

Your Inspection Report



250 Annette St
Toronto, ON



PREPARED FOR:
ANA SANTOS

INSPECTION DATE:
Friday, October 18, 2019

PREPARED BY:
Philip Falcone, RHI



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report

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

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www.carsondunlop.com
inspection@carsondunlop.com



October 19, 2019

Dear Ana Santos,

RE: Report No. 69815
250 Annette St
Toronto, ON

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.

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

250 Annette St, Toronto, ON October 18, 2019

Report No. 69815

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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 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.

Plumbing

WASTE PLUMBING \ Floor drain

Condition: • [Not found](#)

The location of the floor drain was not determined, it is unusual for a home not to have one. It may be concealed by storage or appliances. A drain in the basement should be located near the hot water tank, at the lowest point in the floor. If no floor drain is present, we recommend that one be installed (\$150-\$300 per linear foot).

Task: Verify or Provide

Time: Unknown

Cost: \$1,000 - and up

Interior

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.

CONCLUSION

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.

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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.

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 \$1,000.

END OF OVERVIEW

Description

The home is considered to face : • South

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

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.

*Different roof ages noted. While the north additions have shingles that are newer, the main house shingles appear to be within the last half of their normal life expectancy. A few more years of service are expected from this roof covering, although some maintenance may be required to help extend their useful life.

Task: Inspect annually



Roof coverings wear out and are replaced...



Roof coverings wear out and are replaced...

SLOPED ROOFING \ Asphalt shingles

Condition: • [Patched](#)

*Prior repairs noted. Nail heads exposed - potential leak. A dab of sealant overtop the nail head(s) would help reduce the risk of moisture infiltration. (No visible evidence of staining/moisture entry noted).

Location: North

Task: Monitor

Time: Ongoing

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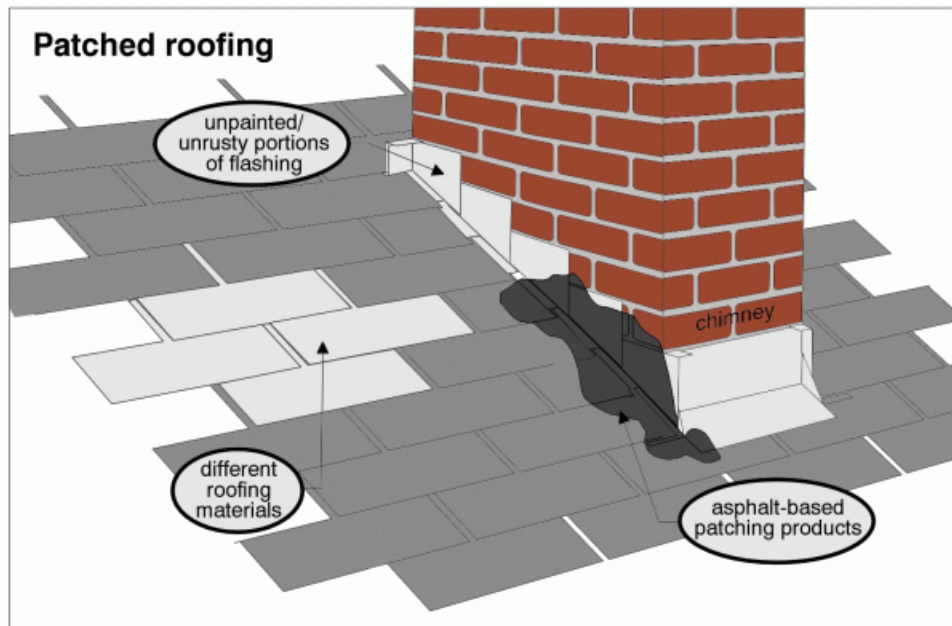
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Patched

SLOPED ROOF FLASHINGS \ General

Condition: • Inspect during annual tune-up.

*Carefully inspect flashings at roof/wall intersections, around plumbing stacks, roof vents and chimney areas for example.

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • [Kickout flashing - missing](#)

Without a kickout flashing, water traveling down the shingles may be redirected down the wall during heavier rains.

Location: For example, Northeast

Task: Provide

Time: As soon as practical

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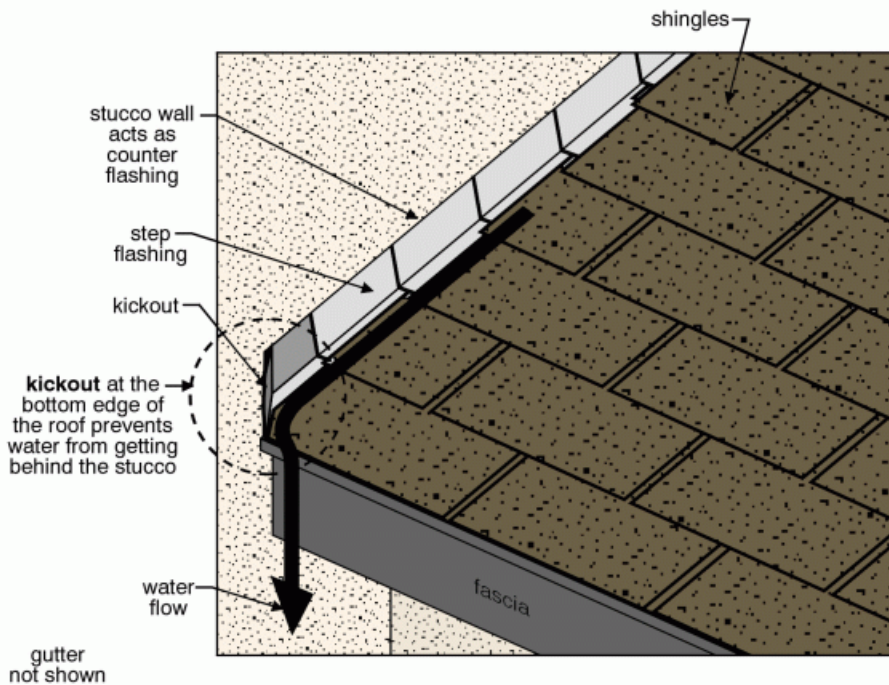
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Kickout prevents siding/wall damage



Kickout flashing - missing

Inspection Methods and Limitations

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

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

Inspection performed: • Camera on extension pole

Inspection performed: • With binoculars from the ground

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Description

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

Downspout discharge: • [Above grade](#)

Wall surfaces and trim: • [Brick](#)

Retaining wall: • [Concrete](#)

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Missing gutter section.

Location: Northeast



Missing gutter section

Condition: • [Clogged](#)

Location: For example, South

Task: Clean

Time: Regular maintenance

ROOF DRAINAGE \ Downspouts

Condition: • [Damage](#)

*Seams split.

Location: Southwest

Task: Repair / Replace

Time: As soon as possible

Cost: Minor

Downspouts - common leakage areas

leaking elbows and seams

split along back seam

clogged

staining or efflorescence

Condition: • [Discharge onto roofs](#)

Upper roof discharges onto lower roof - In order to help prevent pre-mature wear of lower roof surface, a downspout extension into the lower gutter system is recommended.

Location: North Third Floor

Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear

end cap

downspout

Condition: • Loose

Location: Southwest

Task: Secure

Time: As soon as possible

WALLS \ Masonry (brick, stone) and concrete

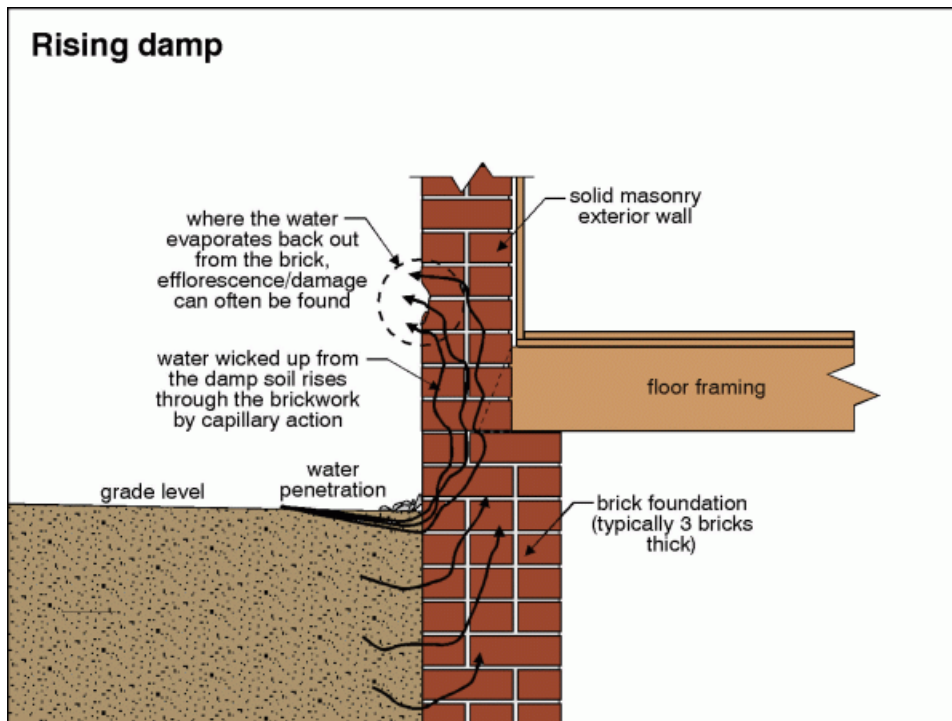
Condition: • [Masonry deterioration](#)

Mortar/masonry deterioration. Not unusual for this vintage of home. Damage likely due to snow build-up against wall.

Keep perimeter of home clear of snow and debris.

One of the most common types of masonry repair is "tuckpointing"--fixing major holes/cracks in the mortar joints between bricks. Mortar around brick pulls water out from the bricks and helps to dry them out. Missing or cracked mortar can mean bricks hold water longer and thus they can decay faster. Mortar usually deteriorates first, then the bricks after that.

Location: For example, Southwest



Condition: • [Parging damaged or missing](#)

Loose/hollow sounding areas.

Location: For example, Northeast

Task: Repair

Time: As required

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Parging damaged or missing



Parging damaged or missing

WINDOWS AND DOORS \ General

Condition: • Sealant around windows and doors: Ensure sealant is in good repair to help keep water out. Regularly check at sills, around door areas and any other wall openings as well.

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Sill deteriorated](#)

Damaged, deteriorated sills.

*Water can enter where mortar/masonry is missing or has deteriorated and damage area behind. Regularly check at sills, around door areas and any other wall openings as well.

Seal gaps/ cracks to help keep moisture out and to help prevent further damage.

Location: For example, East First Floor

Task: Repair

Time: As necessary

Cost: Depends on approach



Example: Sill deteriorated



Example: Sill deteriorated

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Window close to grade in well.

Increase threshold height by lowering well depth.

Location: South

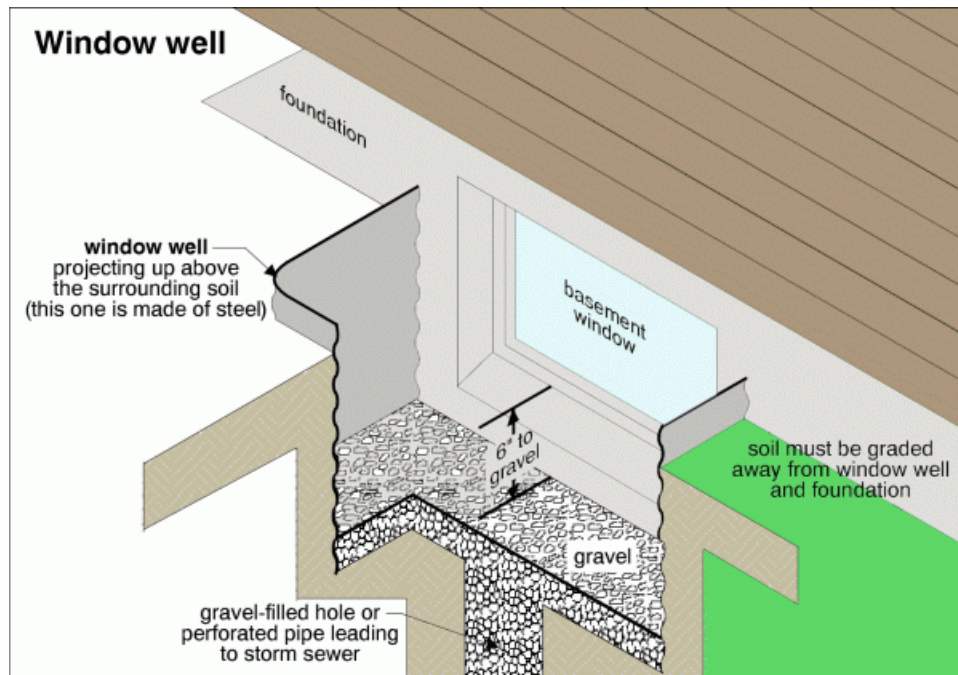
Condition: • [Missing](#)

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

Ensure sealant is in good repair.

*Cost of installing a proper window well- \$1,000 and up each.

Location: East



LANDSCAPING \ General

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

*Mature tree(s)/shrubs noted. Branches should be maintained so that they 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.

Location: South

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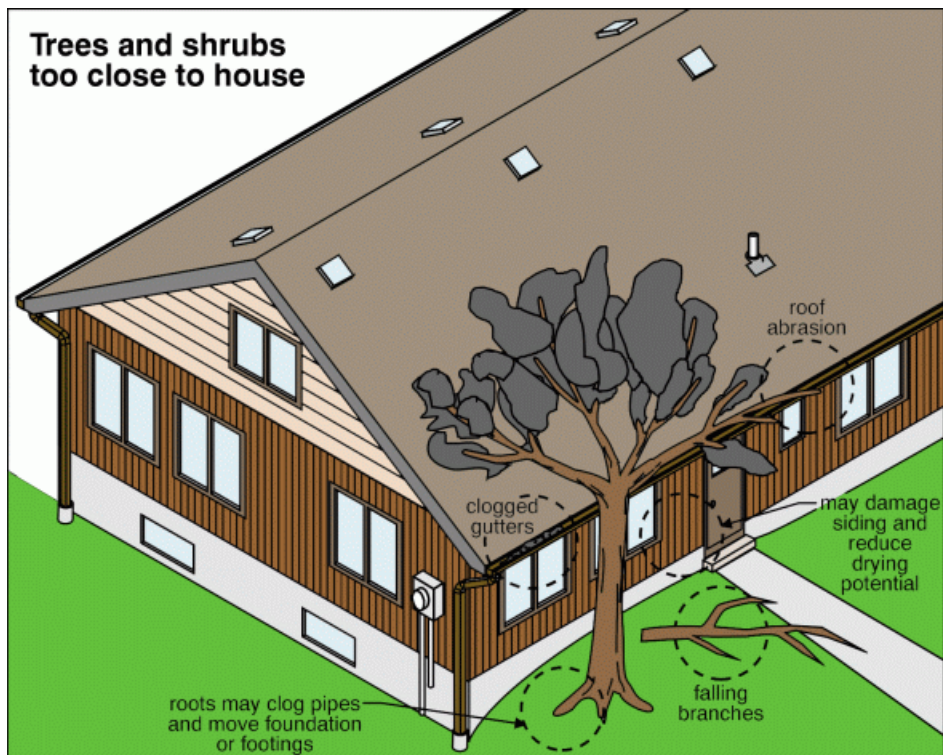
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LANDSCAPING \ Retaining wall

Condition: • [Cracked](#)

*Railing missing - provide.

Location: South (near sidewalk)

Task: Monitor / Repair

Time: When necessary

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage • New finishes/paint/trim • Poor access under steps, deck, porch • Inaccessible wall

No or limited access to:

- West wall
- (Inspect monthly)

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Exterior natural gas BBQ connections (if present).

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Outbuildings other than garages and carports

Description

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

Foundation material: • [Poured concrete](#) • [Stone](#) • Not visible

Floor construction: • [Joists](#) • Wood columns • Masonry columns • Wood beams

Exterior wall construction: • [Wood frame](#) • [Masonry](#)

Roof and ceiling framing: • Not visible

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

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

Description

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

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)



Breakers - basement (panel cover removed)

System grounding material and type: • Bonding (for Gas Piping) present

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 - upgraded](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#) • AFCI - panel

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.

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • No active knob-and-tube noted during inspection.

*Ask for certificate from ESA (Electrical Safety Authority) to verify.

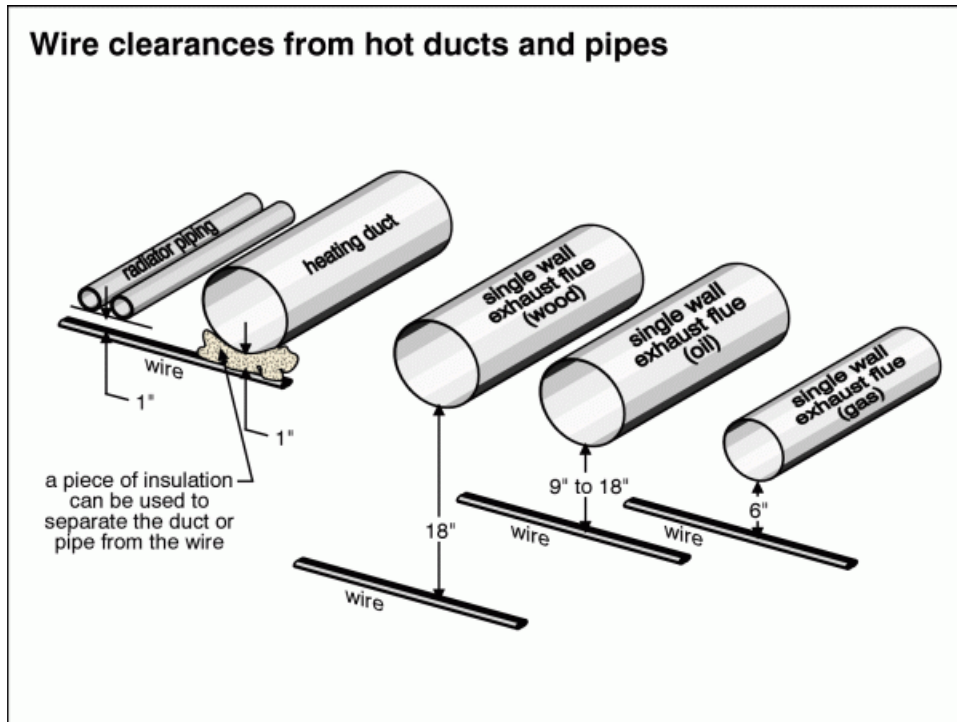
DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Too close to duct, pipe, vent or chimney](#)

Wires touching ductwork. Some non-combustible insulation, such as fibreglass, placed between the wires and ductwork would work here.

Location: Various Basement

Task: Protect



DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

*There may be a power switch on the interior that controls outlet - not found.

Location: Beside South Porch

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • [Too few outlets](#)

*Kitchen islands should have outlets to prevent cords from stretching across aisle.

Location: Kitchen

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Location: Various Kitchen

Task: Repair

Inspection Methods and Limitations

General: • 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. • Pot lights not verified as rated for use in insulated ceilings. This should be checked by a qualified electrician.

System ground: • Quality of ground not determined

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Determination of the age of smoke and carbon monoxide alarms

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency:

• [High-efficiency](#)



High-efficiency

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

Approximate age: • [7 years](#)

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

Main fuel shut off at: • Meter

Fireplace/stove: • [Wood-burning fireplace](#)

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

Observations and Recommendations

GAS FURNACE \ Cabinet

Condition: • [Rust](#)

*Some cabinet rust noted - no active moisture noted at time of inspection.

GAS FURNACE \ Ducts, registers and grilles

Condition: • Duct layout typical of older house. Seasonal airflow adjustment may be required for more even heating/cooling. Consult HVAC specialist for further advice if necessary.

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • Chimney cap missing

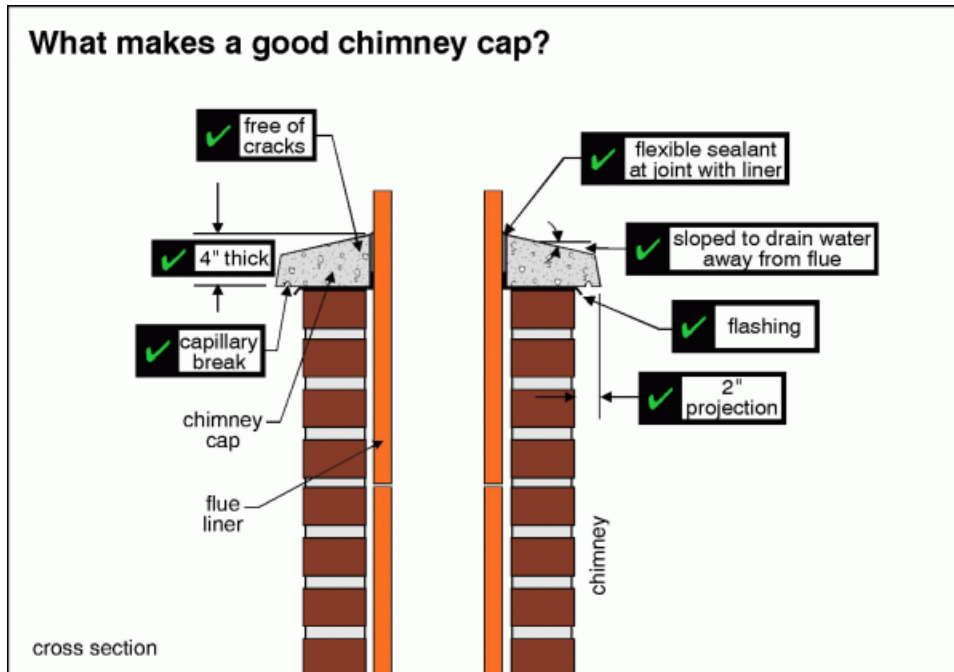
Ideally, a concrete or stone cap would be installed to protect the brickwork at the top of the chimney. This would reduce

the wear and ultimately the maintenance on the chimney.

Location: East

Task: Provide

Time: If desired



FIREPLACE \ General

Condition: • The fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the unit is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association)

*Masonry damage noted at firebox.

Inspection Methods and Limitations

Inspection prevented/limited by: • Vent connectors, chimney interiors and flues are not inspected • Cannot verify proper operation of air filter

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

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

Heat exchanger: • The heat exchanger, which is the heart of the system, is not visible for the most part. This is typical of modern systems. It is normally checked during annual heating tune-ups.

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

Not included as part of a building inspection: • Humidifiers and dehumidifiers

Description

Air conditioning type:

- [Air cooled](#)



Air cooled

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

Compressor approximate age: • 6 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ General

Condition: • The home is equipped with a 6-year old air conditioner. These systems are complex with life expectancies of 10 to 15 years, if well maintained and serviced regularly. An annual maintenance contract is strongly recommended to improve comfort, reduce energy costs and prolong the life of the equipment. See Appendix for more information.

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperatures prevented testing in the cooling mode.

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

Description

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Roof vent](#)

Foundation wall insulation material: • Sprayed foam. • None in some areas • Not determined in some areas

Crawlspace ventilation: • [Into basement](#)

Observations and Recommendations

General

• Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

RECOMMENDATIONS \ Overview

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

*Access hatch sealed. Obstructed by cabinetry.

Time: As soon as practical

Inspection Methods and Limitations

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

Inspection prevented by no access to:

• Attic

No access available to inspect attic area or complete roof structure. Ask Seller for construction details - type, amount of insulation, etc. (if known).

*Further evaluation is recommended.

Crawlspace inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

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:

- Front of the basement



Main water shut-off valve

Water heater type:

- [Conventional](#)



Conventional

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

Water heater exhaust venting method: • Induced draft

Water heater tank capacity: • 189 liters/50 US gallons

Water heater approximate age: • 6 years

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

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

Pumps: • [Sump pump](#)

Floor drain location:

- Near laundry area
(Second Floor)
- Not visible

Backwater valve:

- None noted

*These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement.

Observations and Recommendations

General

- Domestic water heaters typically last 10 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.

WASTE PLUMBING \ Drain piping - installation

Condition: • Clean out sits proud at driveway. Cap missing - debris noted within.



Clean out sits proud at driveway...

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 \ Floor drain

Condition: • [Not found](#)

The location of the floor drain was not determined, it is unusual for a home not to have one. It may be concealed by storage or appliances. A drain in the basement should be located near the hot water tank, at the lowest point in the floor. If no floor drain is present, we recommend that one be installed (\$150-\$300 per linear foot).

Task: Verify or Provide

Time: Unknown

Cost: \$1,000 - and up

WASTE PLUMBING \ Venting system

Condition: • Height above roof excessive (risk of frost closure)

*Excess waste pipe exposure at exterior wall.

Location: Northwest

Task: Monitor / Repair

Time: If necessary



Excess waste pipe exposure at exterior wall

WASTE PLUMBING \ Sump pump

Condition: • *Discharge point not visible. Sump should discharge at least 6 to 10 feet away from foundation walls.

Condition: • Backup Pump (battery-powered) - missing (recommended in case of power outage)

*It appears the Sump Pit is acting as the floor drain. Ensure regular testing of the pump.

FIXTURES AND FAUCETS \ Faucet

Condition: • [Drip, leak](#)

Location: Kitchen

Task: Seller to repair

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

Drain-stop not connected or difficult to operate.

Location: Third Floor Bathroom Basin, Powder Room Basin

Task: Repair

FIXTURES AND FAUCETS \ Bathtub

Condition: • Caulking and grout should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

FIXTURES AND FAUCETS \ Shower stall

Condition: • Caulking and grout should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Leak](#)

Location: Second Floor Bathroom

Task: Seal



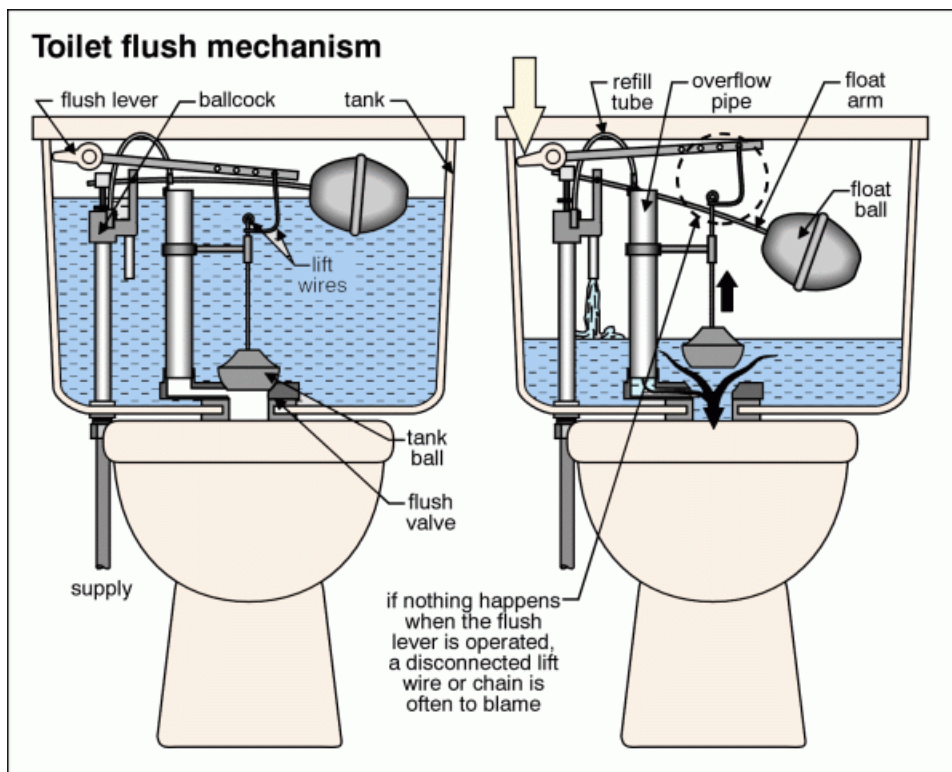
Leak

FIXTURES AND FAUCETS \ Toilet

Condition: • [Running continuously](#)

Location: Third Floor Bathroom

Task: Repair



Inspection Methods and Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

Description

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

Exterior doors - type/material: • Hinged

Observations and Recommendations

General

- Interior work in progress.
- Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

FLOORS \ General

Condition: • Sloped

Sloping floors are quite common in older and renovated houses and the causes can be numerous. Often it can be attributed to age (gravity/sagging). Other times it can be structure that is undersized or has been altered or damaged over the years (e.g. notched floor joists, excessive spans, rearranged/removed walls, etc.) and sometimes it is simply workmanship. Some people will regard this as 'character'; others may judge it as a deficiency. The cost to improve is not determined and will depend on an individual's tolerance for fit and finish.

Location: First Floor

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.

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Location: South Third Floor Bedroom

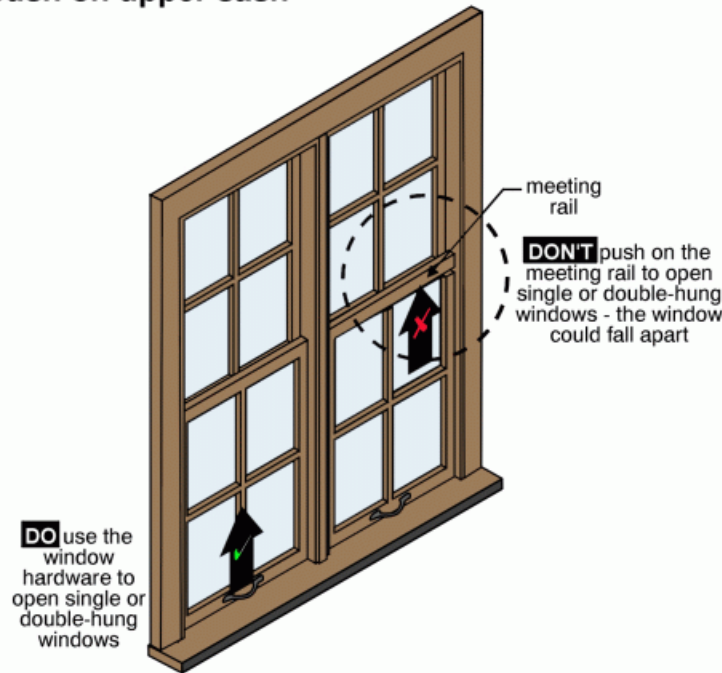
Task: Repair / Replace

WINDOWS \ Sashes

Condition: • [Inoperable](#)

*Various windows painted shut.

Don't push on upper sash



Condition: • [Broken sash cord/spring](#)

WINDOWS \ Storms and screens

Condition: • [Missing](#)

*Possibly in storage? Ask Seller for details.

Location: For example, Second Floor Bathroom

EXHAUST FANS \ General

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

Location: Northeast Exterior Wall

Task: Repair / Replace

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.)

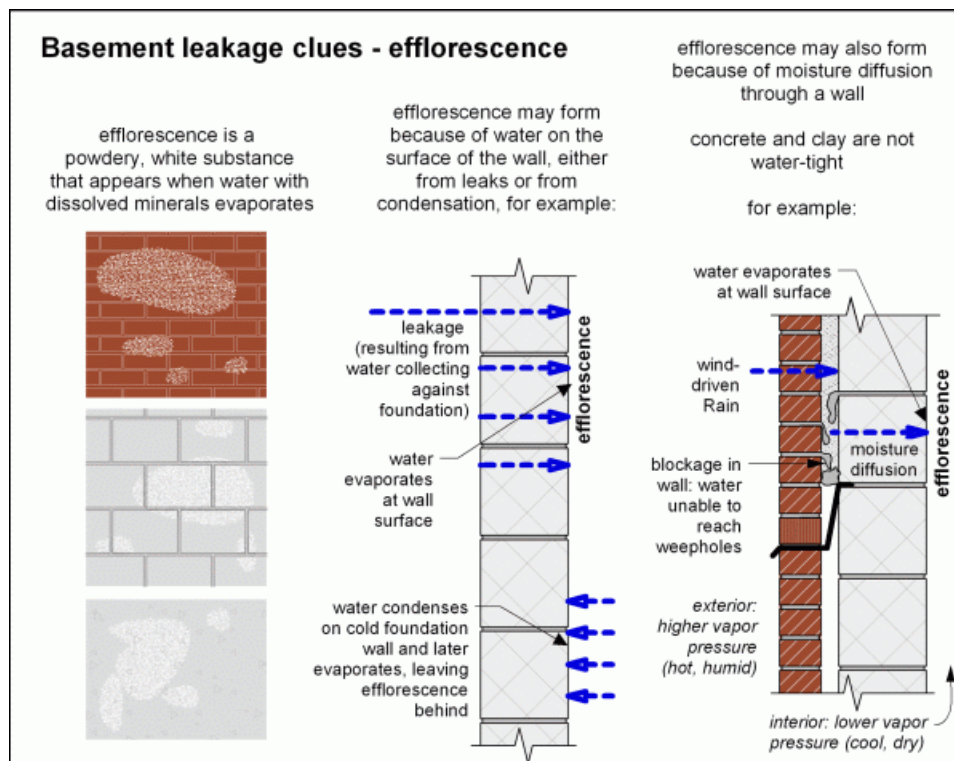
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

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

BASEMENT \ Wet basement - evidence

Condition: • [Efflorescence](#)

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).



BASEMENT \ Wet basements - corrective action noted

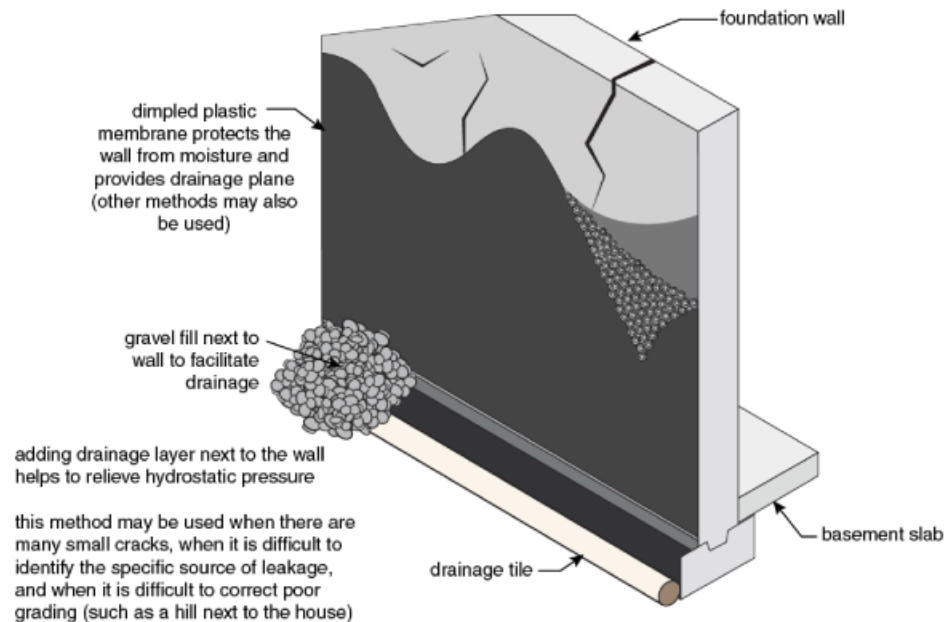
Condition: • [New dampproofing material](#)

Interior drainage system noted.

*Ask Seller for construction details/warranty information - if any.

Location: Basement

Crack repair – drainage layer



Interior drainage system noted



New dampproofing material

Inspection Methods and Limitations

Inspection limited/prevented by: • Limited access to cabinets and closets • Perimeter drainage tile around foundations is not visible.

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, elevators, smoke detectors and carbon monoxide detectors. • 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: • 40 %

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.

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. We strongly recommend photoelectric smoke detectors rather than ionization type 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.

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.



CARSON DUNLOP HOMEOWNERS' ASSOCIATION

As a Carson Dunlop client, you receive complimentary membership in the Carson Dunlop Homeowners Association. We partner with reputable companies to bring you exceptional value and group discounts. Carson Dunlop receives no revenue from these partners.

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Questions? Call us at 800-268-7070

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 <http://www.oahi.com/download.php?id=138>.

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 <http://www.carsondunlop.com/home-inspection-services/home-inspection-what-to-expect/>.

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, storage or furniture. This includes inaccessible elements such as wiring, heating, cooling, structure, plumbing and insulation.

Intermittent problems may not be visible 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.

Representative sampling is used for components where there are several similar items. The list includes but is not limited to – roof shingles, siding, masonry, windows, interior doors, electrical wiring, receptacles and switches, plumbing pipes, heating ducts and pipes, attic insulation and air/vapor barriers, and floor, wall and ceiling surfaces.

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.

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.

The client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Carson Dunlop within 10 business days of discovery. Further, the client agrees to allow Carson Dunlop the opportunity to re-inspect the claimed discrepancy except for an emergency condition, before the client or client's agent, employees or independent contractor repairs, replaces, alters or modifies the claimed discrepancy. The client understands and agrees that any failure to notify Carson Dunlop as stated above shall constitute a waiver of any and all claims the client may have against the inspector and/or Carson Dunlop.

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.

APPENDIX

250 Annette St, Toronto, ON October 18, 2019

Report No. 69815

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

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.

X

Name (Print)

Signature

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