



Your Inspection Report

5432 Main St
Toronto, ON



PREPARED FOR:

MR. SAMPLE

INSPECTION DATE:

Thursday, February 24, 2011

PREPARED BY:

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SUMMARY

5432 Main St, Toronto, ON February 24, 2011

Report No. 24497, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

Note: For the purpose of this report the building is considered to be facing **South**.

INTRODUCTION

This Summary lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the provided hyperlinks.

EXTERIOR

LOT GRADING \ (2.0/7.0)

Condition: • [Grading directs water toward house](#)

Neighbour has added a lot of material around his home and has created a grading problem towards the back of the house. Your NE downspout now empties into a low area that cannot drain very effectively. Redirecting the downspout will improve conditions but the grading may have to be built up at this corner to create a swale or ditch that will keep water away from the foundation. Pay very close attention to this area during the rainy season to determine if improvements are needed. Building up may be complicated as the gate will have to be modified as well. A landscape architect may have other ideas on how to improve drainage here.

Location: Northeast Exterior

Task: Improve

Time: If necessary

Cost: Depends on work needed - potentially \$2,500 and up

EXTERIOR STRUCTURE \ Railings (5.2)

Condition: • [Missing](#)

Missing handrail at porch is a fall hazard for small children.

Location: Rear Porch

Task: Provide

Time: Immediate

Cost: \$1,000 - and up

INSULATION

ATTIC \ Insulation (3.1)

Condition: • [Insulation level below modern standards \(R 40\)](#)

Insulation has been significantly compressed by vermin activity. Some clean up will also be needed at the soffit areas.

Task: Improve

Time: Less than 1 year

Cost: \$1,500 - \$3,000

END OF SUMMARY

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. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

Descriptions

General: • High-quality materials

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

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

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

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

Probability of Leakage: • [Low](#)

Life Expectancy: • The roof covering appears to be within the first half of its normal life expectancy. • Several more years of service are expected from this roof covering, with regular maintenance.

Chimneys: • [None](#)

Observations and Recommendations

VULNERABLE AREAS \ 1.14.1

Condition: • [Tree branches rubbing against roof cause wear](#)

Trees will also allow vermin to access roof

Location: Northeast Roof

Task: Improve

Time: Regular maintenance



keep branches trimmed back

Condition: • [Upper roof draining onto lower roof causes wear](#)

Gutters on dormers are clogged with organic material. As rain water drains through this muck it will stain the shingle covering on the lower roof. Consider re-sloping the small sections of gutter and installing downspouts that drain directly into the lower gutter.

Location: West Roof

Task: Improve

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Time: Discretionary

Cost: Minor



clogged with leaves and debris

Condition: • [Valleys converging creates a vulnerable area for roof leaks](#)

Small sections of roof between dormer and west peak will see a lot of water and will wear more quickly.

Location: West Roof

Task: Monitor



water gets funnelled through a narrow section

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Inspection Methods and Limitations

Roof inspection method: • Binoculars from the ground • Ladder at the edge of the roof

Roof inspection limited/prevented by: • Deck covering roof • Flashing not visible • Height • Slope - too steep to walk
• Snow/ice • Trees

Descriptions

Gutters and Downspouts (1.0): • [Aluminum](#)

Gutter and Downspout Discharge (1.0): • [Discharge above grade](#)

Wall Surfaces (3.0): • [Brick](#) • [EIFS \[Exterior Insulation and Finish System\]](#) • [Stone](#)

Observations and Recommendations

DOWNSPOUTS \ 1.0

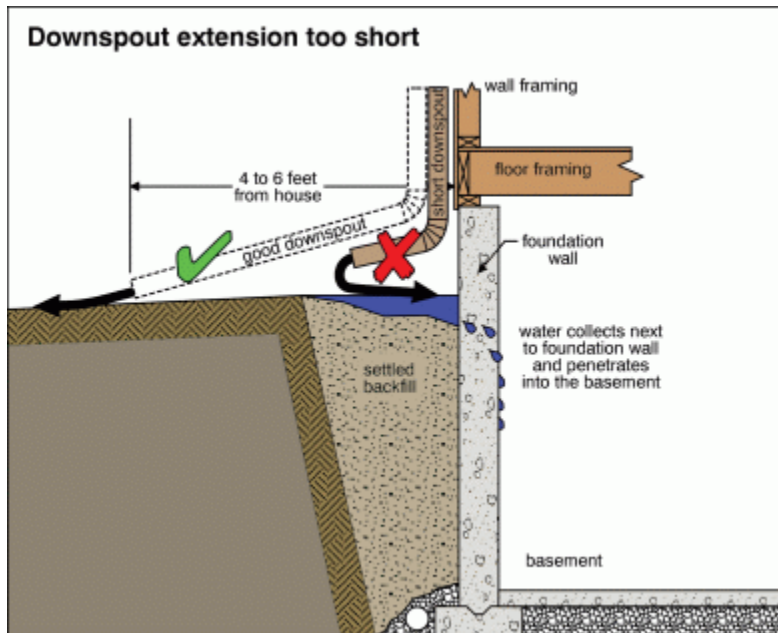
Condition: • [Downspout ends too close to home. It should direct water at least 6 feet from building.](#)

Location: Throughout

Task: Improve

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)

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beside garage



at NE corner

Condition: • [Ends too close to posts supporting porch/deck; provide downspout extension to discharge water at least 6 feet from posts.](#)

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: Less than \$100



provide extension

LOT GRADING \ (2.0/7.0)

Condition: • Deep window well may be a fall hazard if there are small children in the home. Consider adding a grate if there is a problem.

Location: Northwest Exterior

Task: Provide

Time: If necessary

Cost: Minor



deep window well

Condition: • Gardens against the house walls increase the risk of moisture problems in the basement, especially if these are watered regularly. Monitor this and relocate gardens if necessary. Do not over-water gardens.

Location: Throughout

Task: Monitor

Time: Regular maintenance



at west side

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Condition: • Care should be taken with lawn sprinkler systems (irrigation systems). These can wet and damage exterior walls and cause leakage problems into basements and crawlspaces. Water should not be directed against or adjacent to the building.

Task: Monitor

Time: Regular maintenance



ensure spray is directed away from house

Condition: • [Grading directs water toward house](#)

Neighbour has added a lot of material around his home and has created a grading problem towards the back of the house. Your NE downspout now empties into a low area that cannot drain very effectively. Redirecting the downspout will improve conditions but the grading may have to be built up at this corner to create a swale or ditch that will keep water away from the foundation. Pay very close attention to this area during the rainy season to determine if improvements are needed. Building up may be complicated as the gate will have to be modified as well. A landscape architect may have other ideas on how to improve drainage here.

Location: Northeast Exterior

Task: Improve

Time: If necessary

Cost: Depends on work needed - potentially \$2,500 and up

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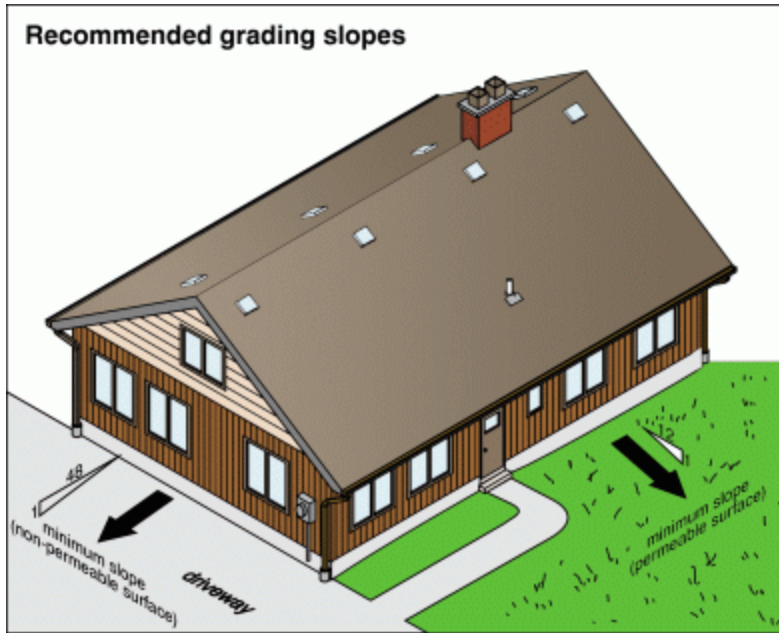
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[Click on image to enlarge.](#)



neighbour has built up his side significantly



small retaining wall is bowing, leaning

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slopes towards house



pressure from neighbours landscaping

Condition: • [Low areas](#)

Garden at west side has a small low area that may not drain well. Extend the downspout at this location and monitor drainage.

Location: West Exterior

Task: Improve

Time: If necessary

Cost: Minor



downspout empties at low area

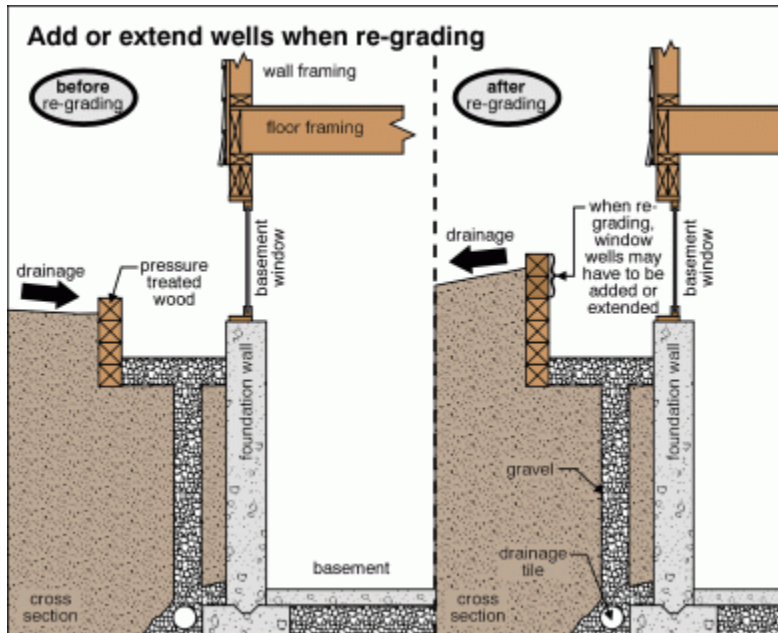
Condition: • [Window well - needed when regrading](#)

Location: West Exterior

Task: Provide

Time: If necessary

Cost: Minor



DRIVEWAYS \ 7.0

Condition: • [Drain needed](#)

There is a low area in the driveway where water will accumulate during heavy rains or when the snow melts. This area appears to drain off to the side but grading may not be adequate to move it away properly. There is no catch basin visible in the area. Grading should have been approved by the municipal inspector when the house was built. Contact the building department if you have any concerns- there may be drainage material in this area that is buried.

Location: Front Exterior

Task: Improve

Time: If necessary

Cost: Depends on approach

LANDSCAPING (7.0) \ (7.0)

Condition: • [Shrubs/trees too close to building – trimming needed](#)

Small tree is likely providing a means for vermin to access the roof. Removal of the tree is a better solution.

Location: West Exterior

Task: Improve

Time: Immediate

Cost: Minor

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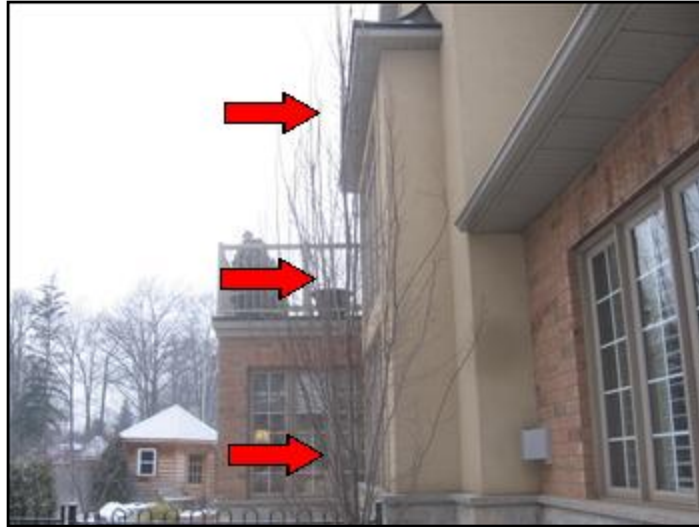
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trim branches

WALL SURFACES \ 3.0

Condition: • EIFS (Synthetic stucco) needs good maintenance to prevent water entry. Vulnerable areas include doors, windows and wall penetrations.

Condition: • [Damage](#)

Suspect there is wall and soffit damage behind the sheet metal patch job on the SW dormer.

Location: Southwest Exterior

Task: Repair

Time: Less than 1 year

Cost: Depends on work needed



proper repairs needed

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Condition: • [EIFS \(synthetic stucco\) - poor finishing details](#)

Some minor cracks will have to be repaired before the material starts to break up.

Location: Various

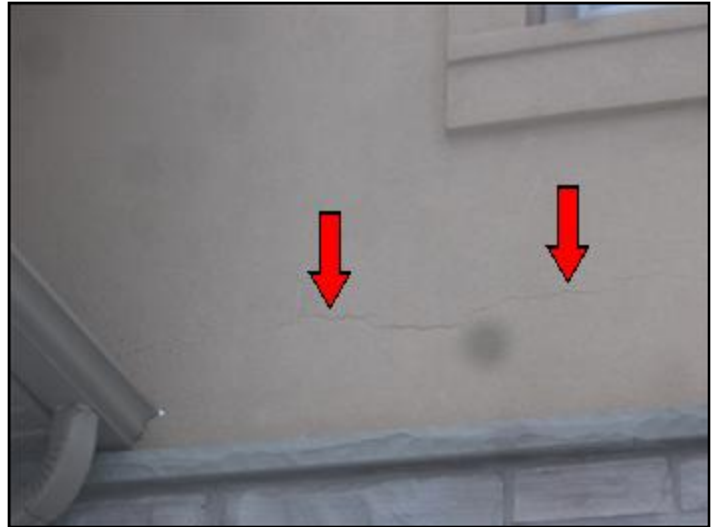
Task: Repair

Time: Less than 1 year

Cost: Minor



at west wall



at front



at west wall

Condition: • [Vent not well sealed](#)

Location: East Exterior Wall

Task: Improve

Time: Less than 1 year

Cost: Less than \$100



caulking needed

EXTERIOR STRUCTURE \ General (5.0)

Condition: • Most decks are built with wooden supports that are at or close to grade level. In a perfect world, these supports would be 8 inches above grade to avoid rot. In the real world, this is rarely done. You should understand that wood in contact with soil will not last as long as wood above soil, even if it is cedar or pressure-treated wood.

EXTERIOR STRUCTURE \ Steps (5.1)

Condition: • [Loose](#)

Location: Front Exterior

Task: Correct

Time: Immediate

Cost: Minor



loose stone



trip hazard

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EXTERIOR STRUCTURE \ Railings (5.2)

Condition: • [Missing](#)

Missing handrail at porch is a fall hazard for small children.

Location: Rear Porch

Task: Provide

Time: Immediate

Cost: \$1,000 - and up



no handrail- fall hazard



provide guard

GARAGE \ 6.0

Condition: • [Vehicle door opener does not auto-reverse properly](#)

east door only

Task: Correct

Time: Less than 1 year

Inspection Methods and Limitations

Exterior inspection method: • The exterior was inspected from ground level.

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

Limitations: • Deck/porch/steps - restricted/no access under • Deck/porch/steps - snow covering • Flashings not visible • Garage - storage restricted the inspection • Wall - vines/trees/shrubs restricted access

Descriptions

General: • The structure has performed well, with no evidence of significant movement.

Foundations (4.0): • [Poured concrete](#)

Configuration (4.1): • [Basement](#)

Floor Construction (5.0): • [Joists - wood](#) • [Not visible in some areas](#)

Exterior Wall Construction (6.0): • [Wood frame, masonry veneer](#)

Roof and Ceiling Framing (7.0): • [Trusses](#)

Observations and Recommendations

General

• No STRUCTURE Recommendations are offered as a result of this inspection.

CONCRETE FLOORS \ 5.6

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.

FOUNDATIONS AND MASONRY WALLS \ 4.0/6.1.1

Condition: • Most foundation walls and masonry walls have small cracks due to shrinkage or settlement that occurred shortly after construction was completed. These will not be individually noted, unless leakage or building movement is noted.

Inspection Methods and Limitations

Structure inspection method: • Attic entered but access was limited

Limitations: • 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.

Descriptions

General: • The electrical system size and distribution should prove adequate for typical lifestyles.

Service Entrance Cable (2.2): • [Underground - The wire material was not determined](#)

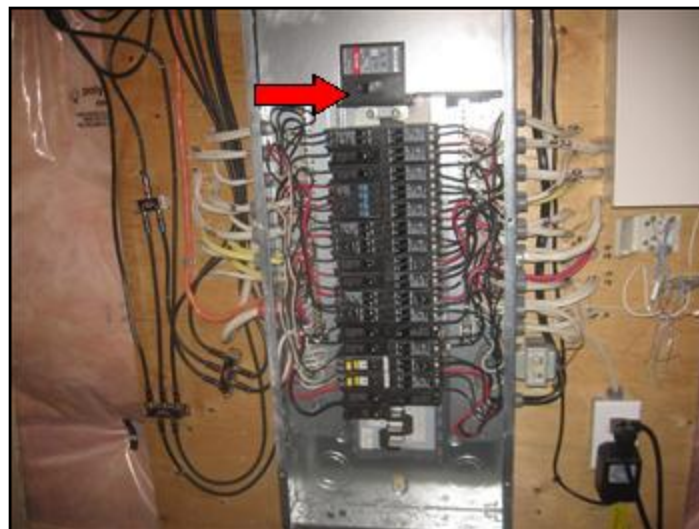
Service Size (2.3): • [200 amps \(240 Volts\)](#)

System Grounding (2.5): • [Water pipe - copper](#)

Distribution Panel Rating (3.1): • [200 amps](#)

Distribution Panel Type & Location:

• [Breakers - basement](#)



200A disconnect indicated

Distribution Wire (4.1): • [Copper - metallic sheathed](#) • [Copper - non-metallic sheathed](#)

Outlet Type & Number (5.1): • [Grounded - typical number](#)

Ground Fault Circuit Interrupters (3.4): • [Bathrooms](#) • [Exterior](#) • [Kitchen](#)

Arc Fault Circuit Interrupters (3.5): • Panel (on Bedroom circuits)

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.

MAIN PANEL - BREAKERS AND FUSES \ 3.2

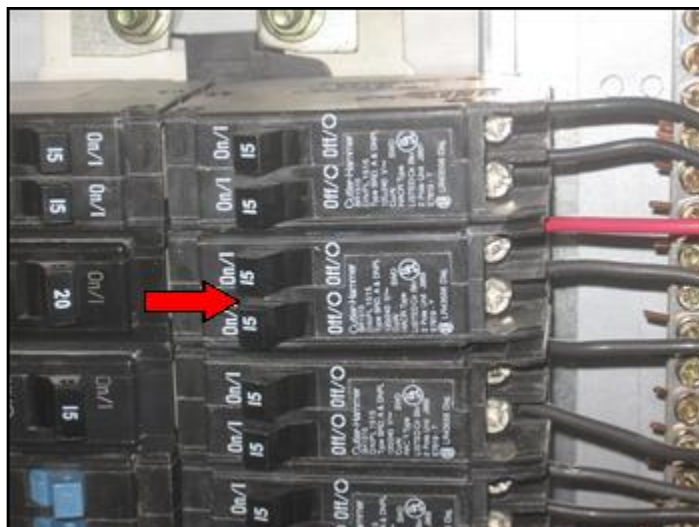
Condition: • [Link missing on multiwire circuit](#)

There are a handful of circuits whose breakers may need to be linked. Find out what is on these circuits and add linking if there is a safety hazard.

Task: Provide

Time: If necessary

Cost: Less than \$100



linking may be needed

LIGHTS \ 5.2

Condition: • [Inoperative](#)

Bulbs in both shower enclosures were burnt out at the inspection.

Location: Various Bathroom

Task: Correct

Cost: Less than \$100

OUTLETS \ 5.1

Condition: • [Inoperative](#)

All outlets in the basement office are wired through a wall switch. Turning off this switch will cut power to all lamps and computers on these outlets. This will likely be a nuisance.

Location: Basement Office

Task: Correct

Time: If necessary

Cost: Less than \$100

SWITCHES \ 5.3

Condition: • [Switches at top and bottom of stairs not working as intended](#)

Switches on principal exhaust fan are not wired properly.

Task: Correct

Time: Less than 1 year

Cost: Less than \$100

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Inspection Methods and Limitations

Limitations: • Concealed electrical components are not inspected. • Main disconnect cover not removed - unsafe to do so. • The continuity and quality of the system ground are not verified as part of a home inspection. • The following low voltage systems are not included in a home inspection: intercom, alarm/security, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc.

Descriptions

General: • The furnace is a high quality system.

General: • The high-efficiency furnace should have several years of life remaining.

Main Heating System - Type:

- [Furnace](#)



high efficiency gas furnace

Efficiency (5.9): • [High efficiency](#)

Main Heating System - Fuel/Energy Source: • Natural gas

Approximate Input Capacity: • [100,000 BTU/hr.](#)

Approximate Age: • [5 years](#)

Typical Life Expectancy : • [Furnace \(high efficiency\) - 15 to 20 years.](#)

Failure Probability (5.11): • Low

Chimney Liner (2.5.4.2): • [Not applicable](#)

Main Fuel Shut-off at: • Meter

Observations and Recommendations

GAS PIPING AND BURNER \ 2.2.1 and 2.2.3

Condition: • [Combustion air supply suspect](#)

Provide two openings through doors/walls for combustion air supply.

Task: Improve

Time: Less than 1 year

Cost: Less than \$100

HEATING

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AIR FILTER \ 5.6

Condition: • [Air filter missing](#)

Task: Provide

Time: Immediate

Cost: Regular maintenance item

Inspection Methods and Limitations

Limitations: • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected.

Descriptions

Air Conditioning (1.0): • [Central Air conditioning - air cooled](#)

Cooling Capacity (1.4): • [36,000 BTU/hr.](#)

Approximate Compressor Age (1.5): • [5 years](#)

Typical Life Expectancy: • 10 to 15 years

Observations and Recommendations

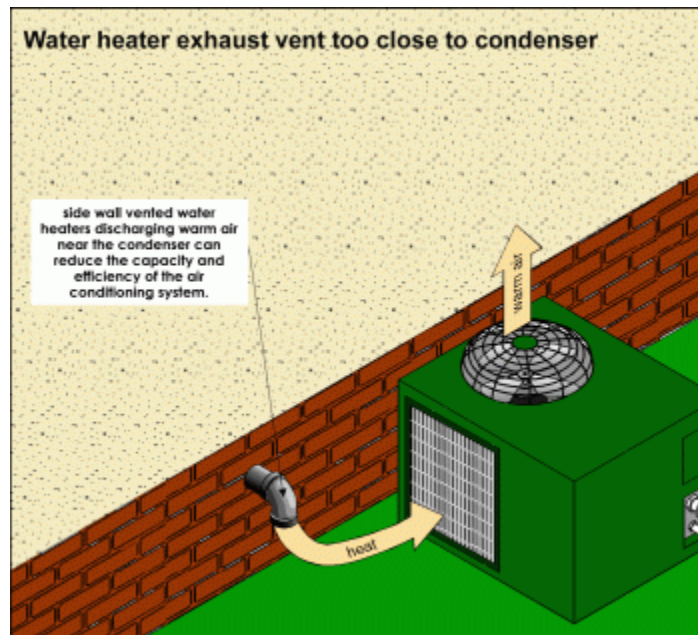
OUTDOOR UNIT \ 1.1.3 & 1.1.5

Condition: • [Vent from water heater should be 6 feet from unit](#)

Task: Improve

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)

COOLING

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water hater discharge too close

REFRIGERANT LINES \ 1.1.6

Condition: • [Unsealed gap at plenum](#)

Location: Furnace Room

Task: Correct

Time: Less than 1 year

Cost: Less than \$100



seal to prevent cold air loss

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Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection. • Low outdoor temperatures prevented testing in the cooling mode.

Descriptions

Reference information on insulation levels / (4.0): • Read Section 1.0 on Current Insulation Standards

Attic insulation - value & material (2.0):

- R-12
- [Fiberglass](#)



Flat roof insulation - value & material (2.0): • Amount not determined

Wood frame wall insulation - value & material (2.0): • Amount not determined

Basement wall insulation - value & material (2.0): • None in some areas • R-12 • [Fiberglass](#)

Floor above porch/garage - value & material (2.0) : • Not determined. 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.

Air/vapour barrier (5.0): • [Plastic](#)

Roof ventilation (6.1): • [Roof vents](#) • [Soffit vents](#)

Observations and Recommendations

ATTIC \ Insulation (3.1)

Condition: • Some evidence of vermin 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.

Something has been living in this attic for a long period of time and has compressed all of the insulation.

Task: Further evaluation



crude patch job at front dormer- entry site?



vermin screens at rear soffit

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holes through insulation in soffit



insulation has been moved to make a nest

Condition: • Access hatch - insulation and weather stripping missing

Task: Improve

Time: Less than 1 year

Cost: Less than \$100

Condition: • [Insulation level below modern standards \(R 40\)](#)

Insulation has been significantly compressed by vermin activity. Some clean up will also be needed at the soffit areas.

Task: Improve

Time: Less than 1 year

Cost: \$1,500 - \$3,000



insulation missing (removed) at soffit

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Limitations: • Concealed wall insulation is not inspected. • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection.

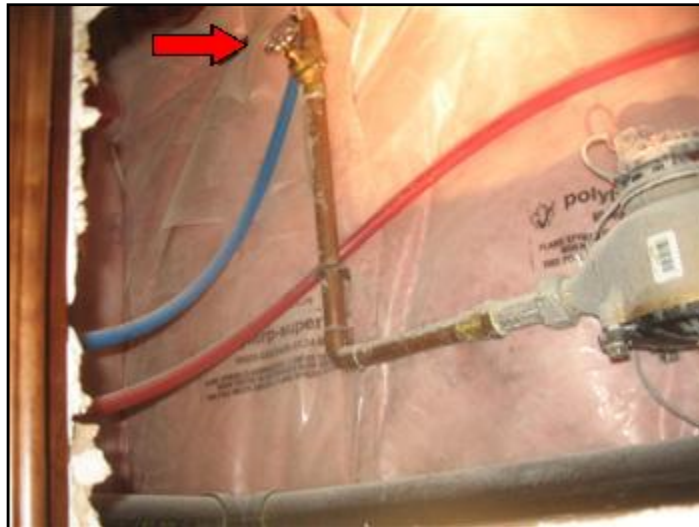
Descriptions

Water Piping to the Building: • [Copper](#)

Supply Piping in the Building: • [Copper](#) • [PEX \(cross-linked polyethylene\)](#)

Main Shut-off Valve Location:

• Basement



main water shut off indicated

Water Flow (Pressure) (1.4): • [Functional](#)

Water Heater Type and Energy Source (1.6): • [Gas](#) • [Induced draft](#) • [Reported to be rental](#)

Water Heater Age (Estimated) (1.6): • 5 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 189 liters/41.6 gallons

Waste Piping Material: • Plastic

Floor Drain Location: • [Basement - right side](#)

Pump: • [Solid waste \(ejector\) pump](#) • [Sump pump](#)

Observations and Recommendations

SINK \ 3.1

Condition: • [Drain slow](#)

Suspect drain is clogged with hair or soap.

Location: Master Bathroom

Task: Correct

Time: Less than 1 year

Cost: Depends on work needed

FAUCET - SINK, BASIN, LAUNDRY TUB \ 3.4

Condition: • [Loose](#)

Location: Second Floor Bathroom

Task: Correct

Time: Less than 1 year

Cost: Less than \$100

BATHTUB \ 3.7 & 3.8

Condition: • [Drain slow](#)

Suspect drain is clogged with hair or soap.

Location: Master Bathroom

Task: Correct

Time: Less than 1 year

Cost: Depends on work needed

SHOWER STALL \ 3.9

Condition: • [Door does not close tightly](#)

Location: Master Bathroom

Task: Improve

Time: Less than 1 year

Cost: Minor



adjustment needed

SOLID WASTE PUMP \ 2.7

Condition: • Failure of the solid waste pump could cause significant damage. Installation of a high water alarm on this system would be wise.

Task: Improve

Time: If necessary

Cost: Minor



solid waste pump

SUMP PUMP \ 2.8

Condition: • Low quality pedestal style pump is not very powerful and prone to failure. Installation of a good quality submersible sump pump is recommended.

Task: Upgrade

Time: Discretionary

Cost: Minor



sump pump

Condition: • [Discharge pipe should extend more than 6 feet away from the foundation](#)

Location: Southwest Exterior

Task: Improve

Time: Less than 1 year

Cost: Less than \$100



provide extension on discharge pipe

Condition: • [Leak](#)

Evidence of previous leakage noted at backflow preventer. Seller may be able to explain when and why repairs were done- ask for details.

Task: Request disclosure



previous leakage noted

Inspection Methods and Limitations

Limitations:

- Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard.
- Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection.
- Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.
- Swimming pools, spas, fountains, ponds and other water features are not included as part of a home inspection.

Descriptions

General: • Interior finishes are in good repair overall.

Major Floor Finishes (1.0): • [Ceramic/Quarry Tile](#) • [Hardwood](#)

Major Wall Finishes (2.0): • [Drywall](#)

Major Ceiling Finishes (3.0): • [Drywall](#) • [Stucco/Textured/Stipple](#)

Windows (6.0): • [Casement](#) • [Fixed \(6.1.5\)](#)

Glazing (6.1): • [Double](#)

Exterior Doors (7.0): • [Conventional - hinged](#) • [French](#) • [Garage](#)

Fireplaces and Stoves (9.0): • [Fireplace – gas - factory built](#)

Observations and Recommendations

General

• Typical minor flaws were noted on walls and ceilings. These cosmetic issues reflect normal wear and tear.

WINDOWS \ 6.0

Condition: • [Screen missing](#)

Screens at basement office and dining area were removed- stored away?

Location: Various

Task: Provide

FIREPLACE OR WOOD STOVE \ 9.0

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.

BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • [We cannot predict the frequency or severity of basement leakage.](#)

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0

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 text 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)

Inspection Methods and Limitations

Limitations:

- 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.
- 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.
- Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.
- Limited access to cabinets and closets
- Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection.
- Basement leakage frequency or severity cannot be predicted during a home inspection
- No comment is made on cosmetic finishes during a home inspection.

Limitations:

- Basement finishes restricted the inspection
- Storage/furnishings in some areas limited inspection



storage



% of interior foundation wall not visible: • 95

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

MORE INFO

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.](#)

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. • For boiler/hot water systems, we recommend that any balancing or adjusting of radiator valves be performed by a specialist, due to the risk of leakage. Heating system valves are not operated during a home inspection. • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Insulation Amounts - Current Standards: • Current standards for insulation in new construction are outlined below:
 • Attic and roof space: R-40 (R-50 if electric heat) • Floors above garages and other unheated areas: R-25 • Cathedral roof: R-28 • Walls: R-19 (R-29 if electric heat) • Basement/crawlspace walls: R-12 (R-19 if electric heat)

Reduce Air Leaks: • 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.

Bathtub and Shower Maintenance : • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for more information.](#)

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

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 area of the home.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.](#)

MORE INFO

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

Saving Money While You Save the Planet: • [Saving energy now makes a lot more financial sense, because several levels of government and several utilities are participating.](#)

END OF REPORT