

Your Inspection Report



129 Avenue St, Suite 1003
Toronto, ON M2N 7B4



PREPARED FOR:

John and Barb

INSPECTION DATE:

Wednesday, March 7, 2018

PREPARED BY:

Scott Thompson



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

416-964-9415

www.carsondunlop.com
inspection@carsondunlop.com



March 7, 2018

Dear John and Barb,

RE: Report No. 10101, v.2
129 Avenue St, 1003
Toronto, ON
M2N 7B4

Thank you for choosing us to perform your Condominium Unit Inspection. We hope the experience met your expectations.

There are a series of colored tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with an Overview and then has one section for every major unit system (Heating, Electrical, 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.

Please feel free to contact us with questions about the report or the unit itself anytime, for as long as you own your home. Our telephone and e-mail consulting services are available at no cost to you. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

Thanks again for choosing Carson Dunlop.

Sincerely,

Scott Thompson
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

129 Avenue St, Toronto, ON March 7, 2018

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INTRODUCTION

This property is a condominium unit. We inspected the unit itself. A condominium unit inspection does not include an evaluation of the common elements, which typically include the roof, insulation, exterior cladding, doors and windows, common hallways and stairwells, lobbies, recreation facilities, storage areas, parking areas, landscaped areas, central heating and cooling equipment, mechanical, main electrical and fire protection equipment, structural components, etc. An inspection is a sampling exercise, and all components are not inspected. You may expect to find defects that were observable, but were not among the sampled items during the inspection. Concealed components are not inspected, of course. These items are typically included in a building audit with the results included in a Reserve Fund Study. This document is available through the condominium corporation.

A review of the Reserve Fund Study is important. Major expenses related to common elements should be identified here and condominium unit owners share the expenses related to maintaining, repairing and replacing these common elements. Some of the monthly maintenance fees typically go to a Reserve Fund. There is not always enough money in the Reserve Fund to pay for significant repairs or replacement of common elements. Individual unit owners may be expected to pay a Special Assessment to make up any shortfall. A review of the Reserve Fund Study is outside the scope of a home inspection.

CONCLUSION

Condominiums are designed to last a very long time, but many of the components are consumable. Heating and air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A building with older systems does not mean a poor quality building. Many elements like kitchens, bathrooms, and flooring are most often changed for lifestyle and decorating reasons. These discretionary 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 condominiums. It not only damages the replaceable components, it also attacks the permanent elements of a building. Water also promotes mold growth. Water sources include rain, snow, leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. Annual maintenance heating and cooling systems help minimize water damage.

ASBESTOS, MOLD AND OTHER ENVIRONMENTAL ISSUES

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

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

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Description

Service entrance cable and location: • [Not visible](#)

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

Main disconnect/service box type and location: • Breakers

System grounding material and type: • [Not visible](#)

Distribution panel type and location:

• [Breakers](#)

Located in master bedroom closet.



Breaker Panel With Cover Removed

Distribution panel rating: • [125 Amps](#)

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](#) • [GFCI - kitchen](#)

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: • [Circuits not labeled](#)

Task: Have panel labelled

Time: As soon as practical

Cost: Buyer

Condition: • [Double taps](#)

Two wires connected to a single breaker:

Task: Monitor / Improve

Time: As soon as practical

Cost: Minor

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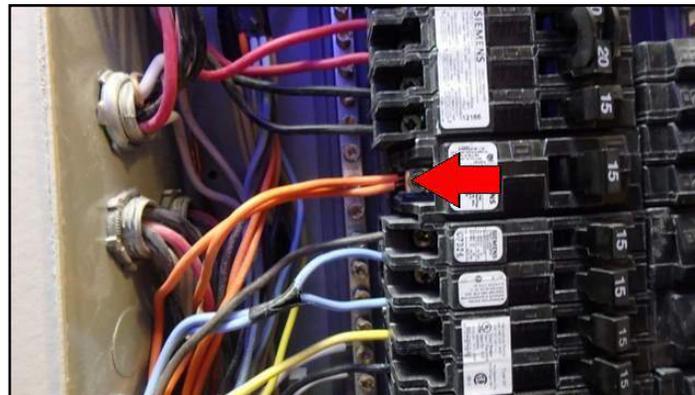
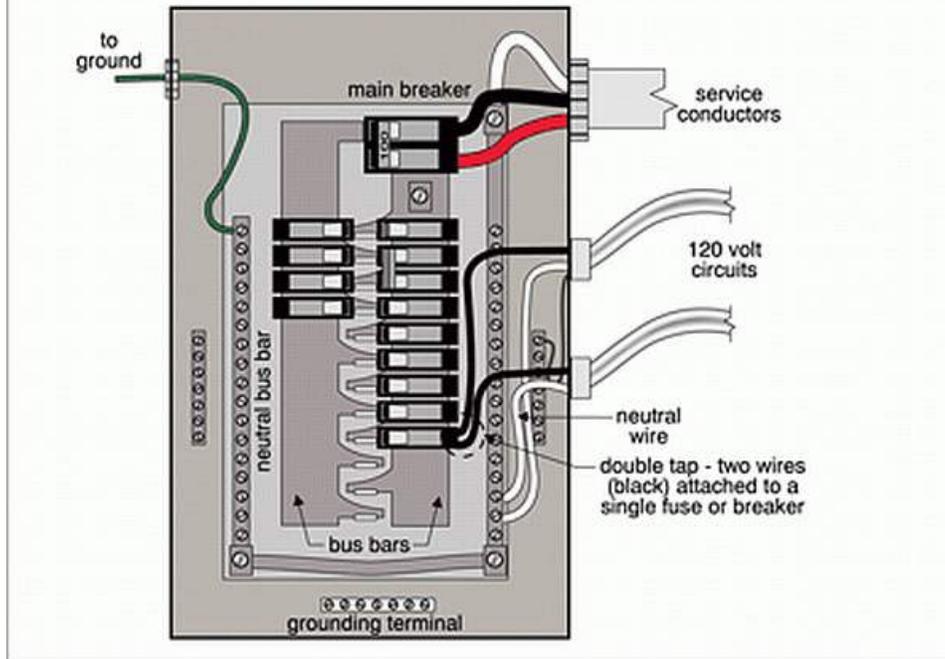
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Double tapping (double lugging)



Double tap

Inspection Methods and Limitations

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: • The main disconnect is not located with the unit and could not be inspected.

System ground: • Not accessible

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Description

System type: • Fan/Coil Unit

Note: Two 2-pipe fan/coil systems are used to heat and cool the unit. Each is controlled by its own thermostat. The interior components (coils, fans, condensate trays, piping, valves, etc.) appear to have been recently updated and both systems were working well at time of inspection.



New components



Fan/Coil Unit (Master Bedroom)



Fan/Coil Unit (Main living space)

Fuel/energy source: • Supplied by building

Note: Heated and cooled fluids are circulated throughout the building to provide heating and cooling to the fan/coils in the unit.

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • Not determined.

Approximate age:

• [New](#)

(Suspect main components were upgraded in 2017 - verify with seller)

Typical life expectancy: • Fan/Coil Unit - 20 -25 years

Main fuel shut off at: • Electrical panel

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

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Observations and Recommendations

General

• Heating systems are consumable and have limited life expectancies, which depend on the type, heating load and maintenance. An annual maintenance contract is strongly recommended.

Filters were dirty at time of inspection. Verify who is responsible for replacement.

Task: Annual Maintenance

RECOMMENDATIONS \ Overview

Condition: • Supply register in corner bedroom is set back in cabinet. This can reduce airflow and the overall ability to heat and cool the space.

Task: Monitor

Time: Ongoing



Register in cabinet

Inspection Methods and Limitations

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

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

COOLING & HEAT PUMP

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Air conditioning type: • Fan/coil - 2-pipe

Note: Part of the same system that provides heating for the unit.

Cooling capacity: • Not determined

Inspection Methods and Limitations

Inspection limited/prevented by: • System shut off - At this time of year the cooling system is shut off and cannot be tested.

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Description

General: • The kitchen and bathrooms have been updated.

Water supply source: • Public

Service piping into building: • [Not visible](#)

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

Main water shut off valve at the: • Isolation valves were noted behind the washer/dryer, below the vanity in the main bathroom, and below the kitchen sink. Some of these valves require a key to operate.

Water flow and pressure: • [Functional](#) • [Above average](#)

Water heater type: • Supplied by building

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

Observations and Recommendations

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Entrance problems](#)

The shower door requires adjustment and will also require a new seal. The top handle in the master shower is missing a piece.

Location: Main Bathroom

Task: Adjust and replaced

Time: As soon as practical

Cost: Minor

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

An evaluation of fire protection sprinkler systems is not included as part of a home inspection.

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General: • Interior finishes are high quality for the most part.

Windows: • Although the window frames appear to be original, the glass appears to have been updated in 2010.

Windows: • [Fixed](#) • [Sliders](#)

Exterior doors - type/material: • Hinged

Party walls: • [Not visible](#)

Observations and Recommendations

General

• Significant renovations were completed in the unit over the last few years. It would be useful to obtain any documentation related to the renovations (ie. drawings, permits, etc).

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

Ex. Patch on master bedroom wall, paint chips on window frames and around pot lights, gaps in flooring outside main bathroom, peeling paint on laundry room ceiling. Ensure moisture levels are monitored in laundry area (and throughout the unit). Keeping the laundry room door ajar is one way of improving airflow.

Location: Various

Task: Monitor/Improve

Time: Discretionary/As required

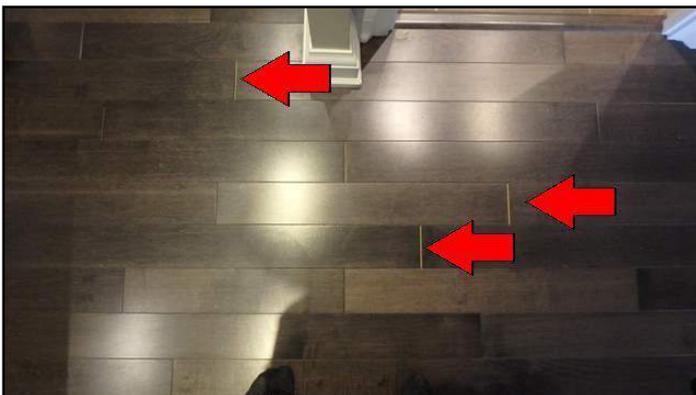
Cost: Depends on approach



Ex. Peeling paint



Ex. Typical wear on floors throughout



Ex. Gaps in flooring



Ex. Patch

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WINDOWS \ Storms and screens

Condition: • Screen not installed in master bedroom. The other screens have been installed in an unconventional manner. Although non-standard, this appears to function as it should.



Ex. Non-standard installation

Inspection Methods and Limitations

Inspection limited/prevented by: • New finishes/paint • Storage in closets and cabinets / cupboards

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

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Observations and Recommendations

COOKTOP \ General

Condition: • Typical wear and tear on cooktop.



Ex. Typical wear

CLOTHES DRYER \ General

Condition: • Auxiliary dryer lint trap (located in ceiling above dryer) must be cleaned every 3 loads or more often as required.

Duct will likely need to be cleaned as part of routine maintenance.

Task: Clean

Cost: Regular maintenance item



Auxiliary dryer lint trap (located in...

COUNTERS/CABINETS \ Cabinets

Condition: • Loose veneer noted

Location: Vent above bed in corner bedroom

Task: Repair

Cost: Minor

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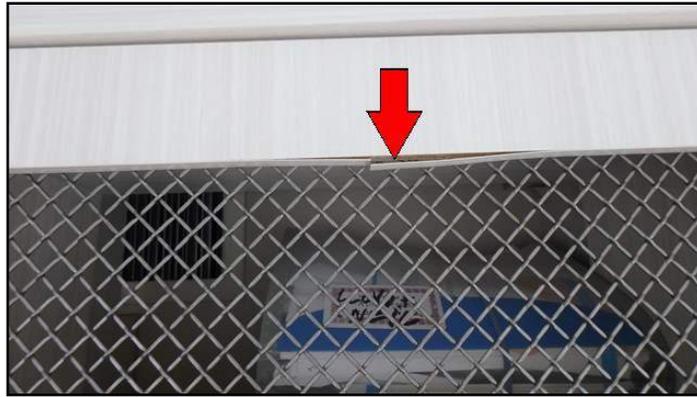
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Ex. Loose finishes

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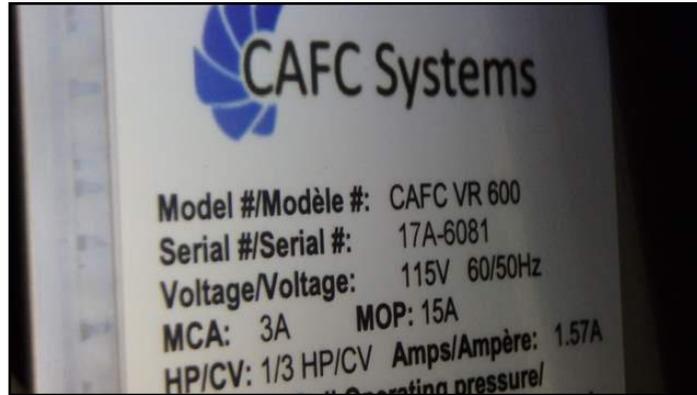
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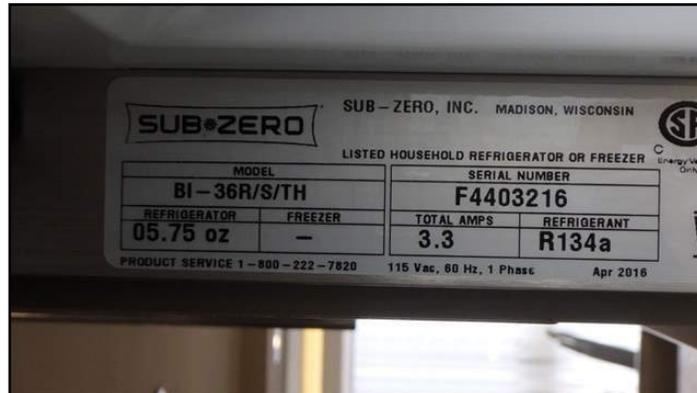
General: • We include a check for product recalls on major appliances at no extra cost. You'll receive a separate report from RecallChek with any notices of product recalls and who to contact to get parts replaced, often free of charge. And if there are recalls down the road, you'll be notified. If you replace the equipment in future, just let RecallChek know and you'll receive ongoing recall notices on these too.

Furnace: • Fan/Coil unit. CAFC Systems



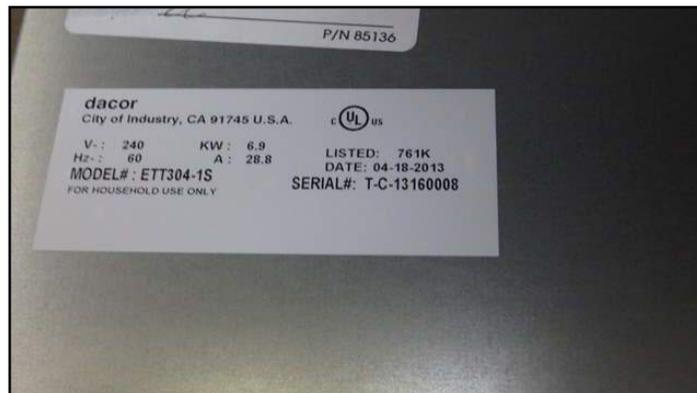
Refrigerator:

• Sub-Zero



Sub-Zero

Cooktop: • Dacor



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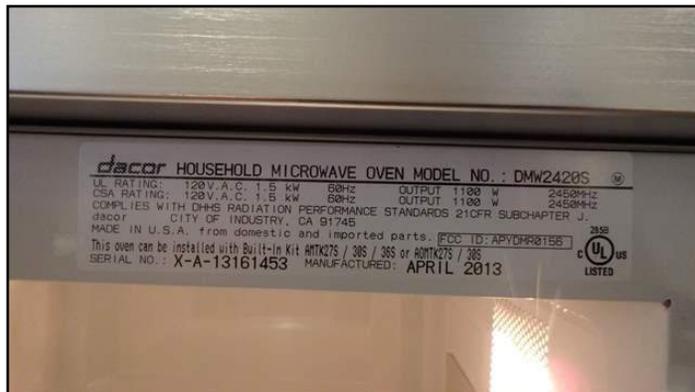
Dishwasher:

- Miele



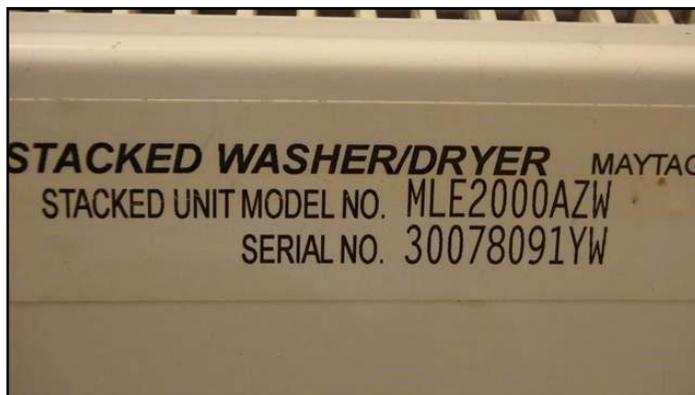
Miele

Microwave: • Dacor



Washer:

- Maytag
- Stacked Washer/Dryer



Maytag

END OF REPORT

IMPORTANT ADVICE FOR LOOKING AFTER YOUR CONDOMINIUM

Condos are great, but they do need some care. You don't need to worry about the common elements, but you are responsible for your unit. The following helps you improve safety and comfort, reduce expenses, extend life expectancy and protect your investment. (Schedule 'C' in your Condominium Declaration defines the unit boundaries.)

When You Move In:

Change your door lock for security reasons. Coordinate with your property manager since they will probably need a copy of the key.

GENERAL MAINTENANCE

Maintenance and Repairs

There are two types of repairs that may be performed in a condo – repairs to an individual condo unit and repairs to common elements. Common elements are set out in the Condominium Declaration and will differ from one building to another. If repairs must be made inside your unit, you are responsible for making the repairs at your own expense. You are also responsible for the ongoing maintenance of your unit. The condominium corporation's board of directors is responsible for maintenance and repair of the common elements. Exclusive-use common elements, such as parking spaces or balconies are generally maintained by the condominium board.

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.

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

The vent material for clothes dryers 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. Clean the lint trap in the dryer every time you use the dryer. Most condos also have a secondary lint trap in the duct that should be cleaned after every three loads typically, to reduce the risk of fire, energy consumption and drying time for clothes. There may also be a duct fan controlled by a wall switch. Turn the fan ON whenever you use the dryer.

Heating and Cooling System - Annual Maintenance

An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment where this equipment is the responsibility of the condominium unit owner. 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 heating systems and air conditioners should be checked monthly during the operating season and changed or cleaned as needed. Check with the property manager to find out if there is an annual maintenance program for heating and cooling equipment. If not, you should arrange your own. Some condos take care of maintaining and replacing the heating/cooling equipment in units; others do not.

Gas fireplaces should be included in annual service plans.

Appliance Maintenance

Vacuum refrigerator coils quarterly, if applicable. Leave washing machine and dishwasher doors open slightly to help things dry and to avoid mould.

Doors and Windows

Clean and vacuum door and window tracks as needed to avoid water damage and ensure smooth operation.

Electrical System

Label the Panel

The electrical panel should be labeled to indicate what is controlled by each fuse or breaker. Where the panel is already labeled, please verify the labeling is correct. Do not rely on the labeling being accurate.

Ground Fault Interrupters and Arc Fault Circuit Interrupters

Test these monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Smoke and Carbon Monoxide (CO) Detectors

Smoke and carbon monoxide detectors should be provided at every floor level. 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.

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WATER ISSUES

Moisture Control

Manage moisture in condos to avoid damage and mould. Run exhaust fans in kitchens and bathrooms as needed and clean fans and filters regularly. Fans with timers allow the fan to run for some time after leaving the room. Watch for condensation on windows and doors. Opening windows is an effective way to reduce humidity. Use portable humidifiers sparingly. Correct small leaks and dripping faucets promptly.

Washing Machine Hoses

Braided steel hoses are safer than rubber hoses for connecting washing machines to supply piping. A ruptured hose can quickly result in serious water damage to your home and to those below. It is good practice to turn the hot and cold valves off after each use, especially if you will be away for a few days. Note: Old valves may leak if operated infrequently.

Be Ready for Emergencies

Be sure you know where to shut off the water. Some condos have more than one shut off, and others need a special tool (key) to turn off water. Label each circuit on the electrical panel, and make sure you should know how to turn off the power.

Keep a fire extinguisher suitable for grease fires near the kitchen.

Property Manager and Concierge/Security

Keep the contact information for these folks handy (perhaps on your phone) wherever you are.

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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 condominium unit. For more information on what a home inspection includes, click [here](#).

In a condominium unit inspection, the following sections of the **STANDARDS OF PRACTICE** are outside the scope of the inspection and will not be inspected:

Section 3) Structural,
Section 4) Exterior,
Section 5) Roofing,
Section 11) Insulation and Ventilation, and
All common areas as outlined in the Condominium's by-laws and status certificate.

The inspection report is an opinion of the present condition of the unit being inspected, based on a visual examination of the readily accessible features of the individual unit. Common elements, such as exterior elements, parking, hallways, common mechanical and electrical systems and structures, are not inspected.

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

There are limitations to the scope of this Inspection. It provides a general overview of the significant repairs that may be needed. The focus of the inspection is on major issues that may affect a reasonable person's decision to buy a condominium unit.

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.

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 Condominium 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, mold or mildew. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

6) CANCELLATION FEE

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

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7) REPORT IS FOR OUR CLIENT ONLY.

The inspection report is for the exclusive use of the Client named herein, and will not be released to others without the Client's consent. No use of the information by any other party is intended.

8) 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.

9) 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.

10) 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.

11) 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.

12) 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.

13) 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.

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Homeowners Association

Enjoy great resources and savings!

Carson Dunlop is committed to helping our clients make good decisions on their home. We understand that a great Home Inspection is just the beginning, so we created our not-for-profit Homeowners Association. Carson Dunlop clients are automatically enrolled in the Association free of charge and receive the following benefits:

- Free technical advice for as long as you own your home.
- Accessible and up-to-date resources on maintaining, repairing and renovating your home.
- Ongoing partnerships and programs to help you protect your investment, and maximize the comfort, efficiency and durability of your home.

Our Strategic Partners

Our partners are strong and reputable companies who have been in business for many years with a proven track record of success and excellent customer service. We are confident that Carson Dunlop and our strategic partners will provide you with great products, service and value for years to come.

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Home Inspection

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OVERVIEW

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPLIANCES

RECALLS

APPENDIX

REFERENCE

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