT \ Wet basement - evidence

Condition: • [Crumbling plaster, dry wall or concrete walls](#)

Some seepage evident at basement laundry area and near door. Consider interior or exterior foundation membrane system.

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

Location: North Basement

Task: Protect

Time: Unpredictable

Cost: Depends on approach

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

Report No. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

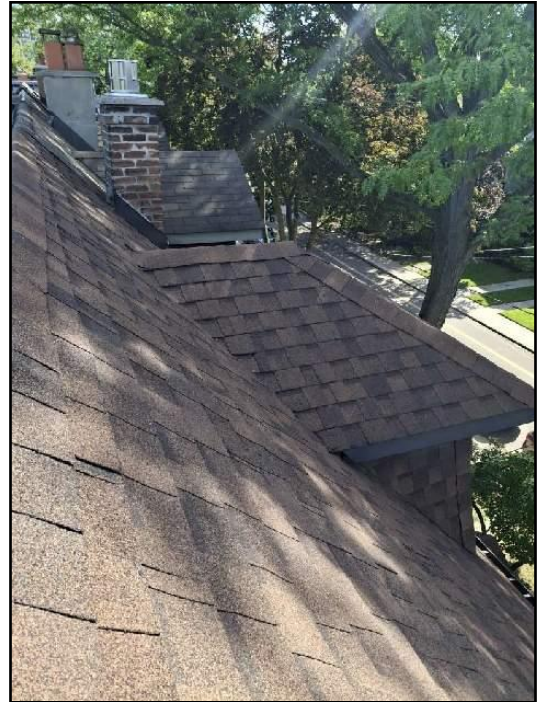
The home is considered to face: • South

Sloped roofing material:

- Composition shingles



1.



2.

Flat roofing material:

- [Modified bitumen membrane](#)

ROOFING

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SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

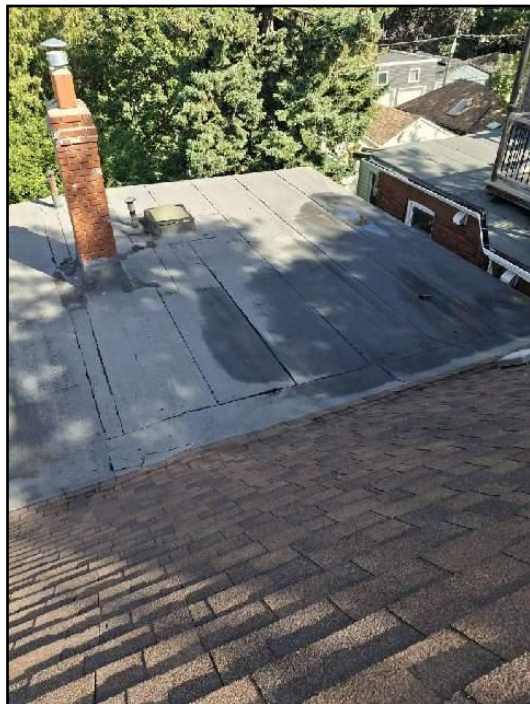
COOLING

INSULATION

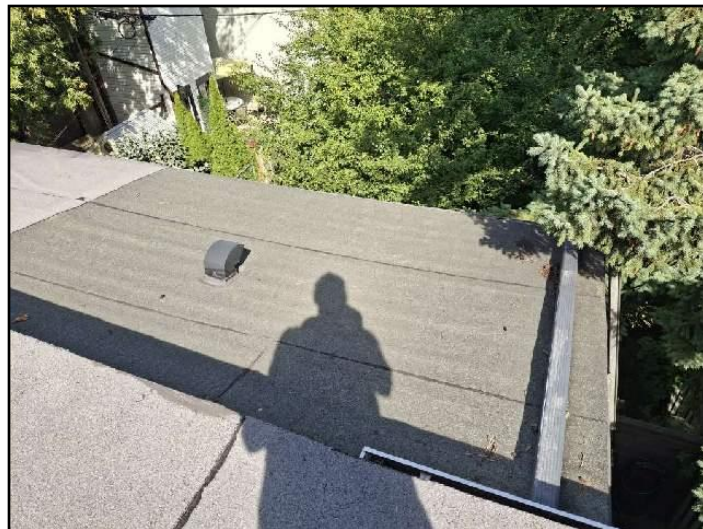
PLUMBING

INTERIOR

REFERENCE



3.



4.

Probability of leakage: • Medium

Approximate age: • 10 years

Limitations

Inspection performed: • By walking on roof

Recommendations

FLAT ROOFING \ Modified bitumen

1. Condition: • [Blisters](#)

Some blistering on flat roof, inspect annually.

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

Task: Monitor

2. Condition: • [Openings at seams or flashings](#)

Reseal area around lower chimney.

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

Task: Repair

Time: Regular maintenance

Cost: Minor

ROOFING

48 Galley Avenue, Toronto, ON September 10, 2026

Report No. 4608, v.2

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



5.

FLAT ROOF FLASHINGS \ Skylight

3. Condition: • Patched

Skylight in poor condition and should be replaced.

Location: Flat Roof

Task: Replace

Time: Unpredictable

Cost: Consult Contractor For Cost



6.

EXTERIOR

Report No. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

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): • [Wood](#) • [Aluminum](#)

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

Retaining wall: • [Wood](#)

Walkway: • Concrete • Pavers

Deck: • Pressure-treated wood

Porch: • Wood • Brick

Patio: • Flagstone

Garage: • Detached • Wood Frame

Limitations

Inspection limited/prevented by: • Storage in garage

Recommendations

ROOF DRAINAGE \ Gutters

4. Condition: • [Clogged](#)

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

Task: Clean

Time: Regular maintenance

Cost: Minor

WALLS \ General notes

5. Condition: • Siding - incomplete / missing

Replace damaged siding below deck and add flashing below sliding door. Terminate siding (including vinyl) several inches above grade.

Location: North Exterior

Task: Replace

Time: Unpredictable

Cost: Consult Contractor For Cost

EXTERIOR

Report No. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



7.



8.

WINDOWS \ General notes

6. Condition: • Caulking needed.

Location: North Second Floor Exterior

Task: Repair

Cost: Minor

EXTERIOR

Report No. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



9.

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

7. Condition: • Trip hazard

Repair damaged bottom step.

Implication(s): Trip or fall hazard

Location: South Porch

Task: Repair or replace

Time: Immediate

Cost: Minor

EXTERIOR

Report No. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10.

LANDSCAPING \ Walkway

8. Condition: • [Cracked or damaged surfaces](#)

Replace damaged concrete and create slope away from foundation. Some evidence of leakage at this area of basement, drain may be damaged.

Implication(s): Trip or fall hazard

Location: Northeast Exterior

Task: Improve

Time: Unpredictable

Cost: Depends on approach

EXTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

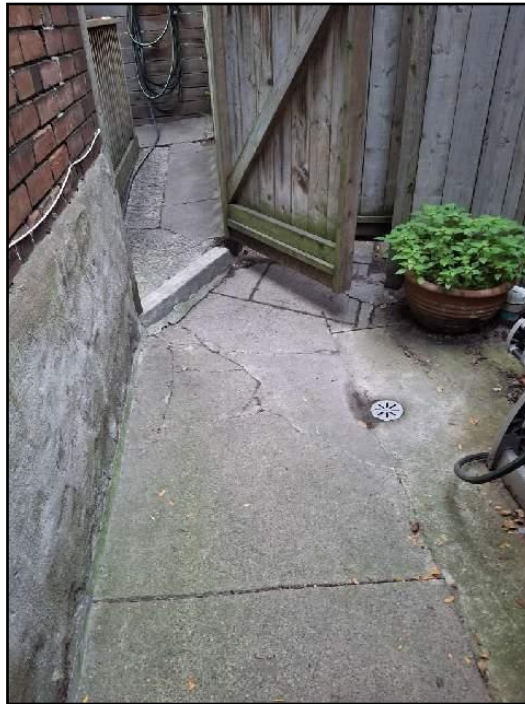
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



11.

GARAGE \ General notes

9. Condition: • Typical low quality structure

Garage in poor condition.

Implication(s): Chance of water entering building | Chance of structural movement | Chance of pests entering building | Physical injury



12.

Description

General:

- Basement lowered.



13.

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

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

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

Party wall: • [Masonry](#)

Limitations

Attic/roof space:

- No access
- Typical with this roofline.

Percent of foundation not visible: • 99 %

Recommendations

RECOMMENDATIONS \ Overview

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

11. Condition: • All visible structural members in good condition.

Description

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 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](#)



14.

Distribution panel rating: • [200 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

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

12. Condition: • Cover exposed wiring with conduit.

Location: East Exterior Wall

Task: Protect

Time: Immediate

Cost: Minor



15.

DISTRIBUTION SYSTEM \ Lights

13. Condition: • [Poor stairway lighting](#)

Implication(s): Trip or fall hazard

Location: Third Floor Staircase

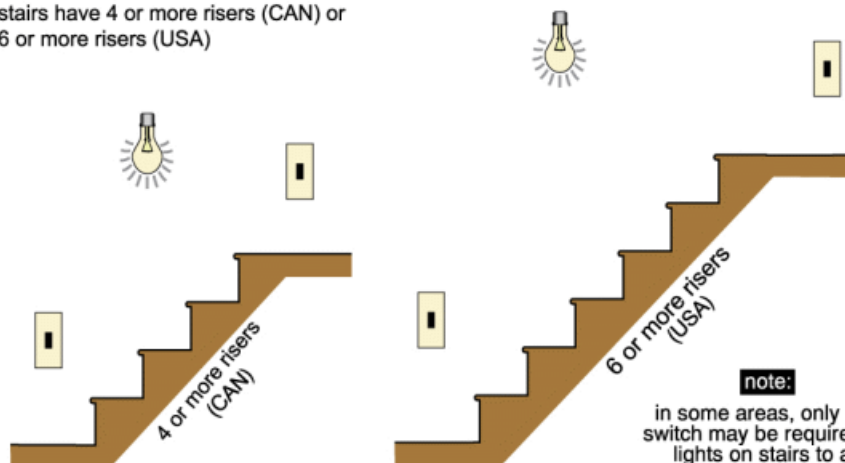
Task: Improve

Time: Immediate

Cost: Consult Contractor For Cost

Stairway lighting

stairway lighting requires switches at both the top and bottom of the stairs when the stairs have 4 or more risers (CAN) or 6 or more risers (USA)

**note:**

in some areas, only one switch may be required for lights on stairs to an unfinished basement

HEATING

Report No. 4608, v.2

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SUMMARY

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: • [90,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside

Approximate age: • [18 years](#)

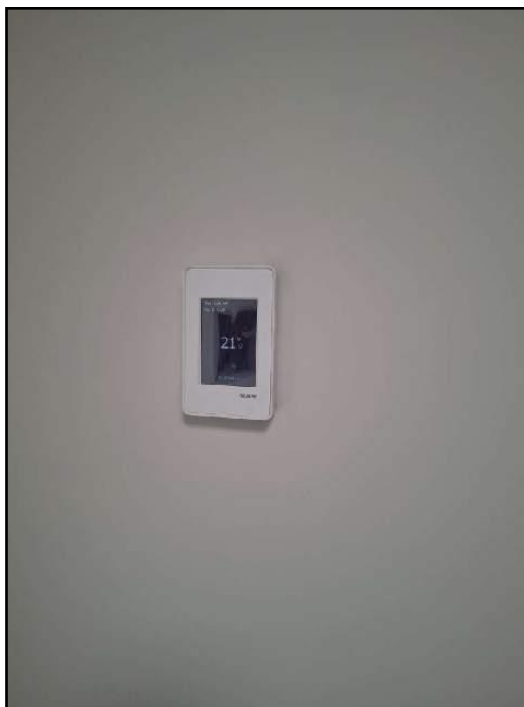
Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable

Auxiliary heat:

• Radiant floor heating (electric)



16.

Fireplace/stove:

• [Wood stove](#)

HEATING

Report No. 4608, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



17.

- [Gas fireplace](#)



18.

Chimney/vent:

- [Masonry](#)

HEATING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

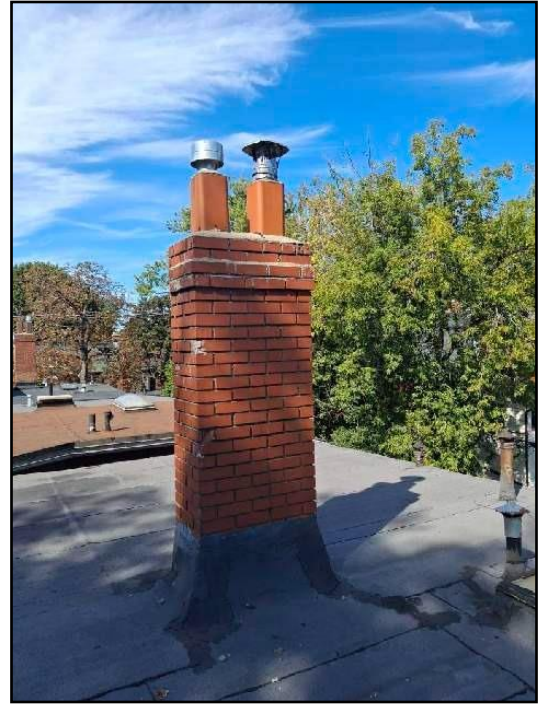
PLUMBING

INTERIOR

REFERENCE



19. For gas fireplace only



20. For wood stove only

- High temperature plastic



21. For furnace only

- Sidewall venting

Chimney liner: • [Metal](#)

Humidifier:

• [Trickle/cascade type](#)



22.

Condensate system: • Discharges through floor slab

Limitations

Warm weather: • Prevents testing heating effectiveness

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

Recommendations

FURNACE \ Life expectancy

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

Furnace is 18 years old and rusted. Budget for replacement.

Implication(s): Equipment failure | No heat for building

Location: Basement

Task: Replace

Time: Unpredictable

Cost: \$4500



23.

FIREPLACE \ Gas fireplace or gas logs**15. Condition:** • [Inoperative](#)

Remote inoperative at gas fireplace.

Implication(s): No heat for building**Location:** Second Floor**Task:** Repair**Time:** Before use**Cost:** Minor**WOOD STOVE \ Cabinet, door and clearances****16. Condition:** • Recommend WETT inspection of wood stove to ensure appropriate clearances.**Location:** First Floor**Task:** Further evaluation**Time:** Before use

COOLING & HEAT PUMP

Report No. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • 9 years

Failure probability: • [Low](#)

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

17. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection. System in good working order.

INSULATION AND VENTILATION

Report No. 4608, v.2

48 Galley Avenue, Toronto, ON September 10, 2026

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 amount/value: • Spot checked only • [None found](#)

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • 0-12

Limitations

Inspection limited/prevented by lack of access to:

- Roof space

Typical with this roofline.

Recommendations

RECOMMENDATIONS \ Overview

18. 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

• West

• Basement



24.

Water flow and pressure: • Good

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

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

Water heater tank capacity: • 284 liters

Water heater approximate age: • 12 years

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

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

Pumps: • No sump present

Floor drain location: • Near laundry area

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing • Water treatment equipment

Recommendations

WASTE PLUMBING \ Floor drain

19. Condition: • Floor drain not at low point of basement.

If floor drain is not found under flooring at lowered section of basement, recommend addition and installation of whole house backwater valve.

Location: South Basement

Task: Further evaluation

Description

Major floor finishes: • Ceramic/porcelain • Engineered wood

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

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

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

Glazing: • [Single](#) • [Double](#)

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

Party wall: • [Masonry](#)

Evidence of basement leakage: • Present

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 99 %

Recommendations

RECOMMENDATIONS \ General

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

RECOMMENDATIONS \ Overview

21. Condition: • Typical minor cosmetic flaws present.

WINDOWS \ General notes

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

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

Location: Various

Task: Replace

Time: Discretionary

Cost: Consult contractor for cost



25.

BASEMENT \ Wet basement - evidence

23. Condition: • [Crumbling plaster, dry wall or concrete walls](#)

Some seepage evident at basement laundry area and near door. Consider interior or exterior foundation membrane system.

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

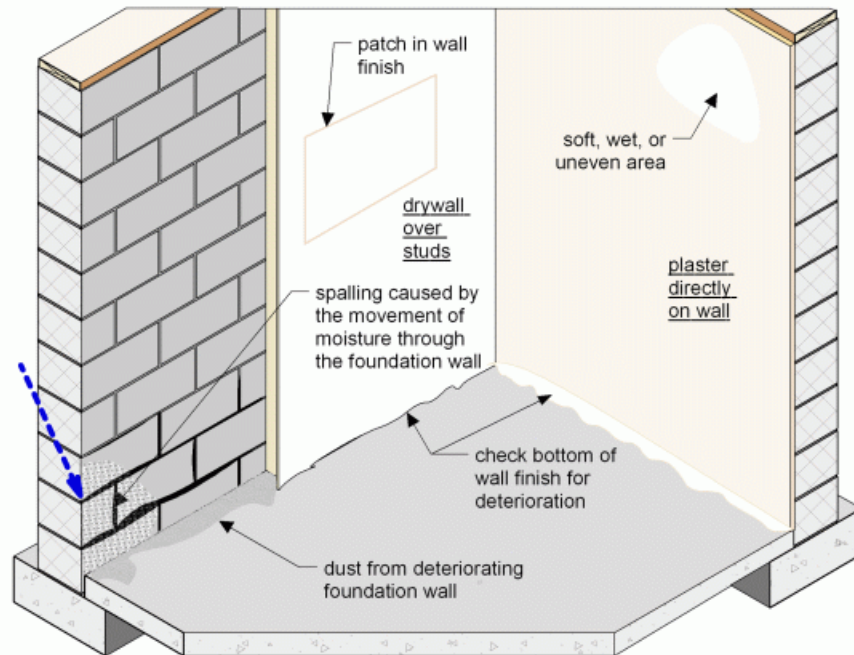
Location: North Basement

Task: Protect

Time: Unpredictable

Cost: Depends on approach

Basement leakage clues - crumbling plaster, drywall or masonry



26.



27.

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