

Your Inspection Report



100 Edenbridge Dr
Toronto, ON



PREPARED FOR:
NICK AND BARB SMITH

INSPECTION DATE:
Thursday, May 10, 2018

PREPARED BY:
Sal Folino, B. Eng, Home Inspection Manager



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report

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

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



May 10, 2018

Dear Nick and Barb Smith,

RE: Report No. 62269
100 Edenbridge Dr
Toronto, ON

Thank you for choosing Carson Dunlop to perform your New Construction Inspection. We trust the experience was both useful and enjoyable. The enclosed report provides you with a record of the inspection for immediate and long-term use.

Please feel free to contact us with questions about the report or the home itself anytime for as long as you own your home. Our consulting service via telephone is offered at no cost to you.

Please watch your email for our client survey.

Thanks again for allowing us to work with you.

Sincerely,

Sal Folino, B. Eng, Home Inspection Manager
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

INTRODUCTION

This Overview 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 hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues. (That service is available at additional cost.)

When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

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.

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

OVERVIEW

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

at 416-964-9415. More information is available in the Appendix of the report.

END OF OVERVIEW

NOTE: BALLPARK COSTS AND TIME FRAMES

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

ROOFING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Description

General: • The roof covering is newer and in good condition.

The home is considered to face : • South

Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles



Asphalt shingles



Asphalt shingles



Asphalt shingles

- [Metal](#)

ROOFING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Metal

Flat roofing material:

- [Modified bitumen membrane](#)



Modified bitumen membrane

Observations and Recommendations

RECOMMENDATIONS \ Overview

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.

Task: Inspect annually

Time: Regular maintenance

ROOFING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Inspection Methods and Limitations

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

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

Inspection performed: • With binoculars • From the ground

EXTERIOR

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Description

General: • The exterior has been well maintained and is in good condition.

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Towards building](#) • [Flat](#)

Wall surfaces and trim: • Brick • Stone

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Damage

Location: East



Damage

ROOF DRAINAGE \ Downspouts

Condition: • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Improve

EXTERIOR

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

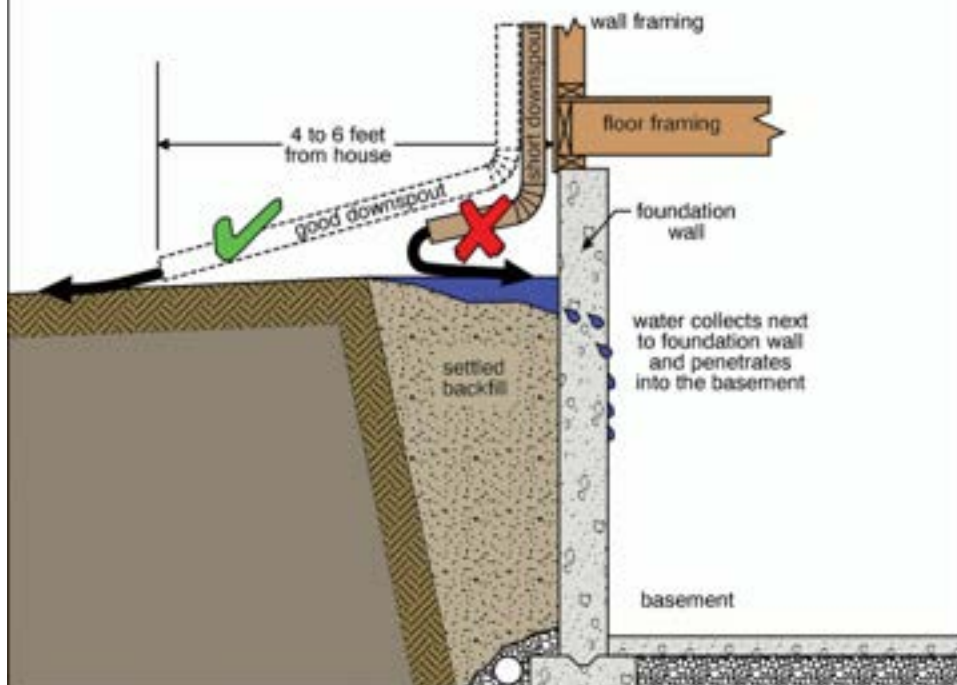
APPENDIX

REFERENCE

Gutter and downspout installation



Downspout extension too short



EXTERIOR

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Example



Example

WINDOWS AND DOORS \ General

Condition: • Paint and Caulking - deteriorated / missing

General maintenance - currently it appears all windows and doors are well sealed.

Location: Throughout

Task: Inspect annually

Time: Regular maintenance

LANDSCAPING \ General

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

Gardens and planters (and sprinklers) next to the house increase the risk of moisture problems in the basement, especially if they are watered regularly. Watch gardens next to house

Implication(s): Chance of structural movement | Chance of damage to structure | Chance of water entering building

Location: Various locations

Task: Monitor and relocate

Time: If necessary

EXTERIOR

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

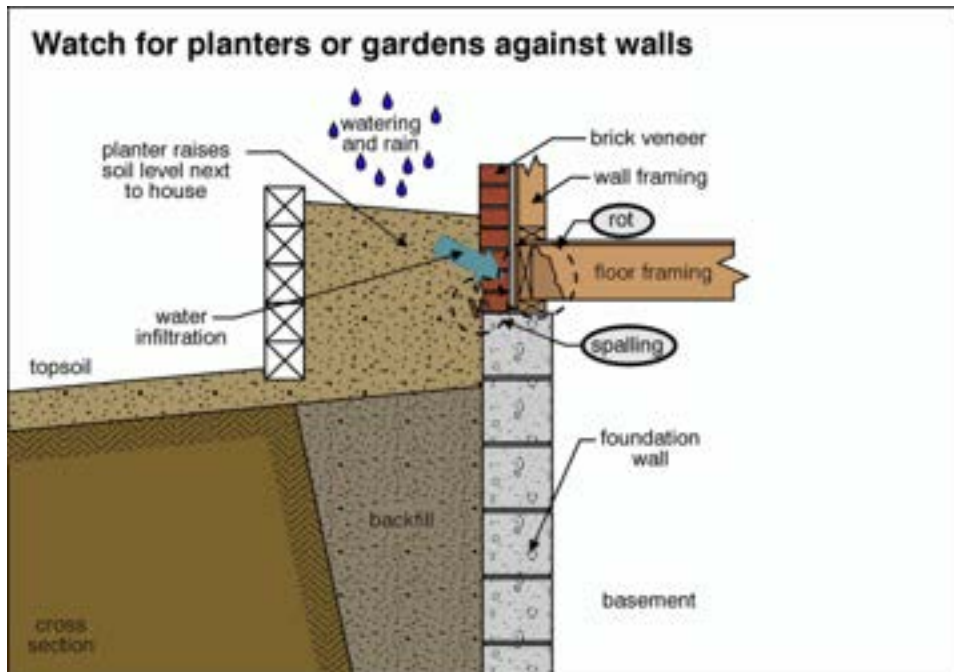
TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Example - example at the front

LANDSCAPING \ Lot grading

Condition: • The grading around portions of the house is relatively neutral

Implication(s): When trying to minimize basement leakage, it is always best to be proactive and slope the grades away from the house. Maintain slope away from house

Location: Various

Task: Monitor/Improve

Time: If/As necessary

EXTERIOR

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

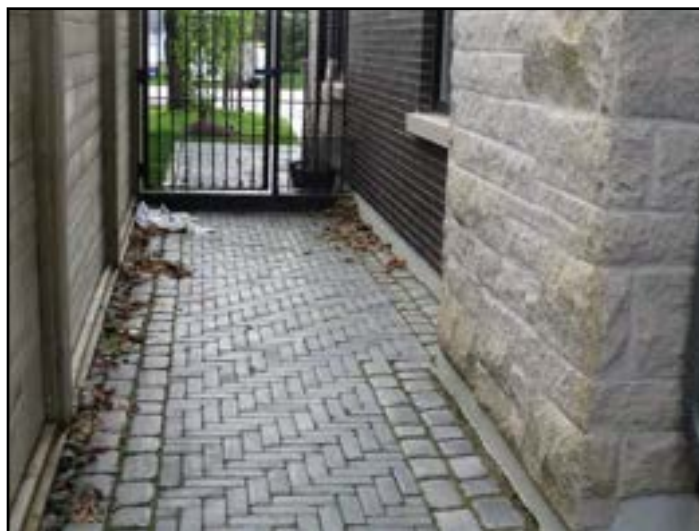
TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Example - east side

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

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West

Task: Improve

Cost: Depends on approach

EXTERIOR

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Improper slope or drainage



Improper slope or drainage

GARAGE \ Ceilings and walls

Condition: • Not gastight

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Improve

Time: As soon as possible

Cost: Minor



Not gastight

GARAGE \ Door into garage / Man-door

Condition: • [Does not close fully](#)

The door should close 100% automatically

Implication(s): Hazardous combustion products entering home

Location: Garage

EXTERIOR

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

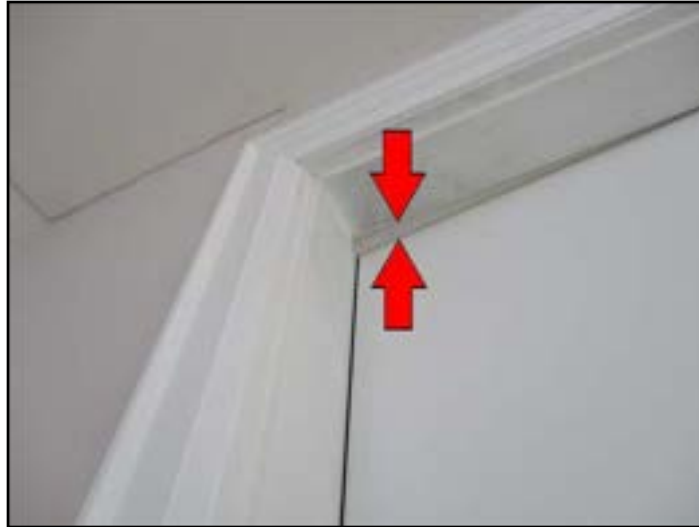
APPENDIX

REFERENCE

Task: Improve

Time: As soon as practical

Cost: Minor



Does not close fully

Inspection Methods and Limitations

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

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

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Description

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

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • [Engineered wood](#)

Exterior wall construction: • Wood frame / Masonry veneer

Roof and ceiling framing:

• [Trusses](#)



Trusses

• [Plywood sheathing](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

FOUNDATIONS \ General

Condition: • [Typical minor settlement](#)

Location: Various

WALLS \ Masonry veneer walls

Condition: • Typical minor cracks

Location: Various

Inspection Methods and Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • Wall space - no access • Floor space - restricted / no access • 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.

Description

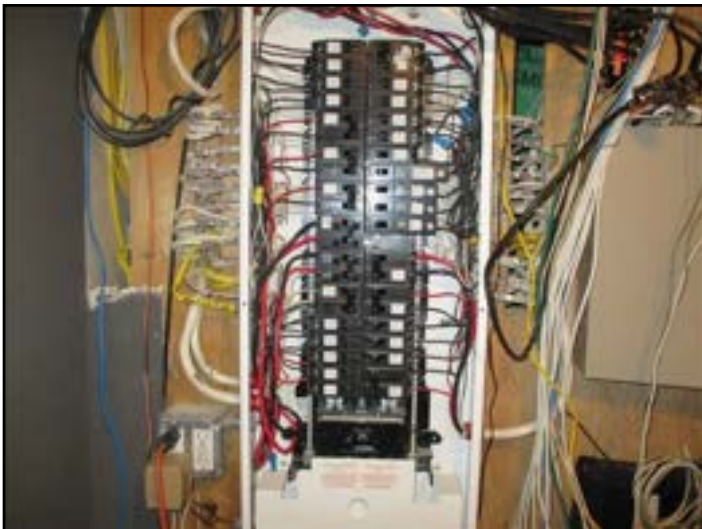
General: • The electrical system should prove adequate for typical lifestyles.

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)



Breakers - basement



Breakers - basement

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



Bonding (for Gas Piping) present

System grounding material and type:

• [Copper - ground rods](#)

Not visible.

ELECTRICAL

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

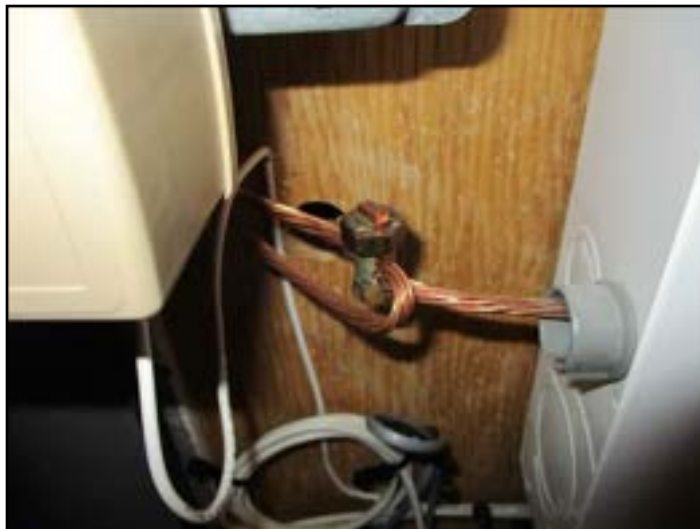
TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Copper - ground rods

Auxiliary panel (subpanel) type and location:

- Breakers



Breakers

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

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

Condition: • [Missing](#)

Wires should be protected in a junction box.

Implication(s): Fire hazard | Electric shock

Location: Basement



Missing

Condition: • [Loose](#)

Implication(s): Fire hazard | Electric shock

Location: Basement



Loose

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

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.

General: • AFCI Breakers are not tested as part of a Home Inspection (due to the risk of disrupting the functioning of household electronics)

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: • Continuity not verified • Quality of ground not determined

HEATING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Approximate capacity: • 120,000 BTU/hr

Efficiency:

• [High-efficiency](#)



High-efficiency



High-efficiency

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age:

• [3 years](#)



3 years ('15)

HEATING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

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

Main fuel shut off at: • Meter

Auxiliary heat:

• Gas space heater



Gas space heater - garage

• [Electric radiant heat](#)

Various bathrooms

Fireplace/stove: • [Gas fireplace](#)

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

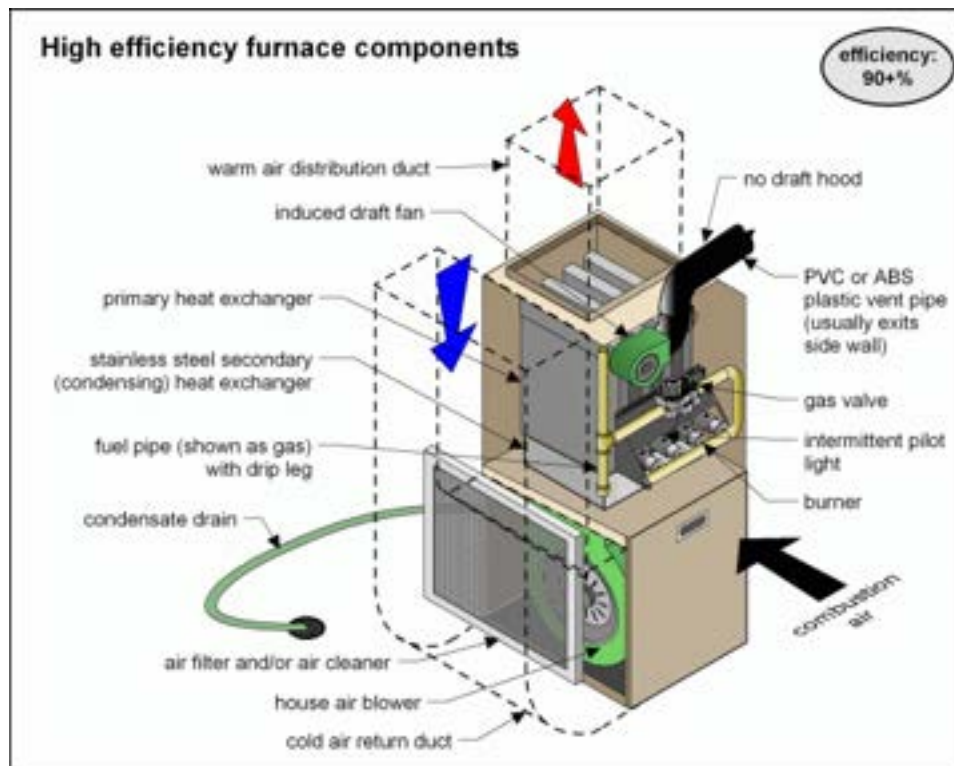
Observations and Recommendations

General

• The furnace is working properly and airflow was noted at all accessible registers. It is common to feel the airflow stronger at some registers, depending on the length of the ductwork and the number of turns required to get there. Different preferences and seasons often necessitate different setups (balancing).

A service agreement that covers parts and labour (for heating and cooling equipment) is typically advised. Furnace cabinet is in good condition

Task: Inspect/service annually



FIREPLACE \ Gas fireplace

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

Task: Provide

Time: Before using

FURNACE \ Air filter

Condition: • Damaged

The fastening mechanism to attach/close the cover is missing - a screw has been installed to keep the door closed.

Location: Basement

Task: Improve / Replace

Time: Unknown

Cost: Depends on approach

HEATING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Inspection Methods and Limitations

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

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

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

Heat exchanger:

• Only a small portion visible

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

COOLING & HEAT PUMP

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Description

General: • The relatively new air conditioning system operated properly during the inspection.

Air conditioning type:

- [Air cooled](#)



Air cooled

Cooling capacity: • 48,000 BTU/hr

Compressor approximate age:

- 3 years



3 years ('15)

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

General

- Air conditioning systems have a life expectancy of 10 to 15 years, if well maintained and serviced regularly. An annual maintenance contract is strongly recommended.

Task: Inspect annually

Time: Regular maintenance

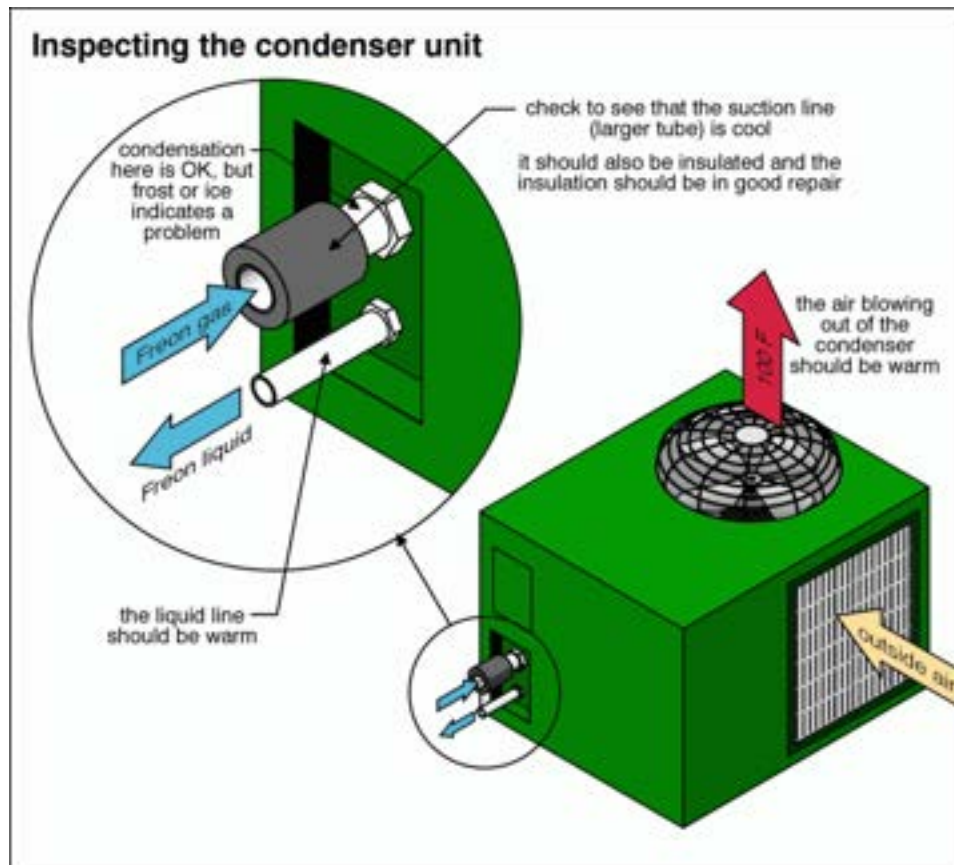
AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

Implication(s): Reduced comfort | Increased cooling costs | Reduced system life expectancy

Task: Provide

Cost: Minor



COOLING & HEAT PUMP

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Insulation - missing

Inspection Methods and Limitations

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

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

Description

General: • The attic insulation level is consistent with modern standards.

Attic/roof insulation material:

- [Glass fiber](#)



Glass fiber

Attic/roof insulation amount/value: • R-50

Attic/roof air/vapor barrier: • [Plastic](#)

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

Wall insulation material: • Not determined

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

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance:

- Not evaluated

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

Air/vapor barrier system: • Continuity not verified

PLUMBING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Description

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

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Utility room



Utility room

Water heater type:

- [Induced draft](#)
- Tank



Tank

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

Water heater exhaust venting method: • Direct vent - sealed combustion

PLUMBING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Tank capacity: • 284 liters/75 US gallons

Water heater approximate age:

• 5 years



5 years ('13)

Typical life expectancy: • 10 to 15 years

Hot water circulating system: • Not present

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

Pumps:

• [Sump pump](#)



Sump pump

Floor drain location: • Near heating system

Observations and Recommendations

General

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

SUPPLY PLUMBING \ Supply piping in building

Condition: • Meter bypass should not be present.

Task: Further evaluation / Improve

Time: Unknown



Condition: • Freezing risk - Pipes near unheated spaces are vulnerable to freezing. While relocation of the pipes is the best solution, adding insulation or heating cables may reduce the risk of freezing.

Location: Rear Basement Bedroom

Task: Monitor / Improve

Time: If necessary

Cost: Depends on work needed

WASTE PLUMBING \ Sump pump

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

Task: Provide

Time: If desired

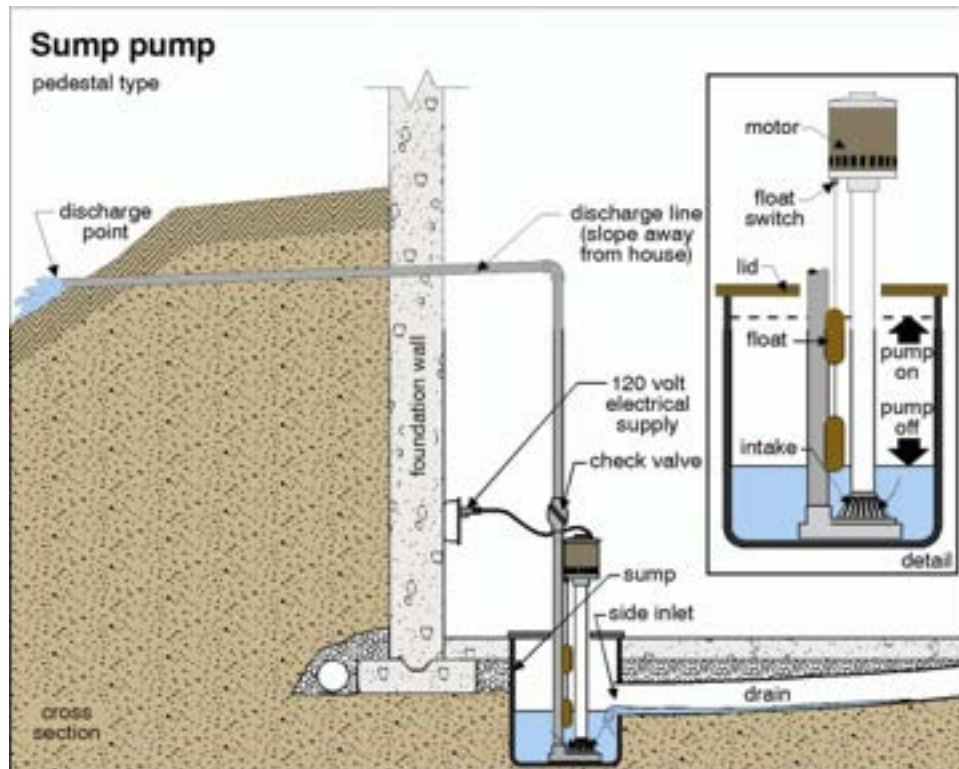
Cost: Minor

Condition: • [Discharge pipe problems](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

Task: Improve



Discharge pipe problems



Discharge pipe problems

FIXTURES AND FAUCETS \ Bathtub

Condition: • Drain stop ineffective

Implication(s): Reduced operability

Location: Front Second Floor Bathroom

Task: Correct

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Inspect annually

Time: Regular maintenance



Example - 2nd floor rear bathroom.

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Inspect annually

Time: Regular maintenance

Inspection Methods and Limitations

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

Description

General: • Interior finishes are in good repair overall.

Windows: • [Fixed](#) • [Casement](#)

Exterior doors - type/material: • Hinged

Observations and Recommendations

CEILINGS \ General

Condition: • Typical flaws

See Tarion section of report for more details.

WALLS \ General

Condition: • Typical flaws

See Tarion section of report for more details.

FLOORS \ General

Condition: • Typical flaws

See Tarion section of report for more details.

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)

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
TARION	THERMAL IM	RECALLS	APPENDIX	REFERENCE					

Inspection Methods and Limitations

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

Inspection limited/prevented by: • Storage/furnishings

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

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

Percent of foundation not visible: • 99 %

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

Observations and Recommendations

General

- The focus of this inspection and report is to identify incomplete and deficient conditions which may be covered by the Tarion warranty. Cosmetic items are not the focus of this report. Where provided, conditions with hyperlinks will take you to the specific wording of the Tarion Construction Performance Guidelines.
- Ensure to read and/or include the entire report for Tarion, as some items are addressed in the main body of the report.

TARION \ 4.0 EXTERIOR FINISHING

Condition: [4.16 Mortar splatters and stains on exterior masonry](#)

Location: Various



Example - rear of home



Example - northwest corner



Example - rear of home



Example - northwest corner

Condition: • 4.0 Missing, Incomplete or Damaged Items [TARION CPG page 15 of 297]

Location: Rear



Example - stained

TARION \ 5.0 ROOFS

Condition: • [5.16 Temporary safety straps left on roof](#)

Location: Front



5.16 Temporary safety straps left on roof

TARION \ 6.0 PLUMBING

Condition: • [6.9 Defective plumbing fixtures, appliances or trim fittings](#)

Drain mechanism in tub does not work.

Location: Front Second Floor Bedroom

Condition: • 6.0 Missing, Incomplete or Damaged Items [TARION CPG page 15 of 297]

Location: West Basement Bathroom



Example - missing sealant



Example - missing sealant

TARION \ 9.0 WALL AND CEILING FINISH

Condition: • [9.3 Gypsum wallboard corners are uneven](#)

Location: Various



Example - basement



Example - basement

Condition: • [9.8 Finished surface is rough](#)

Location: Second Floor Hall



Example



Example

TARION \ 10.0 INTERIOR FINISH

Condition: • [10.10 Hinges are painted](#)

Location: Various



Example



Example

Condition: • [10.15 Joint quality of interior trim and moulding work](#)

Location: Various



Example - several doors through the home (2)



Example - several doors through the home (2)



Example - several doors through the home



Example - northwest basement



Example - several doors through the home (3)



Example - northwest basement



Example - several doors through the home



Example - several doors through the home (3)

Condition: • [10.15 Joint quality of interior trim and moulding work](#)

Location: Various



Example - several windows through the home



Example - several windows through the home

Condition: • [10.15 Joint quality of interior trim and moulding work](#)

Location: Basement Bathroom



Example



Example

Condition: • [10.15 Joint quality of interior trim and moulding work](#)

Location: Various



Example



Example

Condition: • [10.16 Nailheads and fasteners are not properly set or filled](#)

Location: Rear Basement Bathroom



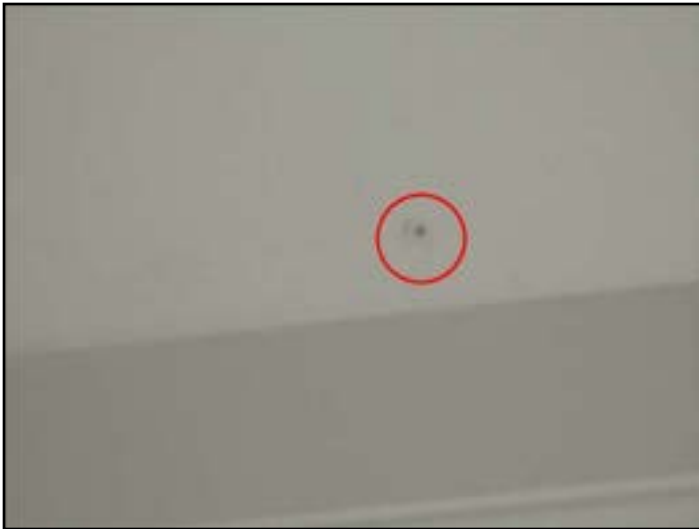
Example



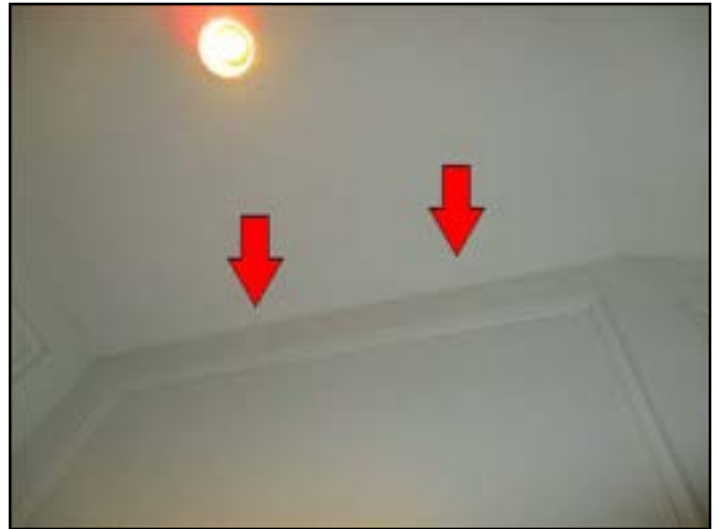
Example

Condition: • [10.16 Nailheads and fasteners are not properly set or filled](#)

Location: Basement Stairwell



Example



Example

Condition: • [10.20 Wall area around cold room door is unfinished](#)

Location: Basement

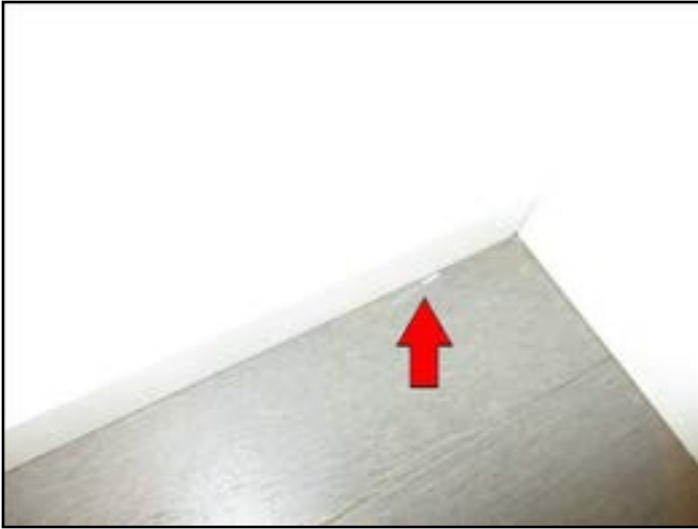


Example

Condition: • 10.0 Missing, Incomplete or Damaged Items [TARION CPG page 15 of 297]

Paint on flooring

Location: Various



Example - front basement



Example - stairs from basement



Example - stairs from basement

Condition: • 10.0 Missing, Incomplete or Damaged Items [TARION CPG page 15 of 297]

Location: Basement Utility Room



Example

TARION \ 11.0 CABINETS AND COUNTERTOPS

Condition: • [11.2 Cabinets do not line up with each other](#)

Location: Various



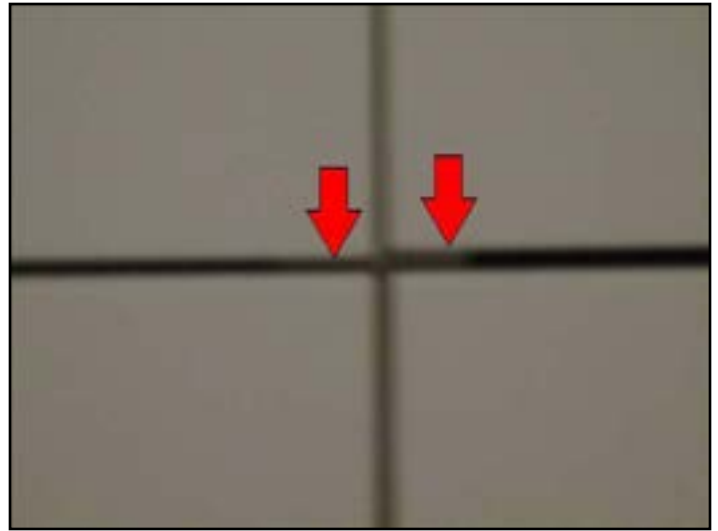
Basement bathroom - rear



Basement bathroom - rear



Basement bathroom - west side



Basement bathroom - west side

Condition: • [11.2 Cabinets do not line up with each other](#)

Location: First Floor Kitchen



Example



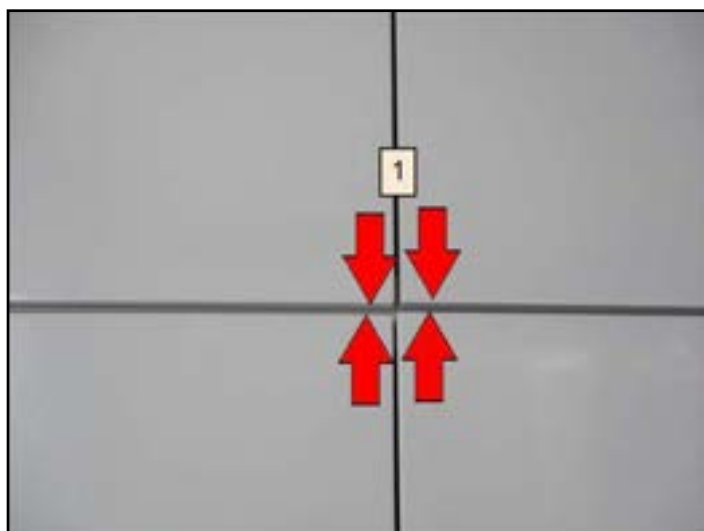
Example



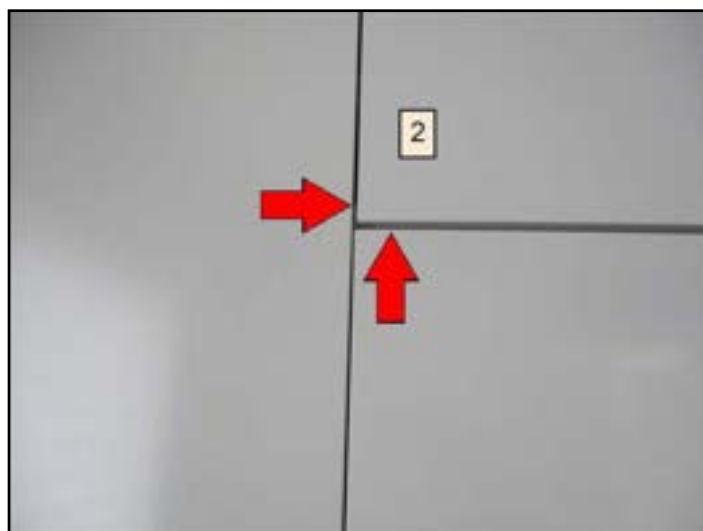
Example

Condition: • [11.2 Cabinets do not line up with each other](#)

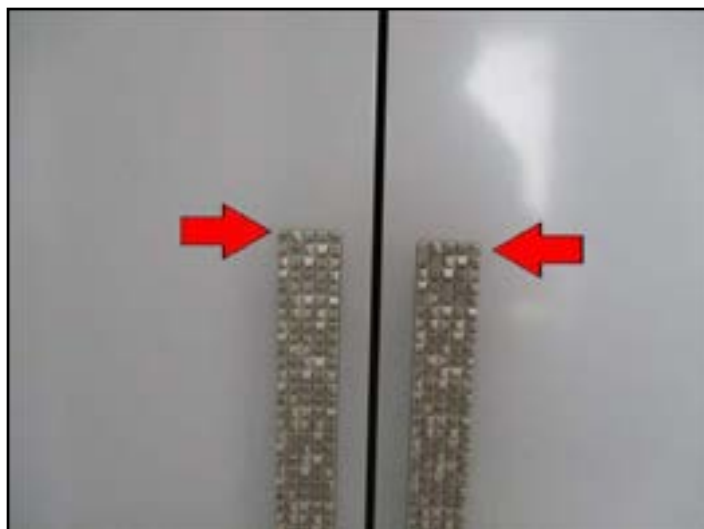
Location: Master Bathroom



Example



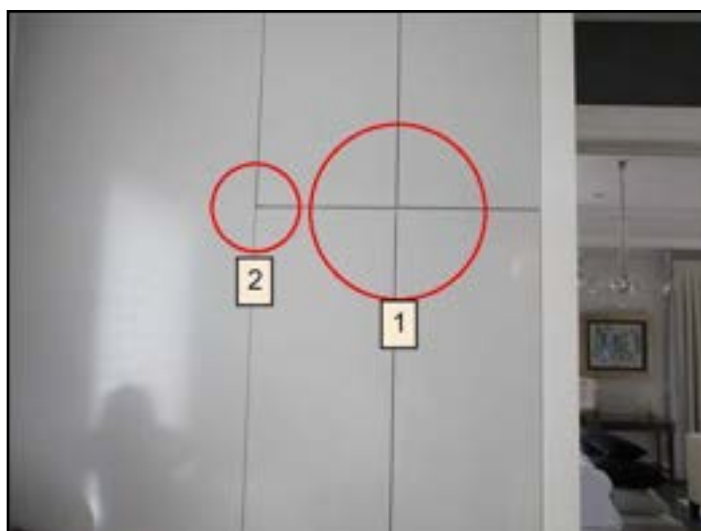
Example



Example



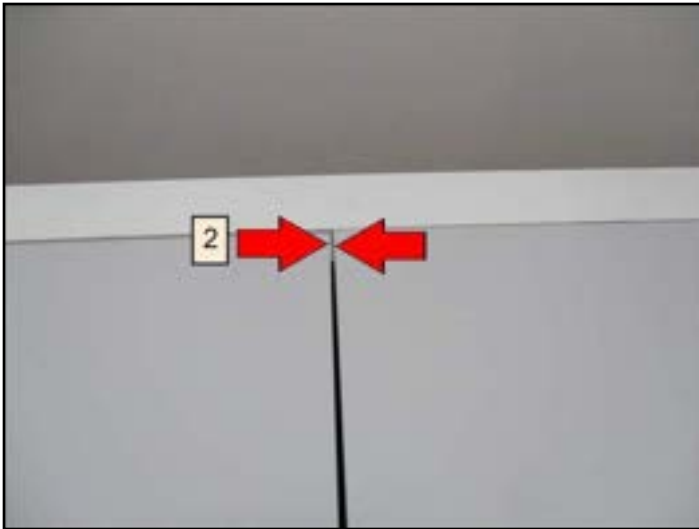
Example



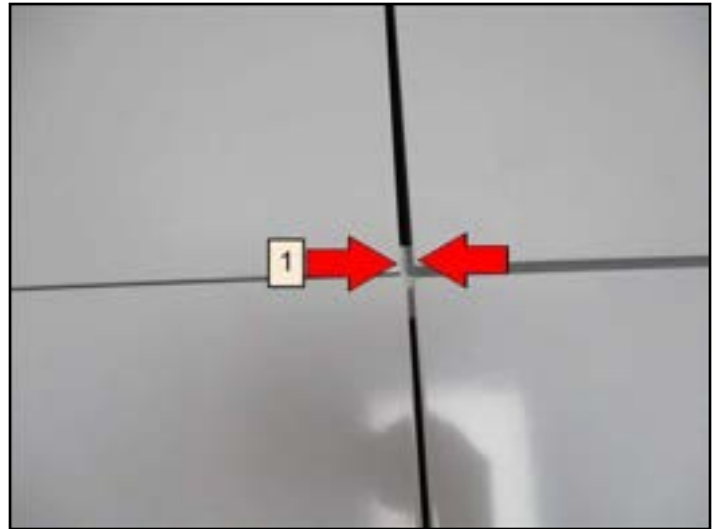
Example

Condition: • [11.2 Cabinets do not line up with each other](#)

Location: Master Bathroom



11.2 Cabinets do not line up with each other



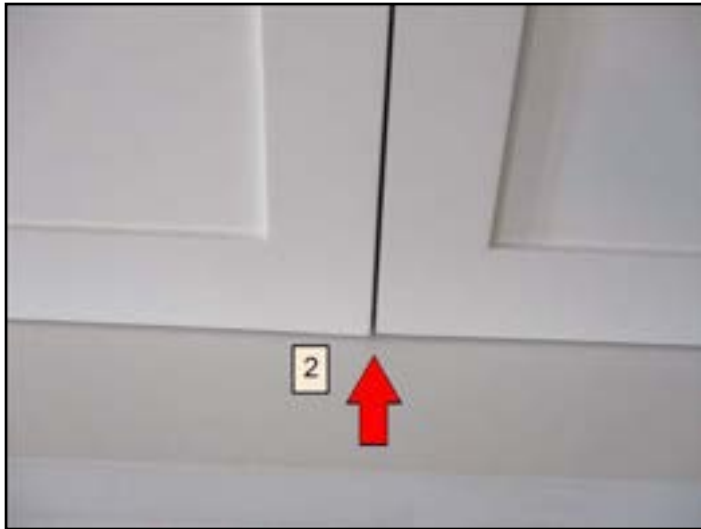
11.2 Cabinets do not line up with each other



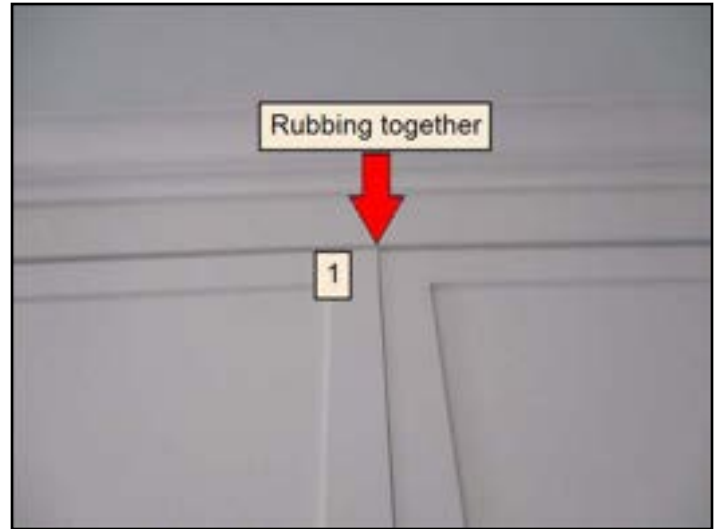
11.2 Cabinets do not line up with each other

Condition: • [11.2 Cabinets do not line up with each other](#)

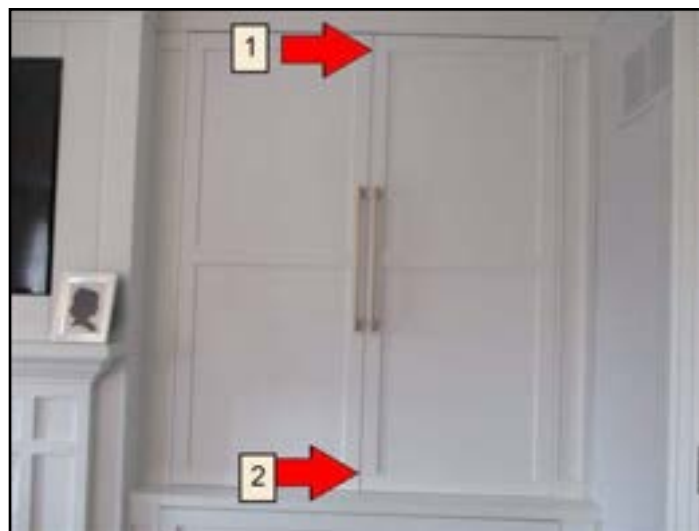
Location: Master Bedroom



Example



Example



Example

Condition: • [11.3 Cabinet doors or drawer faces are warped](#)

Location: Master Bathroom



Example



Example

Condition: • [11.3 Cabinet doors or drawer faces are warped](#)

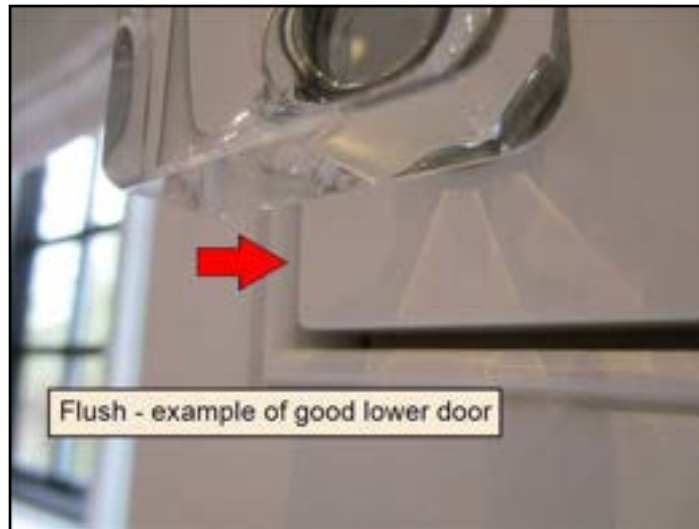
Location: First Floor Kitchen



11.3 Cabinet doors or drawer faces are warped



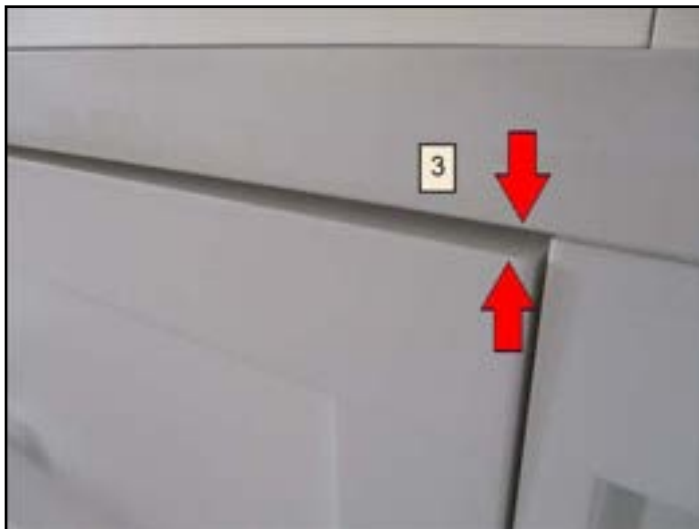
11.3 Cabinet doors or drawer faces are warped



11.3 Cabinet doors or drawer faces are warped

Condition: • [11.3 Cabinet doors or drawer faces are warped](#)

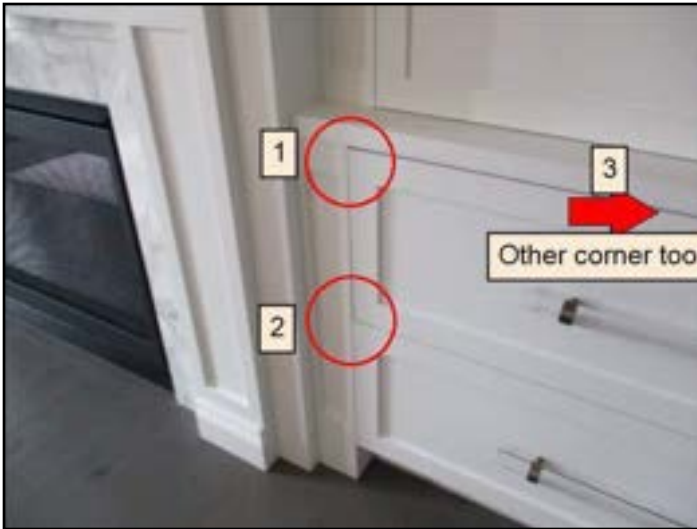
Location: Master Bedroom



Example



Example



Example



Example



Example

TARION \ 12.0 FLOORING

Condition: • [12.23 Floor finish on wood flooring is not uniform](#)

Location: Basement



Example



Example

ONTARIO BUILDING CODE \ Scope

Condition: • During this inspection, some conditions were found that appear to contravene relevant construction codes. These conditions are noted in this report as a courtesy, however this report should not be considered a Code inspection.

ONTARIO BUILDING CODE \ Exterior \ Drainage

Condition: • Grading does not drain water away from foundation [OBC 9.14.6.1]

ONTARIO BUILDING CODE \ Exterior \ Doors & windows

Condition: • Garage man-door auto-closer not functioning properly [OBC 9.10.13.15(1)]

Condition: • Gas-proofing - inadequate between Garage and Interior [OBC 9.10.9.16.(4)(a)]

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Description

General: • Our approach to thermography/thermal imaging : Carson Dunlop uses equipment that meets Canadian Government Standards (NMS 022713), we use a very specific protocol focused on identifying water issues, and our inspectors have been trained on the equipment and the protocol by leaders in thermographic training.

Observations and Recommendations

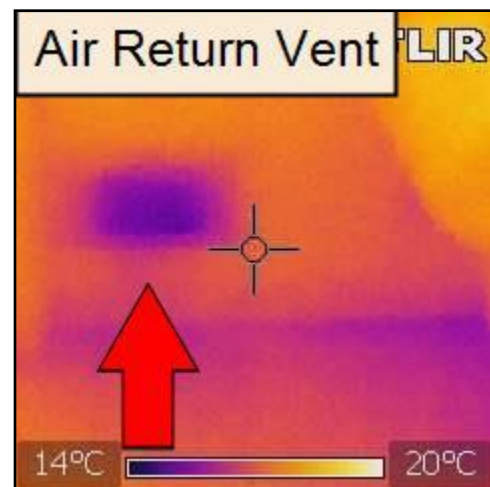
FOUNDATION WALLS \ No anomalies noted

Condition: • Typical image

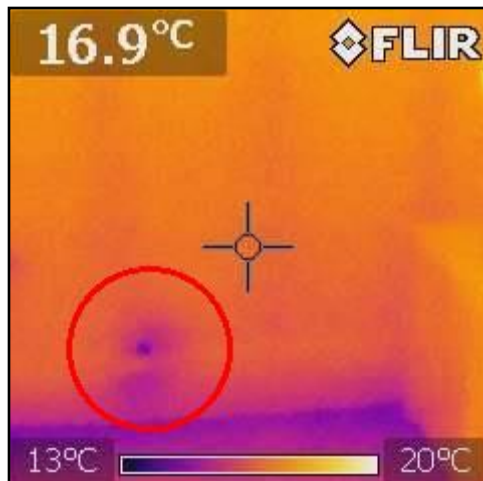
Location: East Basement



Typical image (2)



Typical image (2)



Typical image (1)



Typical image (1)

Condition: • Typical image

Location: South Basement

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

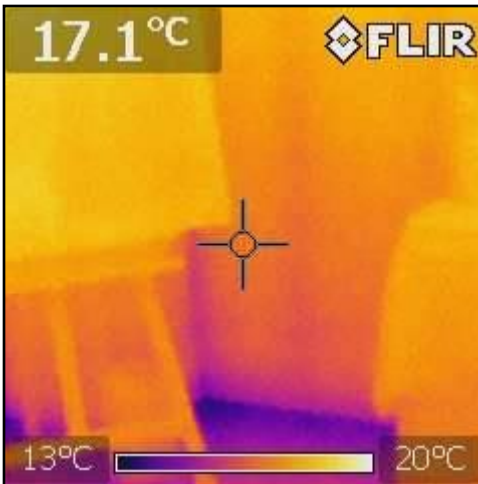
TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



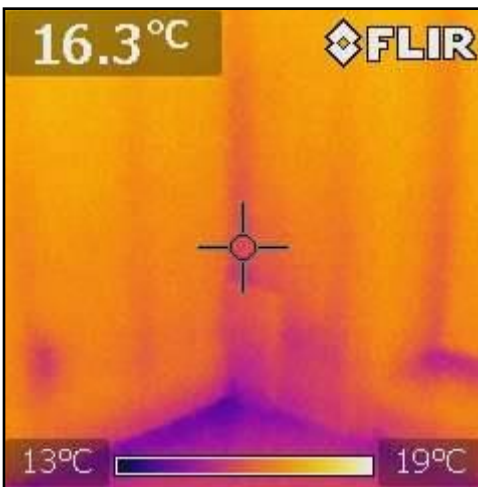
Typical image



Typical image

Condition: • Typical image

Location: North Basement



Typical image



Typical image

Condition: • Typical image

Location: West Basement

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

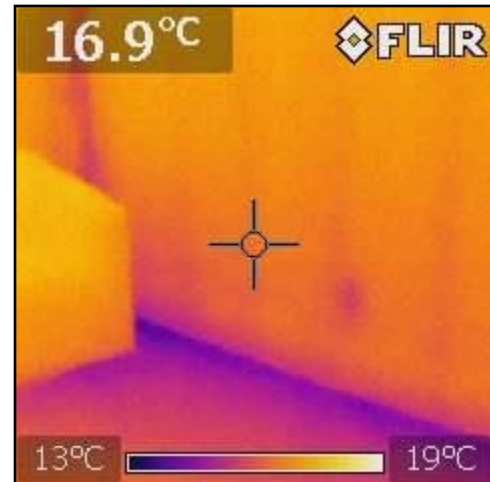
RECALLS

APPENDIX

REFERENCE



Typical image



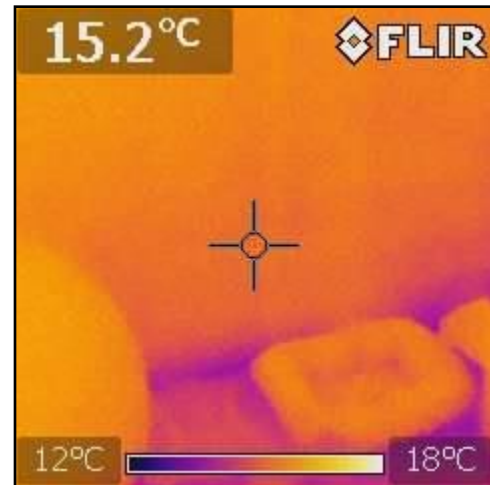
Typical image

Condition: • Typical image

Location: North Basement



Typical image



Typical image

CEILINGS BELOW PLUMBING FIXTURES \ No anomalies noted

Condition: • Typical image

Location: Under First Floor Kitchen

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON

May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

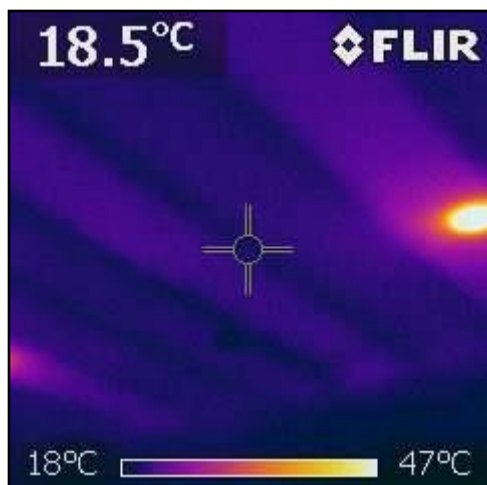
TARION

THERMAL IM

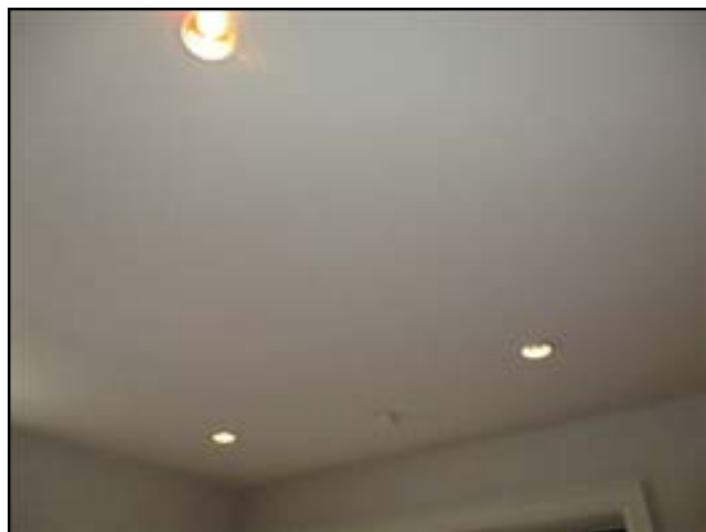
RECALLS

APPENDIX

REFERENCE



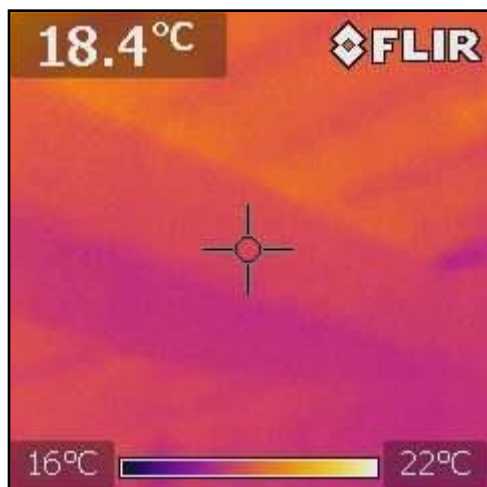
Typical image



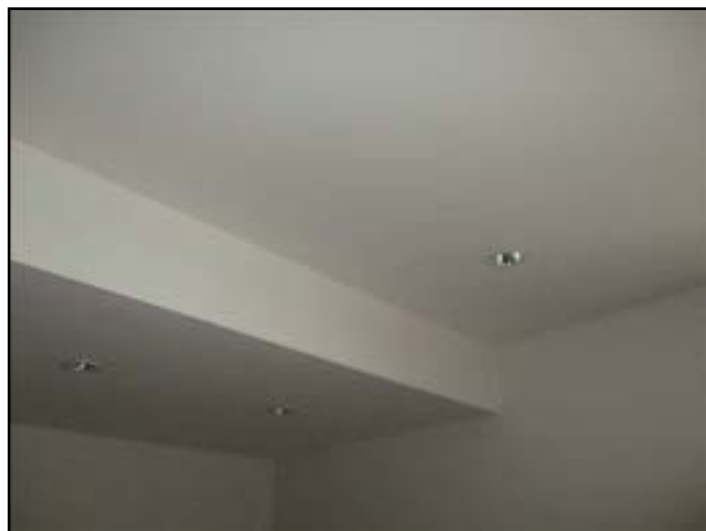
Typical image

Condition: • Typical image

Location: Under First Floor Kitchen



Typical image - wet bar area



Typical image - wet bar area

Condition: • Typical image

Location: Under First Floor Bathroom

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

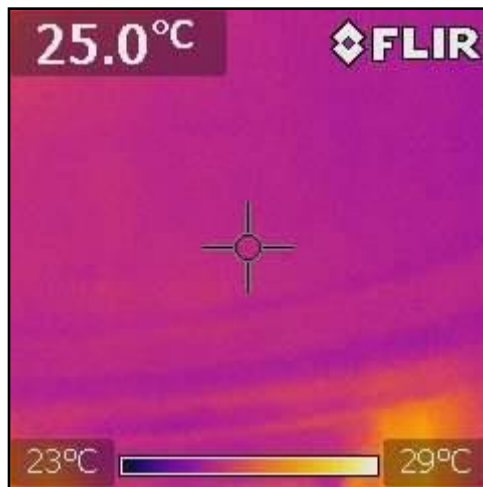
REFERENCE



Typical image

Condition: • Typical image

Location: Under Second Floor Master Bathroom



Typical image



Typical image

Condition: • Typical image

Location: Under South Second Floor Bathroom

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Typical image

Condition: • Typical image

Location: Under Second Floor Bathroom

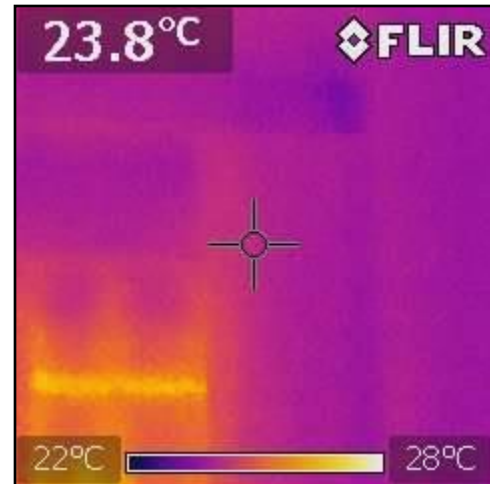


Typical image

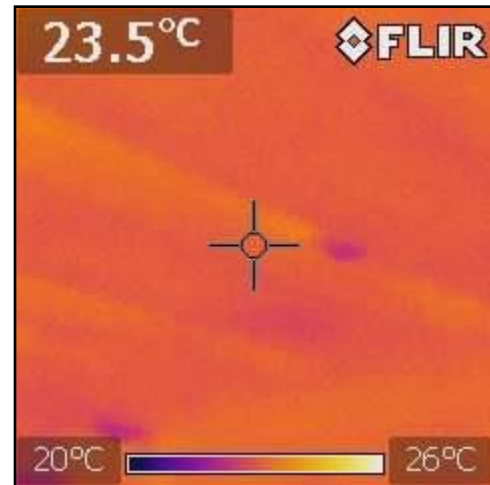
CEILINGS BELOW ROOFING \ No anomalies noted

Condition: • Typical image

Location: Above Front First Floor Hall



Typical image



Typical image

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

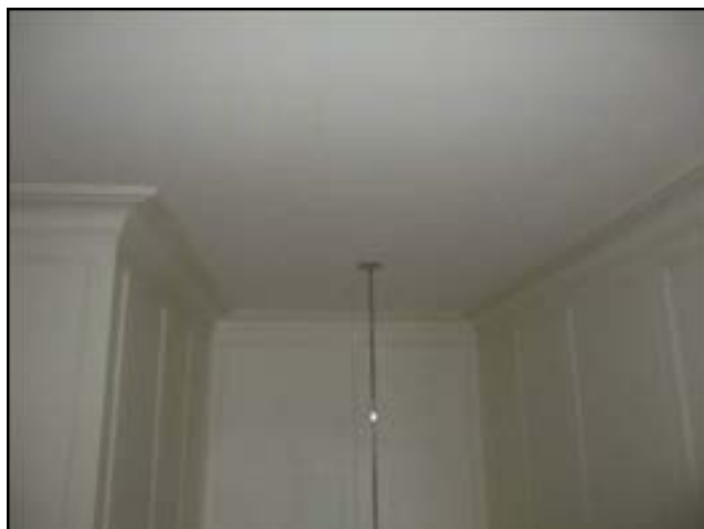
TARION

THERMAL IM

RECALLS

APPENDIX

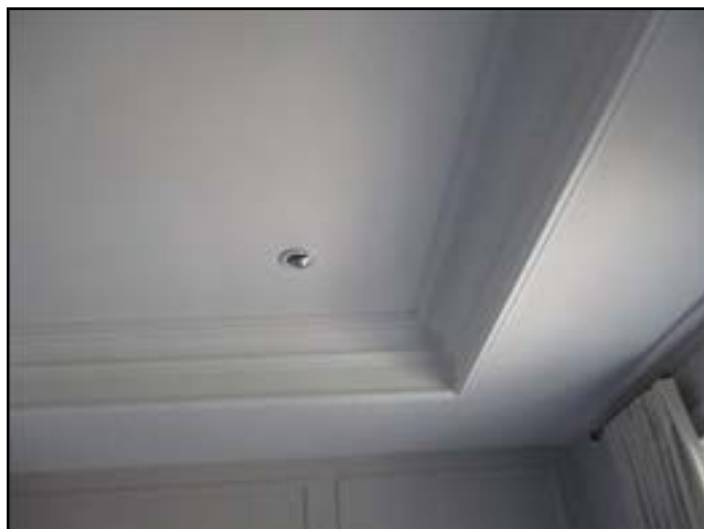
REFERENCE



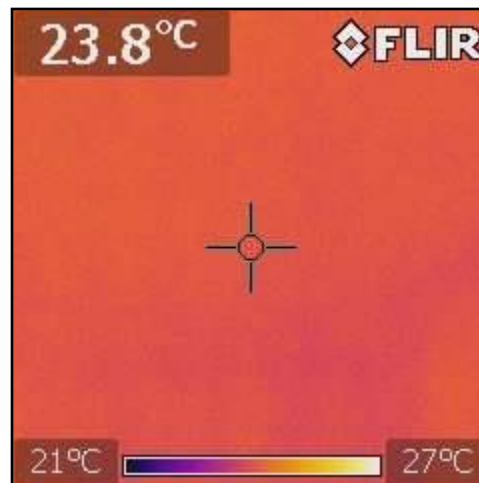
Typical image

Condition: • Typical image

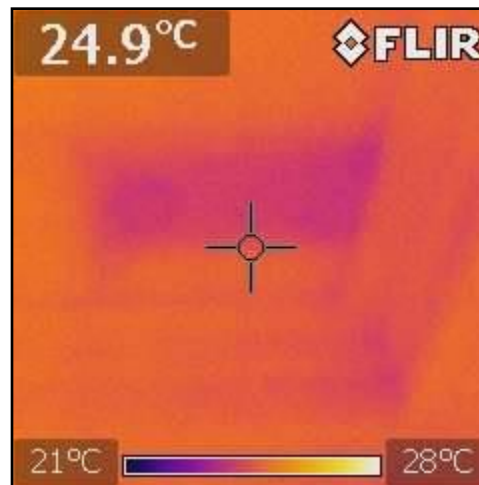
Location: Above Second Floor Master Bedroom



Typical image



Typical image



Typical image

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

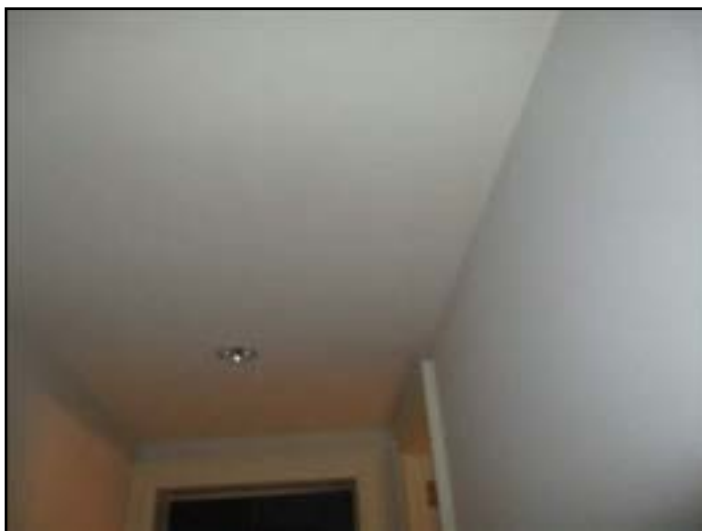
REFERENCE



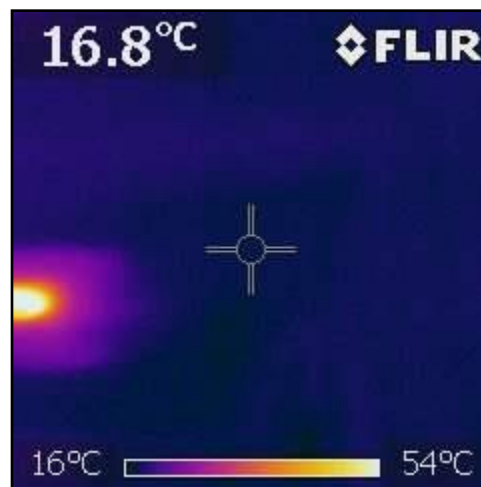
Typical image

Condition: • Typical image

Location: Under Rear First Floor Porch



Typical image



Typical image

WINDOWS \ No anomalies noted

Condition: • Typical image

Typical sample image

Location: Throughout

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

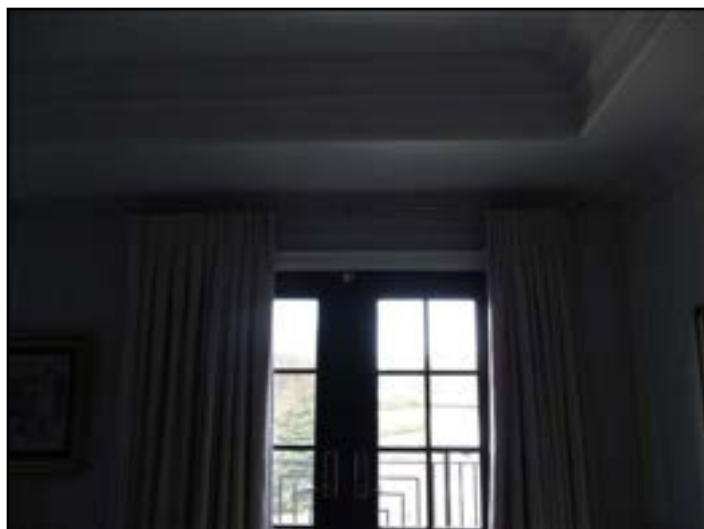
TARION

THERMAL IM

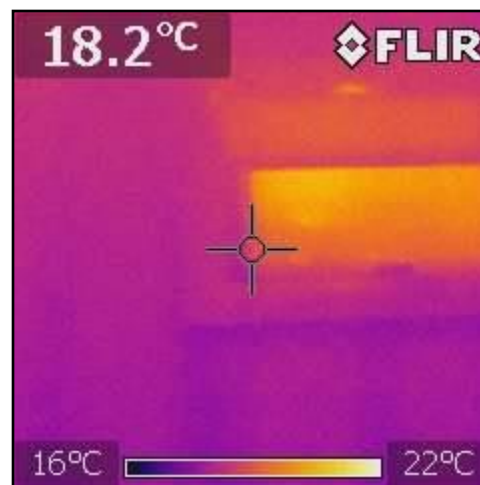
RECALLS

APPENDIX

REFERENCE



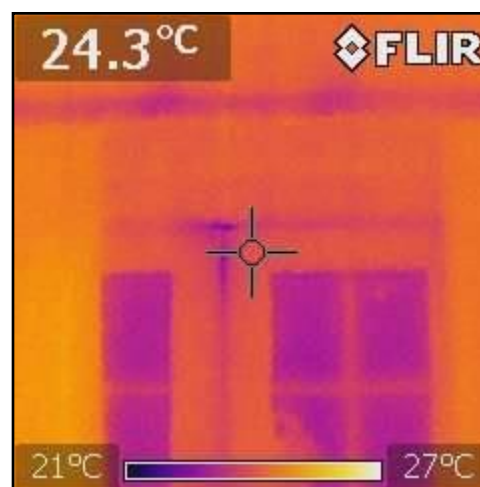
Typical image - master bedroom



Typical image - basement



Typical image - basement



Typical image - master bedroom

THERMAL IMAGING

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

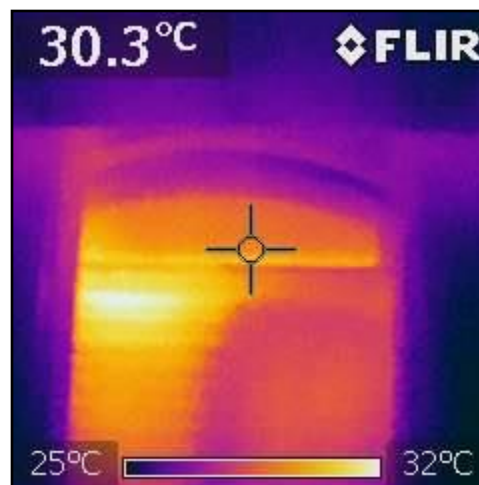
RECALLS

APPENDIX

REFERENCE



Typical image - 1st floor office



Typical image - 1st floor office

Inspection Methods and Limitations

Scope: • [Thermal imaging is used as a screening tool to identify potential areas of moisture.](#)

Limitations: • Storage and/or furnishings limited inspection

RECALLS

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Description

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

Air Conditioner / Heat Pump:

• Lennox

Model number: 13ACXN048-230-19 Serial number: 1915A19088



Lennox



Lennox

Furnace:

• Keeprite

Model number: G9MXE1202422A Serial number: A154446809



Keeprite



Keeprite

RECALLS

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

Water Heater:

- GSW

Model number: G875T72N-PV-ES2 Serial number: 1326A000116



GSW



GSW

Refrigerator:

- Thermador



Thermador

Range:

- Wolf

Model number: GR486G Serial number: 16111186

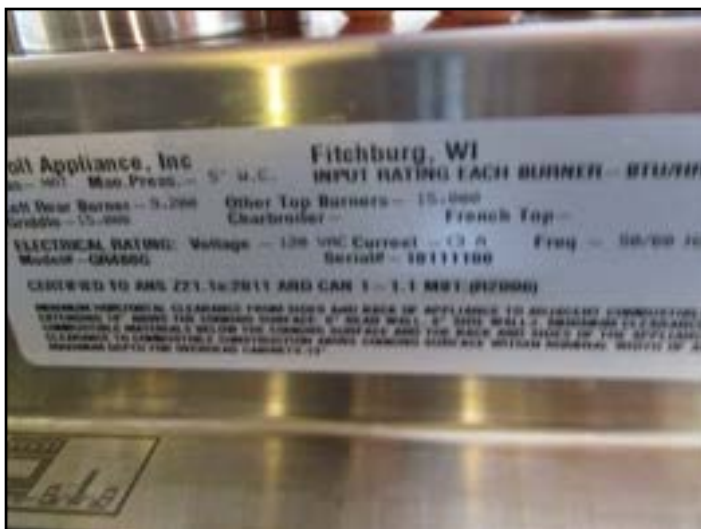
RECALLS

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
TARION	THERMAL IM	RECALLS	APPENDIX	REFERENCE					



Wolf



Wolf

Dishwasher:

- Asko

Model number: D5534 Serial number: D5534XLFI



Asko



Asko

Microwave:

- Sharp

Model number: KB6524PSC Serial number: 115297

RECALLS

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Sharp



Sharp



Sharp

Washer:

- Whirlpool

Model number: WFW95HEDC0 Serial number: C44350348

RECALLS

100 Edenbridge Dr, Toronto, ON May 10, 2018

Report No. 62269

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE



Whirlpool



Whirlpool

Dryer:

- Whirlpool

Model number: YWED95HEDC0 Serial number: M44301629



Whirlpool



Whirlpool

Inspection Methods and Limitations

Model number plate not found or not legible on: • Refrigerator

END OF REPORT

IMPORTANT ADVICE FOR LOOKING AFTER YOUR HOME

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

Priority Maintenance and Home Set-Up

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

Basement/Crawlspace Leakage

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

Roof - Annual Maintenance

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

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

Exterior - Annual Maintenance

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

Garage Door Operators

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

Electrical System – Label the Panel

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

Ground Fault Interrupters and Arc Fault Circuit Interrupters

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

Heating and Cooling System – Annual Maintenance

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

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

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

Bathtub and Shower Maintenance

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

Water Heaters

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

Washing Machine Hoses

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

Clothes Dryer Vents

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

Lint filters in the dryer should be cleaned every time the dryer is used.

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

Fireplace and Wood Stove Maintenance

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

Smoke and Carbon Monoxide (CO) Detectors

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

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

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 and the **CAHPI New Construction Inspection Protocol - Ontario Edition**. To review the **STANDARDS OF PRACTICE**, click [here](#). To review the **CAHPI New Construction Inspection Protocol - Ontario Edition**, 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 property, intended to identify defects which typically would be corrected within the scope of the Tarion New Home Warranty.

This inspection focuses on a specific set of components and defects which are outlined in the Protocol. Design review, subjective items, and items included in contracts with other parties do not fall within the scope of this inspection. This inspection utilizes a specific performance-based set of guidelines, published by Tarion Warranty Corporation as the "[Construction Performance Guidelines](#)." This is not a code-compliance inspection and does not replace inspections required by any Authorities Having Jurisdiction.

Carson, Dunlop & Associates Ltd. is an independent consulting firm and is not affiliated with any builder or with Tarion Warranty Corporation. As such, we have no bias, nor do we have the power or authority to compel others to correct any conditions noted in this report. Any defects or conditions noted are for your information.

The purpose of your New Construction Inspection is to evaluate the general condition of a property. This includes determining whether systems are performing their intended functions.

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 home inspection is on major issues.

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 New Construction Inspection provides you with a basic overview of the condition of the property. 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.

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.

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

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

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

Some intermittent problems may not be detectable on a Home Inspection because they only happen under certain circumstances. For example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that are concealed by finishes, storage or furnishings. Inspectors do not remove wall coverings (including wallpaper), lift flooring (including carpet) or move storage or furniture.

A New Construction Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

Home Inspectors do NOT determine whether or not any aspect of the property complies with codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements.

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.

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

RECALLS

APPENDIX

REFERENCE

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) THERMAL IMAGING

The use of a thermal imager by your home inspector is for the purpose of screening for water leakage issues. This service is distinct from a home inspection and is not addressed by the Standards of Practice. While the use of this equipment improves the odds of detecting a moisture issue, it is not a guarantee, as numerous environmental conditions can mask the thermal signature of moisture. Additionally, leakage is often intermittent, and cannot be detected when not present.

9) 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.

10) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY

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

11) TIME TO INVESTIGATE

Home Inspectors will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before they have had a reasonable period of time to investigate.

12) 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.

13) 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.

14) 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.

15) 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.

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.

Help with Homeownership

Enjoy discounts from these Carson Dunlop Partners.



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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

TARION

THERMAL IM

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