

▶ HOME INSPECTION AUTHORIZATION FORM

**Property** Address: 4 SANDFORD AVE Inspection Date: June 11/08  
TORONTO Inspection Time: 9:00 AM

**Client** Name: VENDORS Home Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Business Phone: \_\_\_\_\_  
 \_\_\_\_\_ Mobile Phone: \_\_\_\_\_  
 \_\_\_\_\_ Fax: \_\_\_\_\_  
 \_\_\_\_\_ Email: \_\_\_\_\_

**Fee** Base Fee: \$ 250  
 Tax: \$ 1250 GST # R123688 9876 RT0001  
 Total Fee: \$ 26250 payable at the time of the inspection.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the **Limitations and Conditions** set out in this Agreement. The report is based on a **visual examination** of the readily accessible features of the building.

The Inspection is performed in accordance with the **Standards of Practice of the American Society of Home Inspectors/Canadian Association of Home and Property Inspectors**. A copy of these Standards is attached for your reference.

The Home Inspector's Report is an opinion of the **present condition** of the property. It is not a guarantee, warranty or an insurance policy with regards to the property.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Date: June 11/08  
 Client Signature: VENDOR

On behalf of: (Company) AITKEN HOME INSPECTIONS  
 Payment Received in Full: (Signature) [Signature]  
 Inspector: (Print Name) SCOTT AITKEN

*Note: The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.*



► SIGNIFICANT ITEMS

Potentially significant expenses (greater than \$500/\$1000/\$ ) over the short term are identified below. This page must not be considered as the complete report. Please read all other forms and appropriate text. Any items marked "0" under time frame should be treated as priority items.

ROOFING	<i>Repair or replacement needed</i>
EXTERIOR	
STRUCTURE	
ELECTRICAL	<i>Some knob &amp; tube wiring in use</i>
HEATING	<i>Old but operable</i>
COOLING/HEAT PUMPS	
INSULATION	
PLUMBING	
INTERIOR	<i>See fireplace</i>

► OVERALL RATING

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Below Average			Typical			Above Average		

Please refer to *Priority Maintenance for Home Buyers* on next page.

Location References:

NOTE: For the purpose of this report, the front of the house is considered to be facing:  
 N      S      E      W

OR

NOTE: For the purpose of this report, assume you are standing on the street facing the front door.  
 F is the front      LH is the left  
 R is the rear      RH is the right

# ROOFING, FLASHINGS AND CHIMNEYS

	DESCRIPTION													
REFERENCE	1.1 Asphalt	1.2 Wood	1.3 Slate	1.4 Concrete / Clay	1.5 Fiber- Cement	1.6 Metal	1.7 Corrugated Plastic	1.8 Built Up	1.9 Roll Roofing	1.10 Modified Bitumen	1.11 Other	1.12 Strip When Reroofing	1.13 Vulnerable Areas	1.14 Risk of Ice Damming
Main Slope	<input checked="" type="checkbox"/>													
Second	<input checked="" type="checkbox"/>													
Third														
Main Flat								<input checked="" type="checkbox"/>						
Second														
Dormer(s)														
Bay(s)						<input checked="" type="checkbox"/>								
Porch(es)	<input checked="" type="checkbox"/>													
Garage														

- 3.0 Chimneys:**
- Metal
  - Wood over Metal
  - Stucco over Metal
  - Masonry over Metal
  - Cement Asbestos
  - Masonry *X 2*
  - Mutual
  - Partially Removed
  - Abandoned
  - None
- 4.0 Probability of Leakage:**
- High
  - Medium
  - Low

**IMPROVEMENT RECOMMENDATIONS**  NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Roof Inspection By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder at Edge <input type="checkbox"/> Walking on _____ Roof Inspection Limited / Prevented By: <input type="checkbox"/> Snow/Ice <input type="checkbox"/> Wet <input type="checkbox"/> Gravel <input type="checkbox"/> Deck <input type="checkbox"/> Solar Panels <input type="checkbox"/> Another Building <input type="checkbox"/> Trees <input type="checkbox"/> Height <input type="checkbox"/> No Access <input type="checkbox"/> Fragile <input type="checkbox"/> Slope _____ Chimney/Flashing Inspection Limited By: _____ <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
1.0	ROOFING - 1.13 Vulnerable Areas, 1.14 Ice Dams, 1.15 Tree Branches <i>trim back from roof</i> Main Slope - old, damage, patched, cracked, curled, missing, rot, loose, leak <i>repair minor</i> Second - old, damage, patched, cracked, curled, missing, rot, loose, leak <i>replace</i> Third - old, damage, patched, cracked, curled, missing, rot, loose, leak <i>treat as flat or low slope</i>			1500 800
	Main Flat - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak <i>REPAIR</i> Second - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak <i>OR REPLACE</i>			0 1600 01 4000
	Dormer(s) - old, damage, patched, cracked, curled, missing, rot, leak Bay(s) - old, damage, patched, cracked, curled, missing, rot, leak Porch(es) - old, damage, patched, cracked, curled, missing, rot, leak Garage - old, damage, patched, cracked, curled, missing, rot, leak			
2.0	FLASHINGS - replace when re-roofing			
2.1	Valley - damage, suspect, rust, patched, holes, leak, overshoots gutter			
2.2	Hip & Ridge - damage, suspect, poor, nail heads, split, leak			
2.3	Sloped/Flat - damage, suspect, rust, patched, leak			
2.4	Roof/Wall - damage, suspect, patched, loose, wood clearance, counter flashing, bay, leak			
2.5	Chimney - saddle, damage, suspect, loose, poor, rust, patched, counter flashing, leak <i>missing @ N. side of chimney</i>			
2.6	Parapet Wall - damage, suspect, cap flashing, counter flashing, leak			
2.7	Plumbing Stack/Mast/Flue - damage, suspect, pitch pan, patched, rust, leak			
2.8	Dormer(s) - damage, suspect, wood clearance, counter flashing, leak			
2.9/10	Skylight(s)/Solarium - damage, suspect, curb, counter flashing, caulking, leak			
2.11/12	Drip Edge/Gravel Stop - incomplete, rust, improper, add when re-roofing, loose			
2.13	Roof/Ridge Vent(s) - damage, suspect, patched, loose, nailheads, leak			
3.0	CHIMNEY(S)			
	Main - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust			
	Second - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust			
	Third - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust			

**COMMENTS**

- See Supplementary Section  Inappropriate Materials or Installation

