

Your Inspection Report



183 Princess Anne Cres
Toronto, ON M9A 2R8



PREPARED FOR:
ANA SANTOS

INSPECTION DATE:
Tuesday, July 24, 2018

PREPARED BY:
Philip Falcone, RHI



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report

Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

416-964-9415
www.carsondunlop.com
inspection@carsondunlop.com



July 24, 2018

Dear Ana Santos,

RE: Report No. 63417
183 Princess Anne Cres
Toronto, ON
M9A 2R8

Thank you for choosing us to perform your home inspection. We hope the experience met your expectations.

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. Each tab takes you to a section describing each major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

A home inspection identifies the current condition of the property but cannot predict the future. Our home warranty protects you against the high cost of repair and replacement to furnaces, air conditioners, water heaters and appliances for as long as you own your home. To learn more, click on the Appendix heading at the top of any page of your report.

To the potential buyer: We recommend an Onsite Review of the home to help you learn about the home and how to maintain it to protect your investment. You will receive a RecallChek report on the appliances and heating and cooling equipment. You will also become a member of the Carson Dunlop Homeowners Association. Among other benefits, you can contact us with questions anytime, for as long as you own your home. Our telephone and e-mail consulting services are available at no cost to you.

Thanks again for choosing Carson Dunlop.

Sincerely,

Philip Falcone, RHI
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

183 Princess Anne Cres, Toronto, ON July 24, 2018

Report No. 63417

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INTRODUCTION

This Overview lists some of the significant report items that may need attention in the short term. This summary must not be considered as the complete report. Please read the entire report and the appropriate text included in the hyperlinks. The goal of a home inspection is to identify significant issues that would affect a person's decision to buy a re-sale home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues. (That service is available at additional cost.)

FOR THE BUYER

This inspection report is very helpful, but it's not enough to make a decision about buying a home. A complete home inspection includes both an onsite review of the property with the home inspector and the inspection report. To book your Onsite Review, call us at 800-268-7070. Without an Onsite Review, our obligation and liability are limited to the seller.

When you move into the home you may find some issues not identified in the report. That is to be expected for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly 1% of the value of the home annually for maintenance and repair.

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Poor access](#)

Panel covers not removed. Framing restricted access.

Service size not visible due to cabinetry. Appears to be 200amp service - verify.

Task: Further evaluation

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Aging

Although the system is near or at the end of its life expectancy, continue to use and maintain the unit until it fails.

Location: Manufacturer: Bryant

Task: Replace

Time: Unknown

Cost: \$3,000 - \$6,000

Condition: • [Inoperative](#)

Unit not cooling but fan working.

Location: Studio (Ductless Unit)

Task: Seller to repair

CONCLUSION

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Most houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor quality house.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

A Word About Water

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mould growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home.

Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mould. An Environmental Consultant can assist with these types of issues. If you need help, call us at 416-964-9415. More information is available in the Appendix of the report.

END OF OVERVIEW

NOTE: BALLPARK COSTS AND TIME FRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotes from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

Description

The home is considered to face : • West

Sloped roofing material: • [Asphalt shingles](#)

Flat roofing material: • [Built-up membrane](#) • [Modified bitumen membrane](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • The roof inspection was restricted by limited access. A full evaluation is recommended to provide more information about the condition of the roof. This may be incorporated in an annual roof maintenance plan.

Condition: • Roof coverings wear out and are replaced every 15 years or more, depending on a number of variables. An annual roof tune-up by a qualified roofer is strongly recommended.

The sloped roof coverings appear to be within the second half of their normal life expectancy. Several more years of service are expected from these materials, although some maintenance may be required to help extend their useful life.



Roof coverings wear out and are replaced...



Roof coverings wear out and are replaced...

SLOPED ROOFING \ Asphalt shingles

Condition: • The shingles appear to have been coated to help extend their useful life.

Location: Studio

Task: Inspect annually

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The shingles appear to have been coated...



The shingles appear to have been coated...

Condition: • [Damage](#)

Minor shingle damage noted.

Location: East

Task: Repair

Time: Less than 1 year



Damage



Damage

SLOPED ROOF FLASHINGS \ General

Condition: • Inspect during annual tune-up.

*Carefully inspect flashings around plumbing stacks, chimney's and flat roof areas, for example .

FLAT ROOFING \ Built-up

Condition: • Aging

The built-up roofing material may be near the end of its life expectancy. Roof coverings of this type are usually an older

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installation. No visible evidence of leaks noted underneath. Inspect annually.

Location: Above Garage

Task: Monitor/replace

Time: Unpredictable

Cost: \$8 to \$16 per square foot

Inspection Methods and Limitations

Roof inspection limited/prevented by: • Eaves Protection - presence, continuity and effectiveness cannot be determined during a professional Home Inspection.

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Deck covering roof

Inspection performed: • By walking on roof • From roof edge

Description

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

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Brick](#) • [Stucco](#) • [Artificial Stone](#)

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

Keep gutters and installed leaf guards clear of debris to help flush water away from the building.

Task: Clean

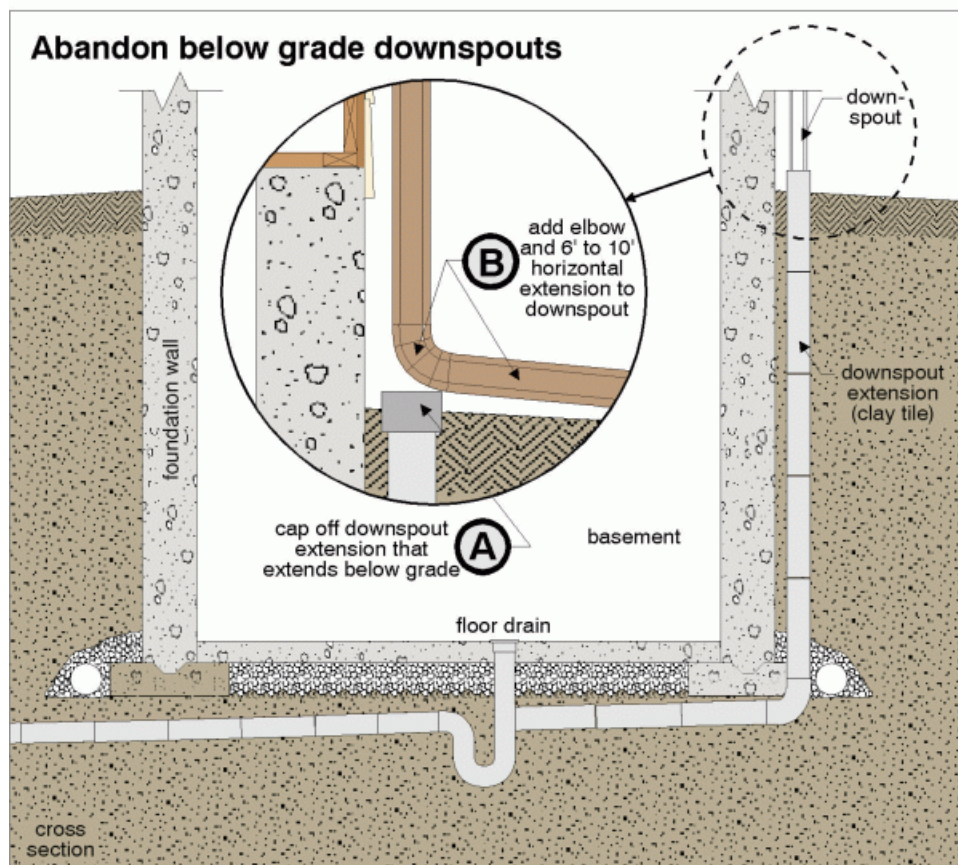
Time: Regular maintenance

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge below grade](#)

Downspouts discharge below grade - disconnect and discharge above grade at least 2 m / 6 ft away from foundation. (Unless special dispensation has been granted by the City).

Location: Various



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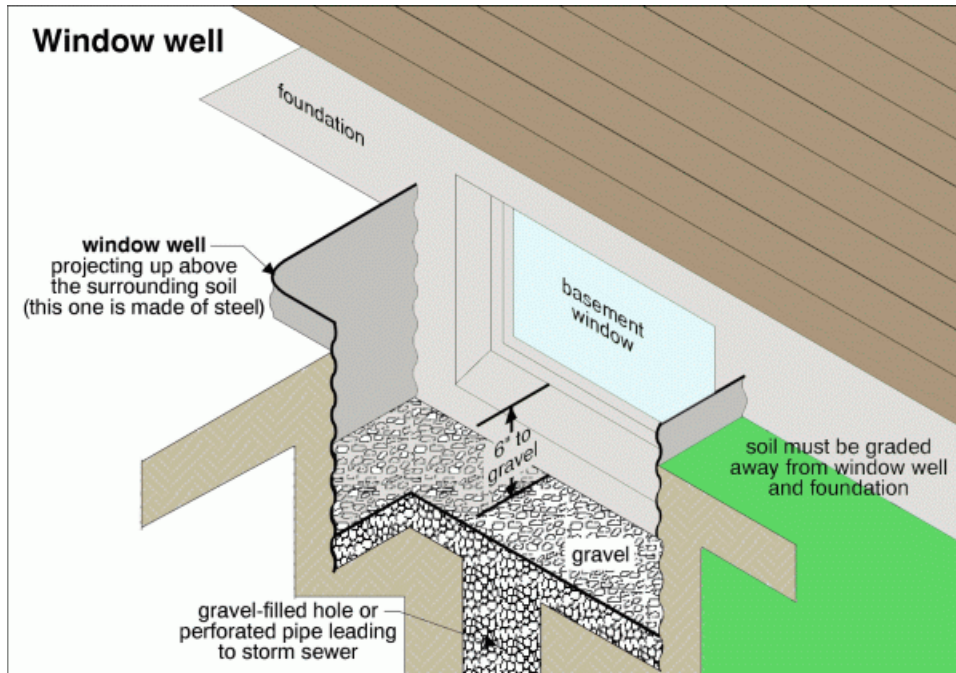
EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Missing](#)

Keep area properly sloped away from the foundation wall and clear of snow and debris to help prevent water infiltration.

Ensure sealant is in good repair.

Location: South



Missing

DOORS \ General

Condition: • Threshold - too low

Keep area(s) clear of snow and debris, including any drains to help prevent water infiltration. Ensure sealant at threshold is kept in good repair.

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Location: Various



Threshold - too low



Threshold - too low

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

Condition: • [Rot](#)

Weathered - Rot noted at various planks.

Location: Garage

Task: Repair

Time: (Damaged post should be repaired/replaced as soon as possible)



Weathered - Rot noted at various plank ends

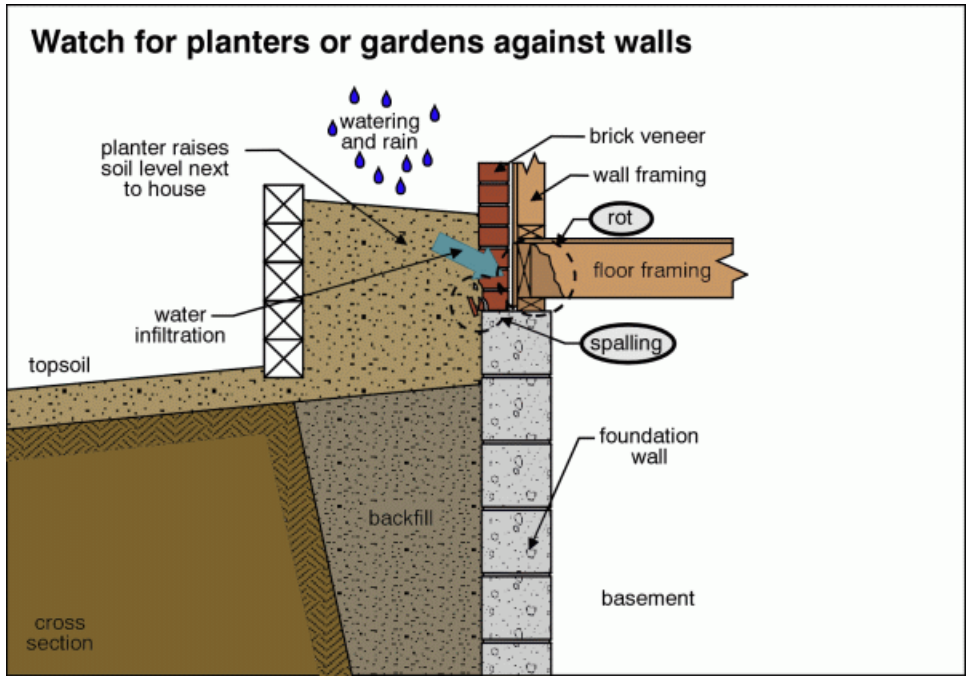


Rot at post

LANDSCAPING \ General

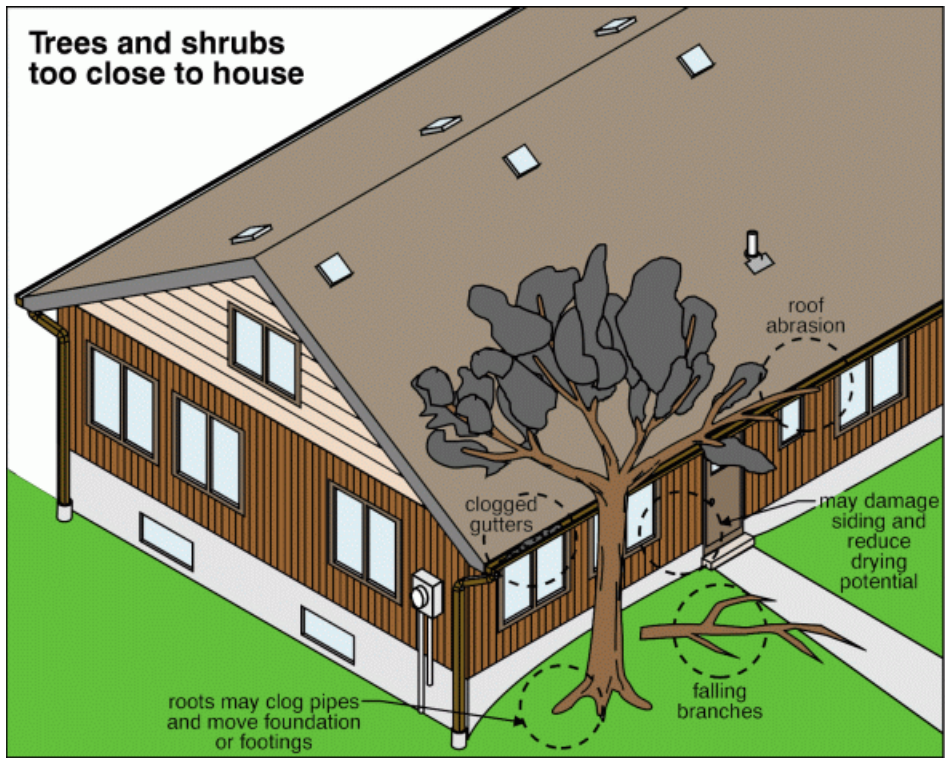
Condition: • [Planters and gardens against walls](#)

Because gardens tend to see water more frequently, these could be areas where moisture could enter the basement area. If basement leakage becomes an issue, relocation of the garden(s) may be necessary.



Condition: • [Trees or shrubs too close to building](#)

Several trees noted around home. Maintain these trimmed back so that branches do not contact roof or wall surfaces. Trees also can act as a conduit for vermin access to roof surface and possible entry. Have a qualified arborist check the health of large trees every few years.



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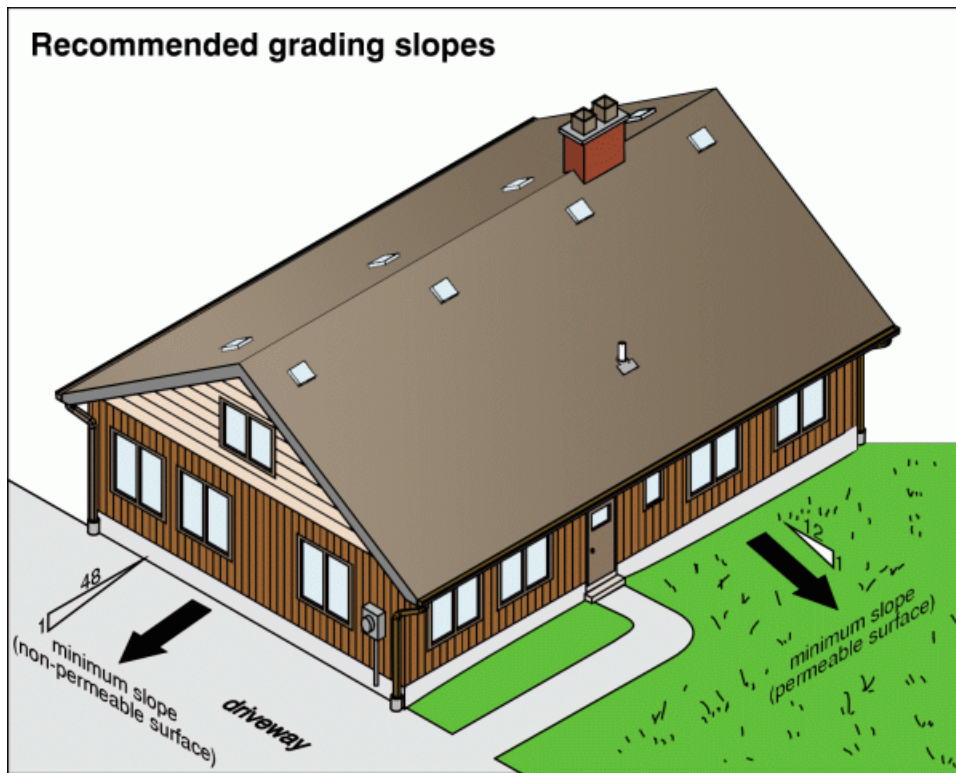
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LANDSCAPING \ Lot grading

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

Low areas at various sections around the house. A neutral or negative slope will hold moisture against the foundation and increase the possibility of water infiltration. Poor grading tends to pool water, creating a slip hazard in cold weather. Maintain a positive slope away from the house to help flush water away from the building. Low areas tend to pool water and keep it against the building making water infiltration more likely.



GARAGE \ General

Condition: • Prior repairs noted to walls. White stains show water has entered brick. Ensure sprinkler heads are properly positioned to irrigate lawns/ gardens, and not building surfaces.

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Prior repairs noted to walls...



White stains show water has entered brick...

Inspection Methods and Limitations

General: • Fences, gates, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

General: • Irrigation System is not evaluated as part of a Home Inspection.

General: • Swimming Pools, Spas, Fountains, Ponds, Water Features and related Equipment are not evaluated as part of a Home Inspection.

Inspection limited/prevented by: • New finishes/paint/trim • Storage in garage

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Description

- Configuration:** • [Basement](#) • [Crawlspace](#)
- Foundation material:** • [Masonry block](#) • Not visible
- Floor construction:** • [Joists](#)
- Exterior wall construction:** • [Wood frame](#) • [Masonry](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#)

Observations and Recommendations

FOUNDATIONS \ General

Condition: • Cracks are potential sources of Basement (or Crawl space) dampness or leakage. See INTERIOR: BASEMENT LEAKAGE.

FLOORS \ Concrete slabs

Condition: • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

Inspection Methods and Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Inspection limited/prevented by: • New finishes/paint

Crawlspace: • No access

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Description

- Service entrance cable and location:** • [Underground - cable material not visible](#)
- Service size:** • Not visible
- Main disconnect/service box type and location:** • [Breakers - basement](#)
- System grounding material and type:** • [Copper - water pipe](#)
- Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)
- Type and number of outlets (receptacles):** • [Grounded - typical](#)
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • No AFCI

Observations and Recommendations

General

- All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Poor access](#)

Panel covers not removed. Framing restricted access.

Service size not visible due to cabinetry. Appears to be 200amp service - verify.

Task: Further evaluation



Poor access to main disconnect



Panel covers not removed...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

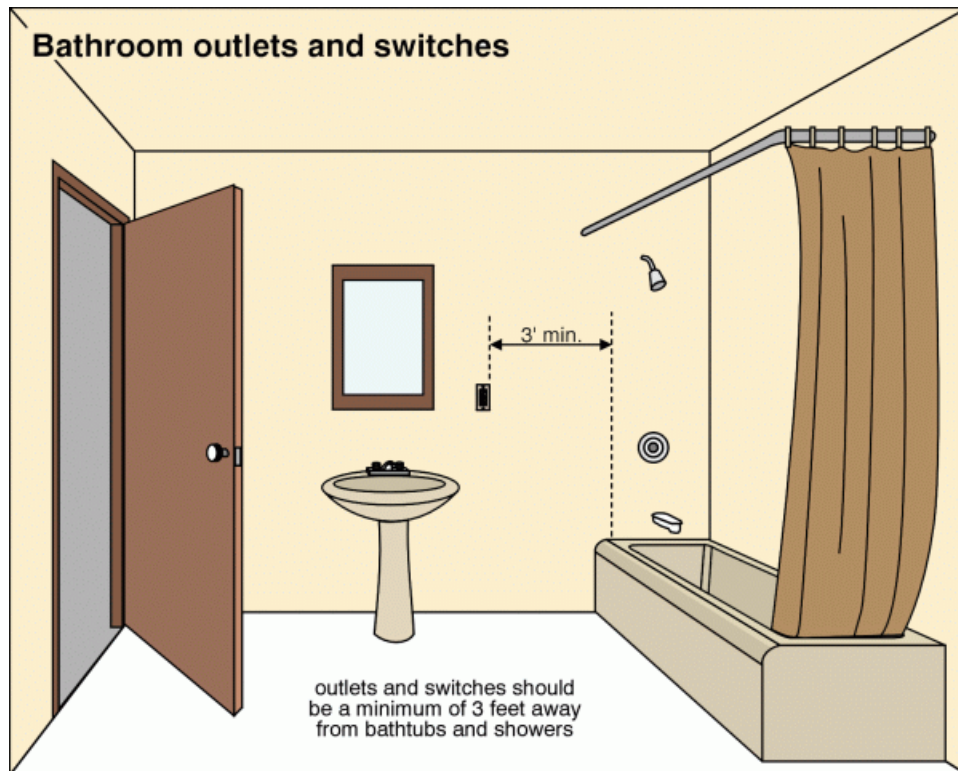
Condition: • Adding Ground Fault Circuit Interrupters (GFCIs) is a cost-effective safety improvement to existing homes. At an installed cost of roughly \$100 each, they provide enhanced protection against electric shock and are particularly useful near wet areas like outdoors, garages, and bathrooms). GFCIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.

DISTRIBUTION SYSTEM \ Switches

Condition: • [Location poor \(near Bathtub or Shower Stall\)](#)

Location: Master Bathroom

Task: Correct



Inspection Methods and Limitations

General: • Heating systems to melt snow on roof surfaces, driveways, walkways and steps are not included in a home inspection.

General: • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems.

Sampling - A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

Inspection limited/prevented by: • Main disconnect cover not removed - unsafe to do so.

Inspection limited/prevented by: • Restricted access

System ground: • Quality of ground not determined

HEATING

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Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Approximate capacity:

• [80,000 BTU/hr](#)

(Basement unit)

• [60,000 BTU/hr](#)

(Attic unit)

Efficiency:

• [High-efficiency](#)



High-efficiency



High-efficiency

Exhaust venting method: • [Induced draft](#)

Approximate age:

• [3 years](#)

(Both units)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Auxiliary heat:

• Radiant Floor Heating (Electric)

(Basement Bathroom)

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#) • Sidewall venting

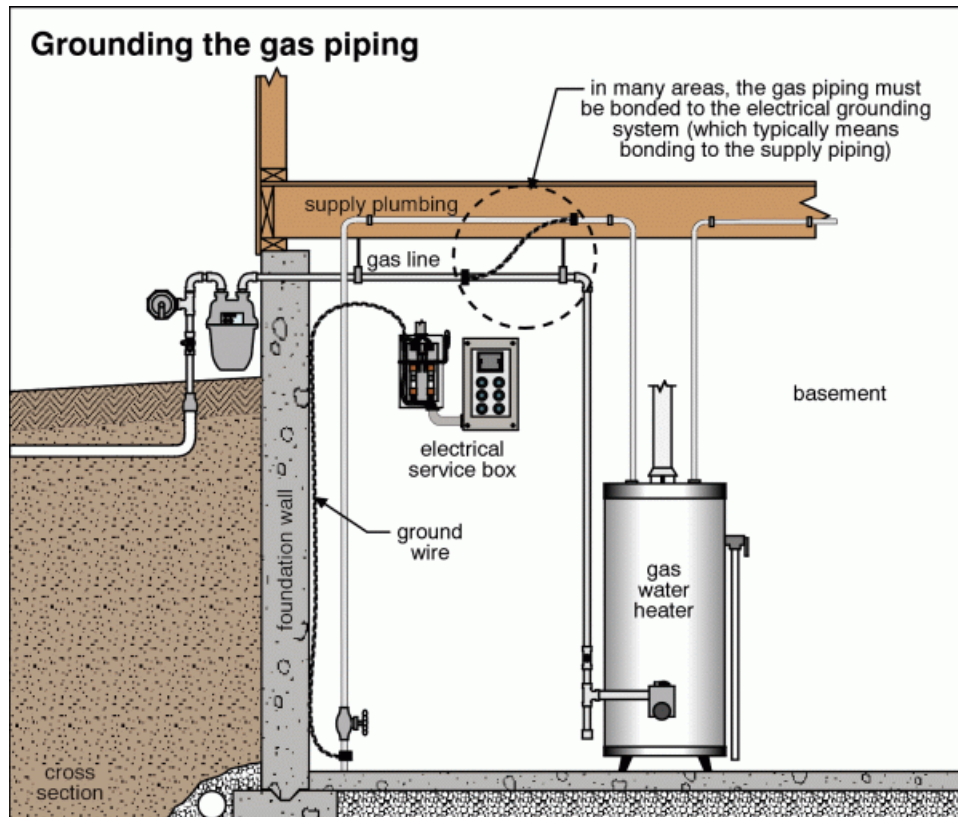
Observations and Recommendations

GAS FURNACE \ Gas piping

Condition: • Piping not properly bonded

Bonding wire not visible to gas furnace or water heater.

Location: Basement



GAS FURNACE \ General

Condition: • Humidifier insert dirty/ ineffective.

Location: Basement

Task: Replace

Time: Regular maintenance

GAS FURNACE \ Mechanical air filter

Condition: • Dirty Filter

Task: Replace

Time: Regular maintenance

GAS FURNACE \ Ducts, registers and grilles

Condition: • Ducts in crawlspace may be embedded in concrete. These should be video scanned for evidence of mould, rust and debris.

Location: West First Floor

FIREPLACE \ Gas fireplace

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

Inspection Methods and Limitations

Inspection prevented/limited by: • Radiant Floor Heating - performance cannot be evaluated during a home inspection

Inspection prevented/limited by: • A/C or heat pump operating • Chimney interiors and flues are not inspected

Safety devices: • Not tested as part of a building inspection

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

Heat exchanger:

• Only a small portion visible

The heat exchanger is substantially concealed and could not be inspected.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

Air conditioning type:

- [Air cooled](#)

2 units:

Manufacturer: Goodman. 3-years old. 24,000 BTU/hr. Services the second floor.

Manufacturer: Bryant. 17-years old. 30,000 BTU/hr. Services the basement and first floors.



Air cooled

- [Ductless system](#)

Manufacturer: Samsung, 8-years old, 12,000 BTU/hr



Ductless system

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

General

• Air conditioning systems are complex with life expectancies of 10 to 15 years, if well maintained and serviced regularly. An annual maintenance contract is strongly recommended.

Task: Inspect annually

Time: Regular maintenance

AIR CONDITIONING \ Life expectancy

Condition: • Aging

Although the system is near or at the end of its life expectancy, continue to use and maintain the unit until it fails.

Location: Manufacturer: Bryant

Task: Replace

Time: Unknown

Cost: \$3,000 - \$6,000

Condition: • [Inoperative](#)

Unit not cooling but fan working.

Location: Studio (Ductless Unit)

Task: Seller to repair



Fan working at indoor unit but not cooling

Inspection Methods and Limitations

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

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil

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- Attic/roof insulation material: • [Glass fiber](#)
- Attic/roof insulation amount/value: • [R-40](#)
- Attic/roof air/vapor barrier: • [Not visible](#)
- Attic/roof ventilation: • [Roof and soffit vents](#)
- Wall insulation material: • Not determined
- Foundation wall insulation material: • None in some areas • Not determined in some areas

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • We recommend that access be provided into the crawlspace so the area can be inspected. Access may provide information about insulation and ventilation, structure, and concealed problems.

ATTIC/ROOF \ Insulation

Condition: • Some evidence of animal or insect activity was noted in the attic. This is not unusual and no action is required. If activity is detected, a pest control company can be contacted for assistance.

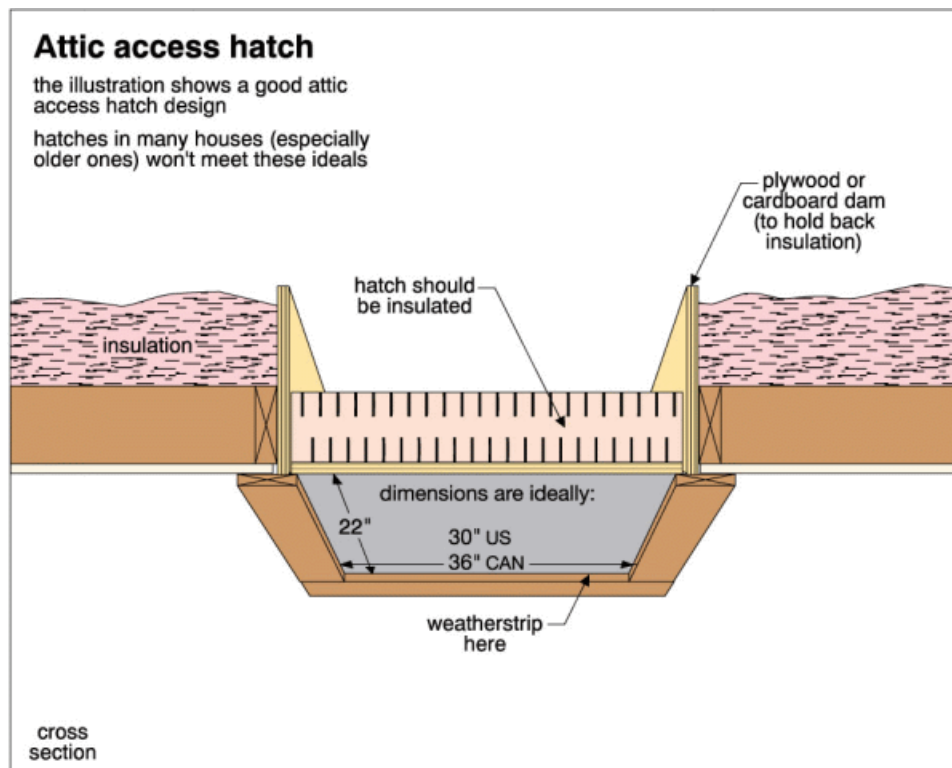
Condition: • Access Hatch: weatherstripping/fit less than ideal

Location: Various Attic

Task: Improve

Time: Less than 1 year

Cost: Minor



INSULATION AND VENTILATION

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Condition: • [Gaps or voids](#)

Uneven. For best results, insulation should be fluffy and uniform throughout attic space.

Location: West Attic

ATTIC/ROOF \ Duct

Condition: • [Not insulated in unconditioned space](#)

Task: Repair

Time: Less than 1 year



Not insulated in unconditioned space

FLOORS \ Floors over unheated areas

Condition: • Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

FOUNDATION \ Crawlspace ventilation

Condition: • Missing

Inspection Methods and Limitations

Inspection prevented by no access to: • Wall space - access not gained.

Inspection prevented by no access to: • Crawlspace

Attic inspection performed: • From access hatch

Roof ventilation system performance:

• Not evaluated

The performance of roof and attic ventilation are not verified as part of a home inspection.

Air/vapor barrier system: • Continuity not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Utility room



Main water shut-off valve

Water heater type: • [Conventional](#)

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

Water heater exhaust venting method: • Natural draft

Tank capacity: • 227 liters

Water heater approximate age: • New

Waste and vent piping in building: • Not visible in some areas.

Waste and vent piping in building: • [Plastic](#) • [Copper](#)

Floor drain location: • Near laundry area

Observations and Recommendations

General

• Domestic water heaters typically last 8 to 15 years, depending on several variables including type, usage levels and water quality. Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

SUPPLY PLUMBING \ Shut off valve

Condition: • [Leak](#)

Location: Basement Laundry Area

Task: Repair

Time: Immediate



Leak



Leak

SUPPLY PLUMBING \ Supply piping in building

Condition: • Risk of freezing of supply pipes in unheated space.

Location: Second Floor Hallway Bathroom, Master Bathroom Shower

Task: Improve

Time: If necessary

Cost: Depends on approach

WASTE PLUMBING \ Drain piping - performance

Condition: • A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipe. This is common on older properties, especially when mature trees are nearby. This is a great precautionary measure and can help prevent a sewage backup, although many homeowners wait until there are problems with the drains. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

WASTE PLUMBING \ Traps - performance

Condition: • 'P'-trap corroded.

Location: Second Floor Hallway Bathroom

Task: Replace

Time: Unpredictable

Cost: Minor



'P'-trap corroded

WASTE PLUMBING \ Venting system

Condition: • [Automatic air vents](#)

Location: Kitchen

Task: Monitor/ Replace

Time: If necessary

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

Location: Basement Bathroom Basin

Task: Improve

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • The glass is not protected from striking the marble enclosure - the door could shatter if the impact is sufficient.

*Door edge is very sharp.

Location: Master Bathroom

Task: Improve

Time: Immediate



The glass is not protected from striking...

Inspection Methods and Limitations

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

Items excluded from a building inspection: • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard.

Items excluded from a building inspection: • Water treatment equipment

Description

Windows: • [Fixed](#) • [Casement](#)

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

Evidence of basement leakage: • Dampness

Observations and Recommendations

WINDOWS \ General

Condition: • Some windows are old but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are roughly \$50 to \$100/sq. ft. for moderate quality units, installed. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

Condition: • Painted shut

Location: For example, East Second Floor Bedroom

Task: Service

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Location: Second Floor Laundry Room

Task: Repair / Replace



Cracked

WINDOWS \ Hardware

Condition: • [Broken](#)

Operating mechanism(s) damaged.

Location: For example, Center Second Floor Bedroom Laundry Room

Task: Repair



Broken



Broken

WINDOWS \ Storms and screens

Condition: • [Missing](#)

*Possibly in storage? Ask Seller for details.

Location: Various

Task: Provide

Time: As necessary

DOORS \ Doors and frames

Condition: • [Swings open or closed by itself](#)

Location: Master Bedroom

Task: Adjust

Condition: • Binds

Door rubs on frame. Door rubs on floor. Difficult to operate.

Location: Various Basement

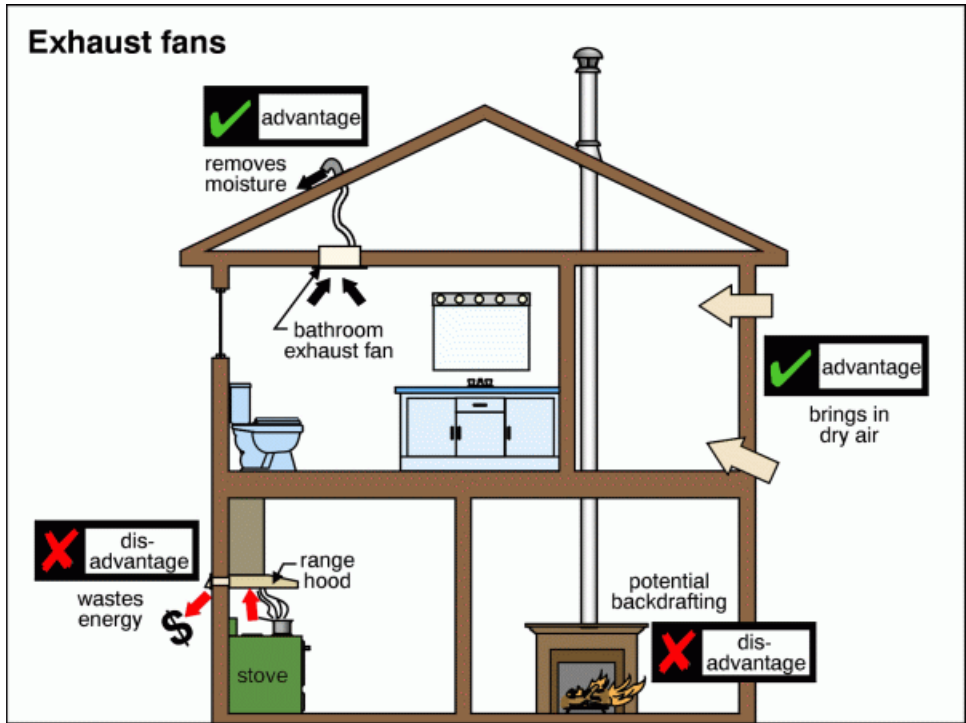
EXHAUST FANS \ General

Condition: • [Missing](#)

Desirable in bathroom areas. Cost is dependent on amount of work needed and quality/type of fan chosen.

*Exhaust should discharge to exterior.

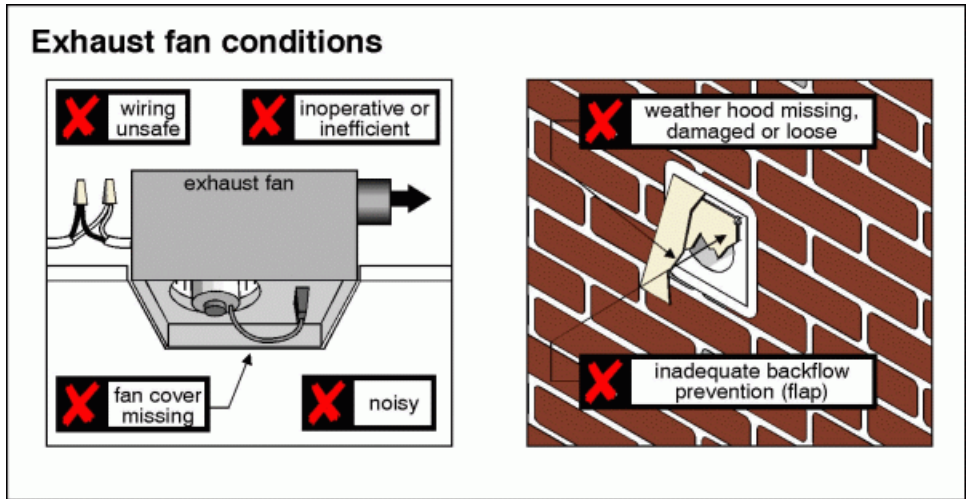
Location: Various For example, Second Floor Hallway Bathroom, Master Bathroom, Powder Room



Condition: • [Inadequate backflow prevention \(flap\)](#)

Location: East Exterior Wall Second Floor

Task: Replace



OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Damaged

BASEMENT \ Leakage

Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Condition: • Basement leakage frequency or severity cannot be predicted during a home inspection

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

Slightly elevated moisture levels noted in this area of the basement. Follow the steps in this section to systematically improve the exterior as best possible to divert as much moisture as possible away from the house. Cost will increase as you proceed down the list. Generally speaking, controlling your downspouts and providing improved grading will offer the most benefit for the least cost. See other comments in Exterior and Interior sections for best strategies to minimize the potential for future water problems in the basement. A dehumidifier is also advised (especially for the summer).

Location: East

Inspection Methods and Limitations

Inspection limited/prevented by: • Limited access to cabinets and closets • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection.

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

Not included as part of a building inspection: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Not included as part of a building inspection: • Cosmetic issues

Percent of foundation not visible: • 95 %

Basement leakage: • Basement leakage frequency or severity cannot be predicted during a home inspection

Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos.

END OF REPORT

IMPORTANT ADVICE FOR LOOKING AFTER YOUR HOME

Home maintenance is an important responsibility. It protects your investment, extends life expectancy and helps avoid significant expenses. This document is an integral part of the report, and will help you avoid many common problems and reduce costs.

Priority Maintenance and Home Set-Up

The **Home Set-Up and Maintenance** chapter in the Home Reference Book provides important information regarding things that are done once when moving in, as well as regular maintenance activities. Please be sure to follow these maintenance guidelines. The Home Reference Book is included under the **REFERENCE** tab in this report.

Basement/Crawlspace Leakage

Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions. Good maintenance of exterior grading, gutters and downspouts is critically important. For more details, please refer to Section 10 of the **Interior** chapter of the Home Reference Book, which is in the **REFERENCE** tab in this report.

Roof - Annual Maintenance

It is important to set up an annual inspection and tune-up program to minimize the risk of leakage and maximize the life of the roof. Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced.

Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years.

Exterior - Annual Maintenance

Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components. Grading around the home should slope to drain water away from the foundation to help keep the basement dry. Painting and caulking should be well maintained. Particular attention should be paid to horizontal surfaces where water may collect. Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

Garage Door Operators

The auto reverse mechanism on your garage door opener should be tested monthly. The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.

Electrical System – Label the Panel

Each circuit in the electrical panel should be labelled to indicate what it controls. This improves both safety and convenience. Where the panel is already labelled, the labelling should be verified as correct. Do not rely on existing labelling.

Ground Fault Interrupters and Arc Fault Circuit Interrupters

These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Heating and Cooling System – Annual Maintenance

Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement. Arrange the first visit as soon as possible after taking possession.

Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively.

For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

Bathtub and Shower Maintenance

Caulking and grout in bathtubs and showers should be checked every 6 months, and improved as necessary to prevent leakage and water damage behind walls and below floors.

Water Heaters

All water heaters should be flushed by a specialist every year to maximize performance and life expectancy. This is even more critical on tankless water heaters.

Washing Machine Hoses

We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished part of the home.

Clothes Dryer Vents

We recommend that vents for clothes dryers discharge outside the home. The vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces energy consumption and cost, as well as drying time for clothes. It also minimizes the risk of a lint fire inside the vent.

Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also be a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.

Fireplace and Wood Stove Maintenance

Wood burning appliances and chimneys should be inspected and cleaned before you use them, and annually thereafter. We recommend that specialists with a WETT (Wood Energy Technology Transfer, Inc.) designation perform this work. Many insurance companies require a WETT inspection for a property with a wood burning device.

Smoke and Carbon Monoxide (CO) Detectors

Smoke detectors are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors. Carbon monoxide detectors should be provided adjacent to all sleeping areas.

These devices are not tested during a home inspection. Detectors should be tested every 6 months, and replaced every 10 years. Batteries for smoke and carbon monoxide detectors should be replaced annually. If unsure of the age of a smoke detector, it should be replaced.

This is a copy of our home inspection contract and outlines the terms, limitations and conditions of the home inspection

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

The term Home Inspector in this document means the Home Inspector and the Home Inspection Company. The inspection is performed in accordance with the **STANDARDS OF PRACTICE** of the Ontario Association of Home Inspectors. To review the **STANDARDS OF PRACTICE**, click [here](#).

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the building. For more information on what a home inspection includes, click [here](#).

In addition to the limitations in the STANDARDS, the Inspection of this property is subject to Limitations and Conditions set out in this Agreement.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

The focus of the inspection is on major issues that may affect a reasonable person's decision to buy a home.

A Home Inspector is a generalist, rather than a specialist. The home inspection is a non-invasive performance review, rather than a design review. Home Inspectors do not perform calculations to determine whether mechanical, electrical and structural systems for example, are properly sized.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Inspection is a sampling exercise and is not technically exhaustive. The focus is on major issues, and while looking for major issues, we typically come across some smaller issues. These are included in the report as a courtesy, but it should be understood that not all issues will be identified.

Establishing the significance of an issue may be beyond the scope of the inspection. Further evaluation by a specialist may be required.

A Technical Audit is a more in-depth, technically exhaustive inspection of the home that provides more information than a Home Inspection. We have both services available. By accepting this agreement, you acknowledge that you have chosen a Home Inspection instead of a Technical Audit.

You also acknowledge that you have been offered and have declined a thermal imaging inspection to help identify hidden water problems.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified specialist to provide a more detailed analysis.

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes inaccessible elements such as wiring, heating, cooling, structure, plumbing and insulation.

Some intermittent problems may not be detectable on a Home Inspection because they only happen under certain circumstances. For 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 are concealed by finishes, storage or furnishings. Inspectors do not remove wall coverings (including wallpaper), lift flooring (including carpet) or move storage or furniture.

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

Home Inspectors do NOT determine whether or not any aspect of the property complies with past or present codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements. Codes change regularly, and most homes will not comply with current codes.

4) 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. Inspectors do NOT identify asbestos in roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. Inspectors do NOT look for lead or other toxic metals in such things as pipes, paint or window coverings. Health scientists can help in these areas.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. Home Inspectors do NOT look for, or comment on, the past use of chemical termite treatments in or around the property.

5) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mould or mildew. You should note that whenever there is water damage noted in the report, there is a possibility that mould 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, mould and allergens at additional cost.

6) WE DON'T LOOK FOR BURIED TANKS.

Home Inspectors do not look for fuel oil, septic or gasoline tanks that may be buried on the property. If there are fuel oil or other storage tanks 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 investigate.

7) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the fee will apply.

8) REPORT IS FOR OUR CLIENT ONLY.

The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with Carson Dunlop if they intend to rely on this report. Carson Dunlop will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection and report are not a guarantee, warranty or an insurance policy with regard to the fitness of the property. A home warranty is available.

10) 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.

11) LIMIT OF LIABILITY

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 OR \$1,000, WHICHEVER IS GREATER.

12) TIME PERIOD

The Client acknowledges and agrees that the timeframe for commencement of legal proceedings by the Client against the Inspector for damages suffered by the Client as a result of alleged errors, omissions, breaches of contract and/or negligence by the Inspector shall not be later than two (2) years from the date of the inspection.

13) LEGAL ADVICE

The Client has had such legal advice as the Client desires in relation to the effect of this Contract on the Client's legal rights.

14) CLIENT'S AGREEMENT

The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



CARSON DUNLOP HOMEOWNERS' ASSOCIATION

FREE SERVICES – GREAT SAVINGS

Congratulations - you have been enrolled in our Homeowners' Association, a **not-for-profit** that provides exclusive member benefits.

You are eligible to receive:



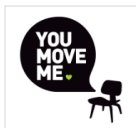
\$200 in Free Home Repair and Maintenance from Setter Home Services
(where available)

[Learn more](#)



\$200 in Free Heating or Cooling Tune-Up from AtlasCare

To redeem, please call **416-626-1785** and ask for the Carson Dunlop promo.



\$100 Gift Card from You Move Me (Moving Company)

[Learn more](#)



\$70 Gift Card from 1-800-GOT-JUNK?

[Learn more](#)

Home and Auto Insurance

Save up to \$600 per year with group home and auto insurance rates, including coverage for difficult-to-insure systems like Kitec piping and knob-and-tube wiring (*depending on your report*).



David Slack Insurance Brokers LTD.

Save 15% off home and auto insurance with David Slack Insurance Brokers

[Call Dave Slack at \(800\) 971-1363](#)



TD Insurance Home and Auto

Get preferred pricing on home and auto insurance from TD Insurance.

[Learn more about TD Insurance](#)

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ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, although homes built after 1990 are unlikely to have asbestos. Moisture problems may result in visible or concealed mould. There are many sources of indoor air quality issues.

An Environmental Consultant can assist with these types of issues. If you need help, call us at 416-964-9415. More information is available by clicking on the links below.

ASBESTOS

[Health Risks of Asbestos](#) - Government of Canada

VERMICULITE

[Vermiculite Insulation Containing Amphibole Asbestos](#) - Health Canada

MOULD

[MOISTURE AND AIR A Guide for Understanding and Fixing Interior Moisture Problems in Housing](#) - Canada Mortgage and Housing Corporation

AIR QUALITY

[Indoor Air Quality](#) - Health Canada

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

