2027 St. John Street
Oshawa, ON L1J 8C1

PREPARED FOR:

SAMANTHA THOMPSON

INSPECTION DATE:

Tuesday, August 27th, 2019

PREPARED BY:

Sal Folino, B. Eng

Carson, Dunlop & Associates Ltd.

120 Carlton Street, 407

Toronto, ON M5A 4K2

416-964-9415

inspection@carsondunlop.com

http://www.carsondunlop.com

Setting the Standard for Home Inspection!

Tuesday, August 27th, 2019

Dear Samantha Thompson,

Thank you for choosing us to perform your home 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 home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

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 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,

Sal Folino, B. Eng, Manager of Home Inspectors

On behalf of

Carson, Dunlop & Associates Ltd.

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Invoice

Buyer's Home Inspection		$575.00
Thermal Imaging		$197.00
	Total w/HST	**$872.36**

PAID IN FULL

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Summary

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.

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.

Roofing

Sloped roofing\Asphalt shingles

Near end of life expectancy

Notes: The south (front) facing portion of the roof is older than the north (rear) facing portion. The south facing is showing signs of granular loss, cupping and damage. Maintenance and annual check-up will be required but plan on replacing within 3 years.

Implications: Chance of water damage to contents, finishes and/or structure

Location: South Roof

Task: Replace

Time: Less than 3 years

Cost: $2,500 - $5,000

Structure

Roof framing\Sheathing

Mold on roof sheathing

While we see it often, it varies in condition (mild to severe) and different people have different responses to its presence.

See Insulation section for more information.

Location: Northeast Attic

Heating

Gas furnace\Life expectancy

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

Implications: Potentially no heat.

Task: Replace

Time: Unpredictable

Cost: $3,500 - $7,000

Cooling & Heat Pump

Air conditioning\Life expectancy

Aging

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

Task: Replace

Time: Unknown

Cost: $3,000 - $6,000

Plumbing

Water heater\Life expectancy

Near end of life expectancy

Notes: Some insurance companies ask that the unit be replaced due to its age and because the basement is finished. The goal is to prevent water damage due to tank failure.

Implications: No hot water

Task: Replace

Time: Unknown, unless insurance company requires that it be replaced immediately

Cost: Depends on approach

Comments\Additional

At the time of the inspection there was a "smell of waste pipe gases". It was present at the start, during and after the inspection. Although there is no visible nor thermal imaging indicators of a leak, there is a "smell". Further investigation is required to determine the source.

Location: East Second Floor Bathroom

Task: Further evaluation / Improve

Time: As soon as possible

Cost: Depends on approach

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 mold 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, MOLD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home 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.

NOTE: BALLPARK COSTS AND TIME FRAMES Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotes from specialists should be obtained. The word 'Minor' describes any cost up to roughly $1,000.

END OF OVERVIEW

Roofing

Description

The home is considered to face
South

Sloped roofing material
Asphalt shingles


Asphalt shingles


Asphalt shingles

Approximate age
5-10 years
Notes: North (rear) facing

10-15 years
Notes: South (front) facing

Inspection Methods and Limitations

Roof inspection limited/prevented by
Eaves Protection - presence, continuity and effectiveness cannot be determined. Landscape irrigation system.

Inspection performed
By walking on roof

Age determined by

Visual inspection from roof surface

Observations and Recommendations

Recommendations\Overview

Asphalt shingle 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

Sloped roofing\Asphalt shingles

Near end of life expectancy

Notes: The south (front) facing portion of the roof is older than the north (rear) facing portion. The south facing is showing signs of granular loss, cupping and damage. Maintenance and annual check-up will be required but plan on replacing within 3 years.

Implications: Chance of water damage to contents, finishes and/or structure

Location: South Roof

Task: Replace

Time: Less than 3 years

Cost: $2,500 - $5,000

Near end of life expectancy

Near end of life expectancy

Sloped roof flashings\General
Inspect & repair, as needed.
Notes: Loose areas.
Implications: Chance of water damage to contents, finishes and/or structure
Location: Various
Task: Improve
Time: When re-roofing/re-shingling


Inspect & repair, as needed.


Inspect & repair, as needed.

Exterior

Description

Gutter & downspout material
Aluminum

Downspout discharge
Above grade

Lot slope
Flat

Wall surfaces and trim
Brick

Metal siding
Notes: Second floor

Inspection Methods and Limitations

Exterior inspected from
Ground level

Not included as part of a building inspection
Exterior natural gas BBQ connections (if present). Underground components (e.g., oil tanks, septic fields, underground drainage systems). Fences and boundary walls. Outbuildings other than garages and carports.

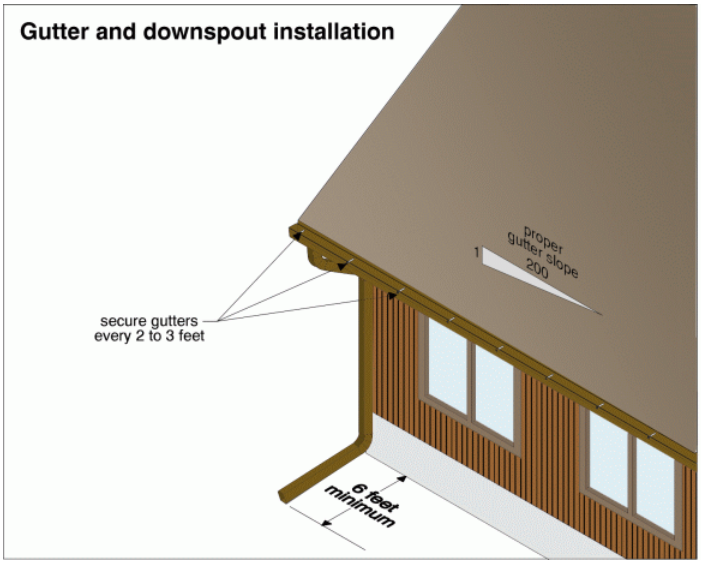
Observations and Recommendations

Roof drainage\Downspouts
Discharge onto roofs
Notes: Add a downspout from upper to lower gutters to reduce "wear" of the lower roof.
Implications: Chance of water damage to contents, finishes and/or structure
Location: Throughout
Task: Improve
Time: As soon as possible
Cost: Minor

Rear - Discharge onto roofs

Front - Discharge onto roofs

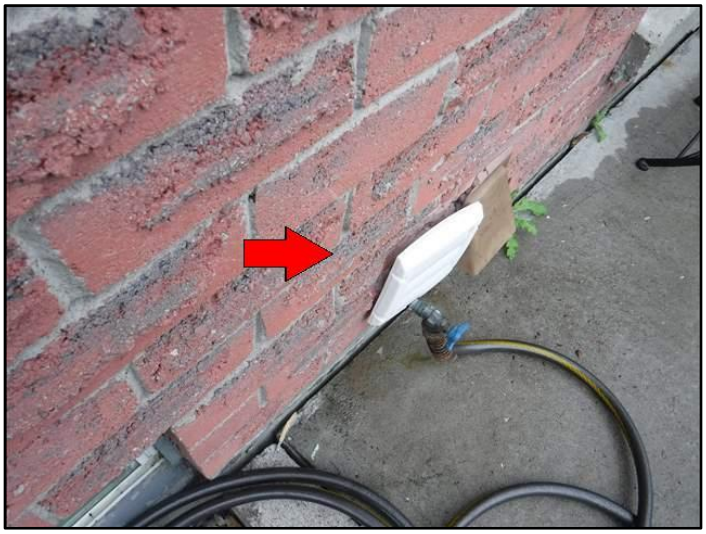
Should discharge 6 feet from building
Implications: Chance of water damage to contents, finishes and/or structure
Location: Various
Task: Improve
Time: As soon as practical
Cost: Minor




Example

Walls\Vent (fan, clothes dryer, etc.)

Cover damaged
Notes: Install correctly and seal around the edge.
Implications: Increased operating costs
Location: Rear
Task: Correct
Time: As soon as practical
Cost: Minor


Cover damaged

Windows\General

Paint and Caulking - deteriorated / missing
Implications: Increased heating and cooling costs | Reduced comfort
Location: Rear Basement
Task: Inspect annually
Time: Regular maintenance


Example

Exterior glass/windows\Window wells

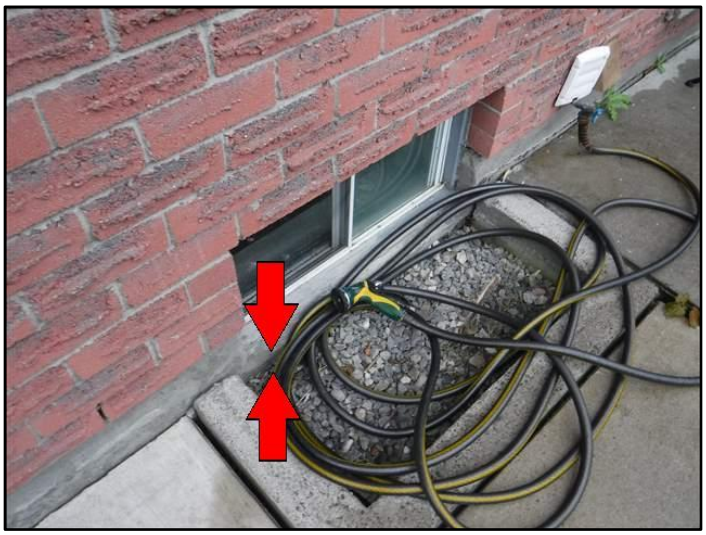
Window close to grade in well.
Increase threshold height by lowering well depth.

Location: Rear

Task: Improve

Time: Less than 2 years

Cost: Minor



Window close to grade in well.
Increase...

Landscaping\General

Planters and gardens against walls

Notes: 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.

Implications: Chance of water entering building | Chance of damage to structure | Chance of structural movement

Location: Front

Task: Monitor and relocate

Time: If necessary

Landscaping\Lot grading

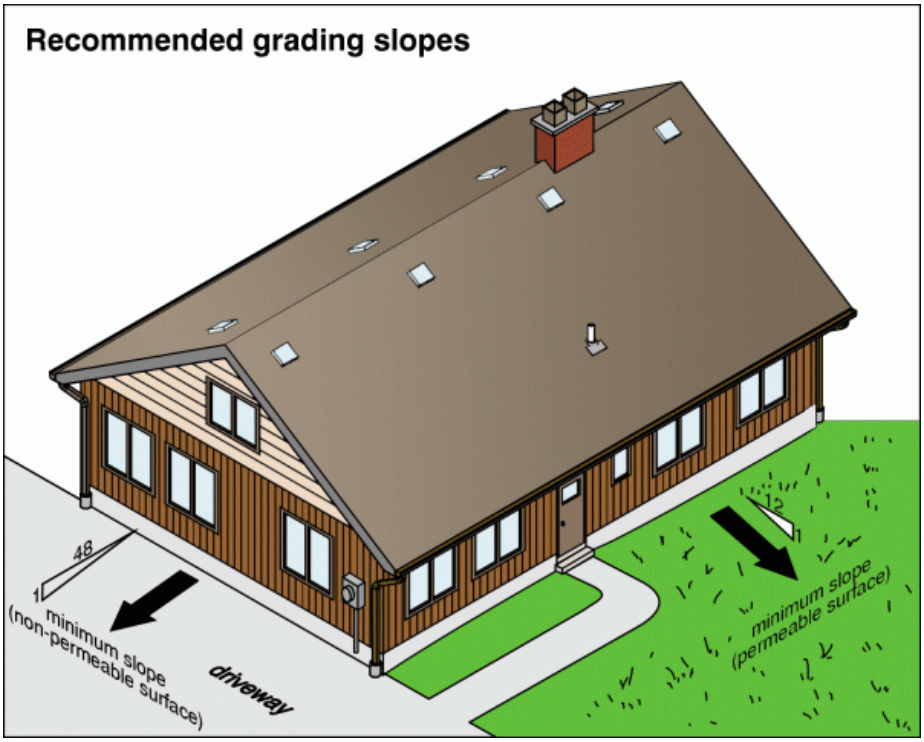
The grading around portions of the house is relatively neutral

Implications: 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



Improper slope or drainage

Notes: When trying to minimize basement leakage, it is always best to be proactive and slope the grading away from the house. Maintain positive slope away from house.

Implications: Chance of water damage to contents, finishes and/or structure

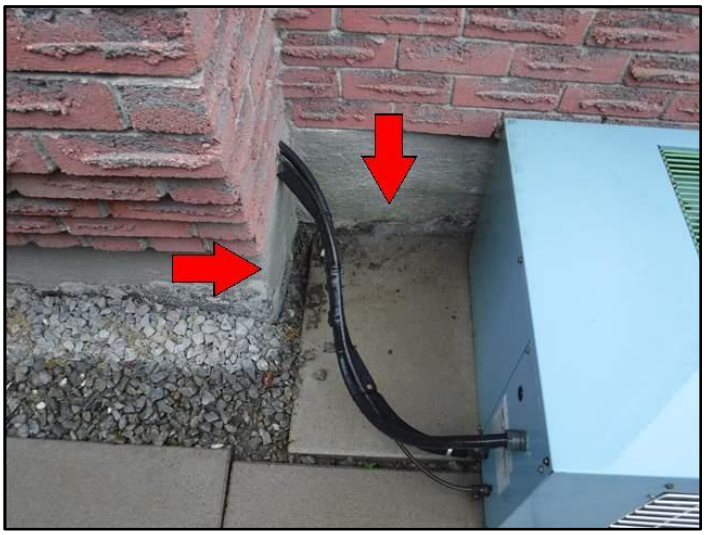
Location: Various

Task: Improve

Time: As soon as possible

Cost: Minor

Low area.



Low area.

Landscaping\Walkway

Uneven (trip hazard)

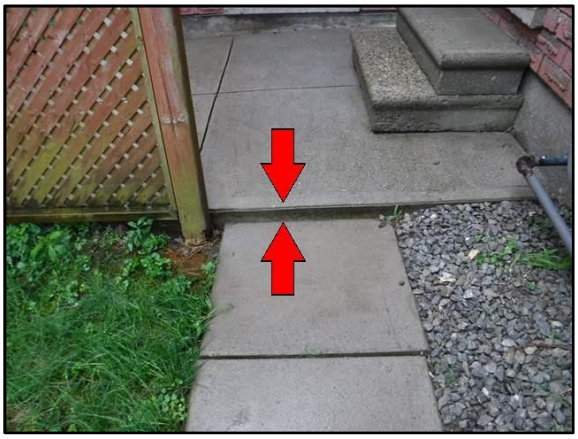
Implications: Physical injury

Location: East

Task: Correct

Time: As soon as practical

Cost: Depends on approach



Uneven (trip hazard)

Unsealed gap at building

Notes: Check annually where the cement walk and the foundation wall meet. Ensure gap is sealed and maintained to prevent potential of water penetration.

Implications: Chance of water damage to contents, finishes and/or structure

Location: East / Rear

Task: Inspect annually

Time: Regular maintenance

Cost: Minor

Unsealed gap at building

Landscaping\Driveway

Uneven (trip hazard)

Notes: Appears the driveway has settled (as expected). Resurface when required ($1000+) or repair locally area only (minor cost).

Implications: Physical injury

Location: Front

Task: Correct

Time: As soon as practical

Cost: Depends on approach

Uneven (trip hazard)

Garage\General

Shelving - load capacity not determined

Task: Monitor

Time: Ongoing

Garage\Vehicle door operators

Extension cord for opener

Notes: Have a dedicated receptacle installed.

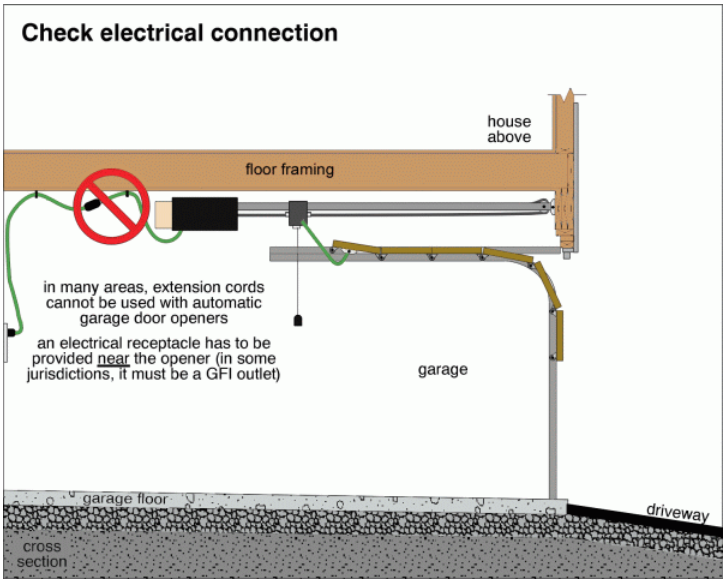
Implications: Electric shock

Location: Garage

Task: Provide

Time: As soon as practical

Cost: Minor



Extension cord for opener

Structure

Description

General

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

Configuration

Basement

Foundation material
Poured concrete

Floor construction
Joists

Steel joists

Subfloor - OSB (Oriented Strand Board)

Exterior wall construction
Wood frame

Wood frame / Masonry veneer

Roof and ceiling framing
Rafters


Upper attic


Lower attic

Oriented Strand Board (OSB) sheathing

Inspection Methods and Limitations

Inspection limited/prevented by
Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection.

The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Observations and Recommendations

Foundations\General

Typical minor cracks

Implications: Chance of water entering building

Location: Throughout

Walls\Masonry veneer walls

Typical minor cracks

Location: Various

Roof framing\Sheathing

Mold on roof sheathing
While we see it fairly often, it varies in condition (mild to severe) and different people have different responses to its presence.
See Insulation section for more information.

Location: Northeast Attic

Electrical

Description

Service entrance cable and location
Underground - cable material not visible

Service size
100 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

Copper - water pipe

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

No AFCI

Inspection Methods and Limitations

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

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

System ground
Quality of ground not determined

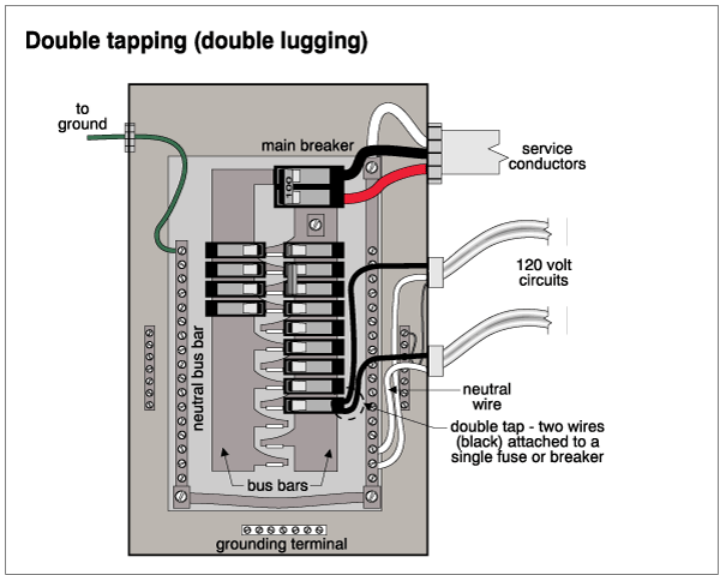
Circuit labels
The accuracy of the circuit index (labels) was not verified.

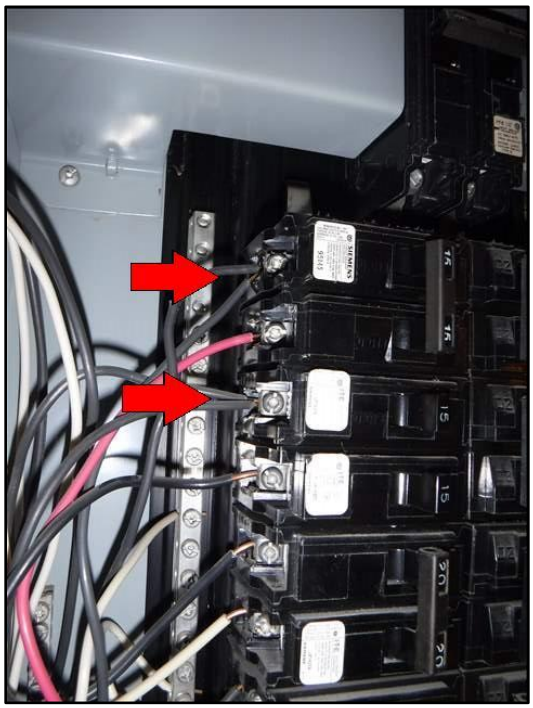
Not included as part of a building inspection
Low voltage wiring systems and components. Testing of smoke and/or carbon monoxide alarms. Determination of the age of smoke and carbon monoxide alarms.

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
Double taps
Notes: 3 circuits were noted
Implications: Fire hazard
Location: Basement Panel
Task: Immediate
Time: If necessary
Cost: Minor


Double tapping (double lugging)
to ground
main breaker
service conductors
120 volt circuits
neutral bus bar
neutral wire
double tap - two wires (black) attached to a single fuse or breaker
bus bars
grounding terminal



Example

Distribution system\Junction boxes

Missing

Notes: Exposed wire should be placed in a junction box. NOTE currently live wires.

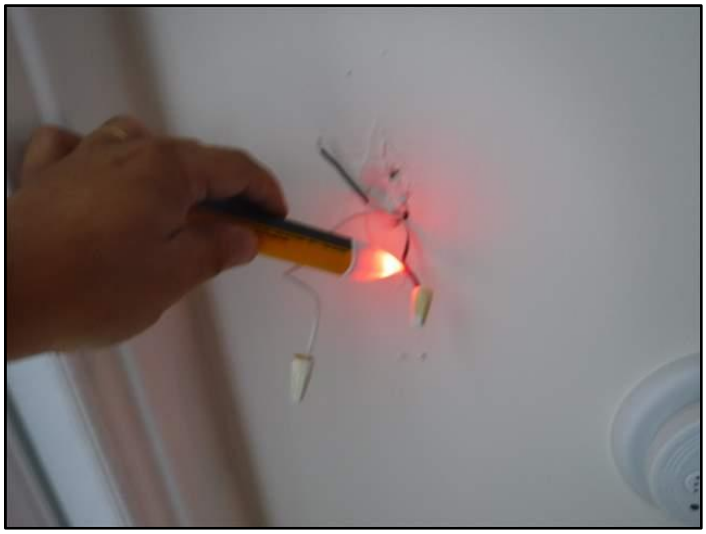
Implications: Electric shock | Fire hazard

Location: North Basement

Task: Provide

Time: As soon as possible

Cost: Minor



Missing

Missing

Distribution system\Outlets (receptacles)

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

Notes: Consider installing GFCI's in the bathrooms, kitchen and laundry areas.

Location: Various

Task: Provide

Cost: Minor

Heating

Description

System type
Furnace

Fuel/energy source
Gas

Heat distribution
Ducts and registers

Approximate capacity
105,000 BTU/hr

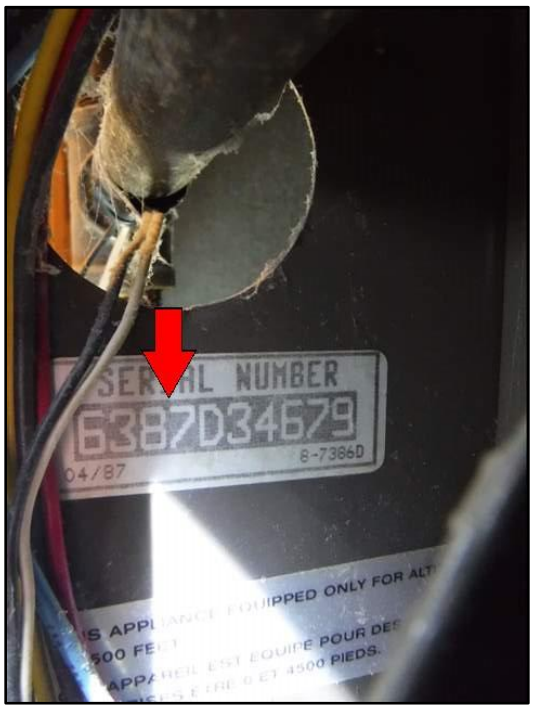
Efficiency
Conventional


Conventional

Conventional

Exhaust venting method
Natural draft

Approximate age
33 years



33 years ('87)

Typical life expectancy
Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at
Meter

Auxiliary heat
Electric baseboard heater
Notes: Basement bathroom.

Fireplace/stove
Wood-burning fireplace

Chimney/vent
Masonry

Metal

Inspection Methods and Limitations

General
Heat loss calculations are not performed as part of a home inspection

Inspection prevented/limited by
Top of chimney too high to see well

Safety devices
Not tested as part of a building inspection

Heat loss calculations
Not done as part of a building inspection

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

Observations and Recommendations

General
Furnaces have life expectancies that range from 10 to 25 years depending on the type, heating load and maintenance. An annual maintenance contract is strongly recommended.

Task: Inspect annually

Time: Regular maintenance

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

Implications: Potentially no heat.

Task: Replace

Time: Unpredictable

Cost: $3,500 - $7,000

Gas furnace\Ducts, registers and grilles
Duct layout typical of older house. Seasonal airflow adjustment may be required for more even heating/cooling. Consult HVAC specialist for further advice if necessary.

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

Task: Provide
Time: Before using

Cooling & Heat Pump

Description

Air conditioning type
Air cooled


Air cooled

Cooling capacity
24,000 BTU/hr

Compressor approximate age
25 years

25 years ('94)

Typical life expectancy
10 to 15 years

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

Observations and Recommendations

General
Air conditioning systems are complex with life expectancies of 10 to 15 years, if well maintained and serviced regularly. An annual maintenance contract is strongly recommended.
Task: Inspect annually
Time: Regular maintenance

Air conditioning\Life expectancy
Aging
Notes: Although the system is near or at the end of its life expectancy, continue to use and maintain the unit until it fails.
Task: Replace
Time: Unknown
Cost: $3,000 - $6,000

Insulation and Ventilation

Description

Attic/roof insulation material

Glass fiber

Glass fiber - example - lower attic

Attic/roof insulation amount/value

R-28

R-32

Attic/roof air/vapor barrier

Kraft paper

Attic/roof ventilation

Roof vent

Soffit vent

Wall insulation material

Not visible

Foundation wall insulation material

Not determined in some areas

Glass fiber

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

Air/vapor barrier system
Continuity not verified

Observations and Recommendations

Attic/roof\Insulation
Amount less than current standards
Notes: - Consider increasing insulation after living in the home for 1 year. After which you can determine if the house is comfortable for your living style and if improvements are required - based on comfort and economics.
Implications: Increased heating and cooling costs
Location: Attic
Task: Improve
Time: If necessary
Cost: $1,500 - and up

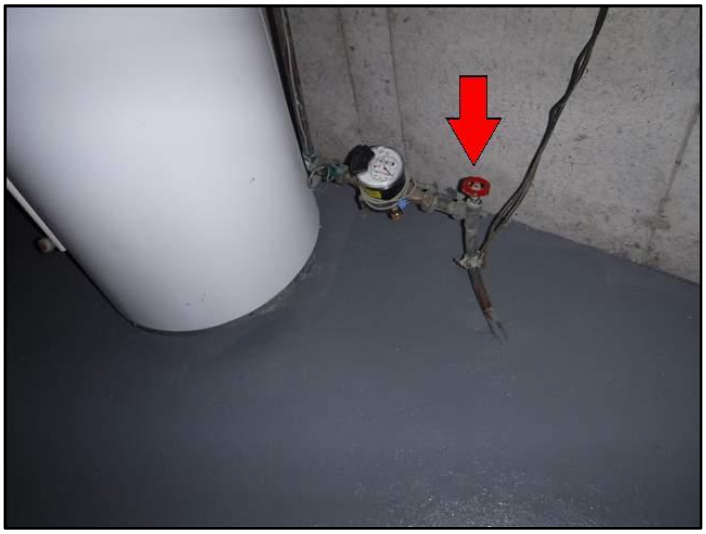
Plumbing

Description

Service piping into building
Copper

Supply piping in building
Copper

Main water shut off valve at the
Near water heater



Near water heater

Water heater type

Conventional

Conventional

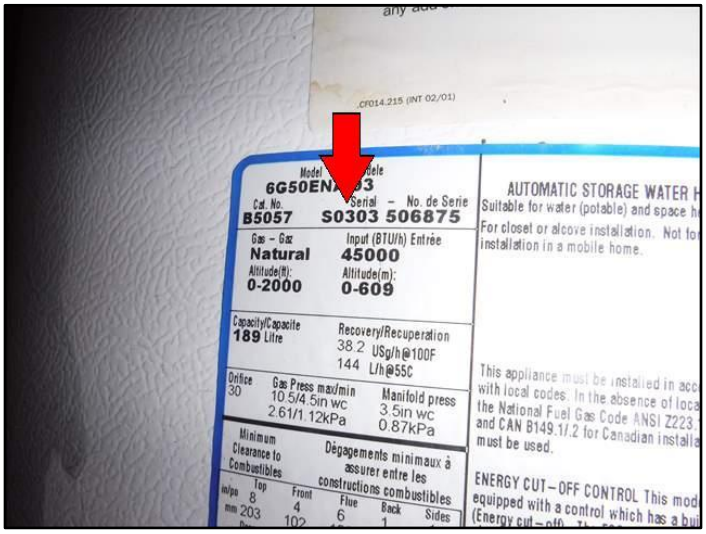
Water heater fuel/energy source

Gas

Water heater exhaust venting method
Natural draft

Water heater tank capacity
189 liters/50 US gallons

Water heater approximate age
16 years



16 years ('03)

Water heater typical life expectancy
10 to 15 years

Waste and vent piping in building
Plastic

Floor drain location
Near water heater

Inspection Methods and Limitations

Items excluded from a building inspection
Backwater Valve - not inspected / tested. Isolating/relief valves & main shut-off valve. Concealed plumbing. Tub/sink overflows. Water treatment equipment. The performance of floor drains or clothes washing machine drains. Landscape irrigation system.

Observations and Recommendations

General

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

Water heater\Life expectancy

Near end of life expectancy

Notes: Some insurance companies ask that the unit be replaced due to its age and because the basement is finished. The goal is to prevent water damage due to tank failure.

Implications: No hot water

Task: Replace

Time: Unknown, unless insurance company requires that it be replaced immediately

Cost: Depends on approach

Waste plumbing\Drain piping - performance

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

Task: Provide

Time: If desired

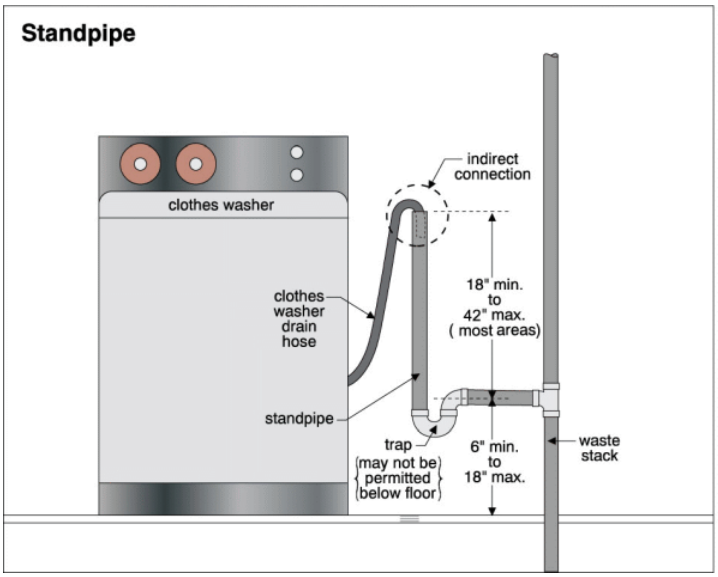
Clothes washer drain connections

Implications: Chance of water damage to contents, finishes and/or structure

Location: Laundry Area

Task: Improve

Cost: Minor



Fixtures and faucets\Basin, sink and laundry tub

Leak

Implications: Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Second Floor Bathroom

Leak - hot water

Loose

Notes: Fasten laundry tub to the wall

Implications: Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the building

Location: Laundry Area

Task: Improve

Cost: Minor

Fixtures and faucets\Bathtub

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

Task: Inspect annually

Time: Regular maintenance

Example - add sealant.

Fixtures and faucets\Toilet

Loose

Implications: Chance of water damage to contents, finishes and/or structure | Sewage entering the building | Possible hidden damage

Location: First Floor Bathroom

Task: Correct

Time: Immediate

Cost: Minor

Comments\Additional

At the time of the inspection there was a "smell of waste pipe gases". It was present at the start, during and after the inspection. Although there is no visible nor thermal imaging indicators of a leak, there is definitely a "smell" Further investigation is required to determine the source.

Location: East Second Floor Bathroom

Task: Further evaluation / Improve

Time: As soon as possible

Cost: Depends on approach

Interior

Description

Windows

Fixed

Casement

Exterior doors - type/material

Hinged

Inspection Methods and Limitations

Inspection limited/prevented by

Limited access to cabinets and closets. Perimeter drainage tile around foundations is not visible. Storage/furnishings.

Not included as part of a building inspection

Security systems, intercoms, central vacuum systems, chimney flues, elevators, smoke detectors and carbon monoxide detectors. Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. Cosmetic issues.

Percent of foundation not visible

80%

Basement leakage

Basement leakage frequency or severity cannot be predicted during a home inspection. You can find this in the Reference tab at the end of the report.

Observations and Recommendations

Ceilings\General

Typical flaws

Notes: - The house shows typical aging and the ceilings have some small cracks and patching, which are common.

Location: Various

Patched

Notes: Dry at the time of the inspection.

Implications: Chance of damage to contents, finishes and/or structure

Location: Under Second Floor Bathroom

Patched

Walls\General

Typical flaws

Notes: - The walls have some typical small cracks.

Location: Various

Floors\General

Typical flaws

Notes: - The floors show some minor settling as expected.

Location: Throughout

Basement\Leakage

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)

Basement\Cold room/Root cellar

Open vent - remove blockage.

Location: Cold Room

Thermal Imaging

Description

General

Our approach to thermography/thermal imaging: Carson Dunlop uses equipment that meets 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.

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

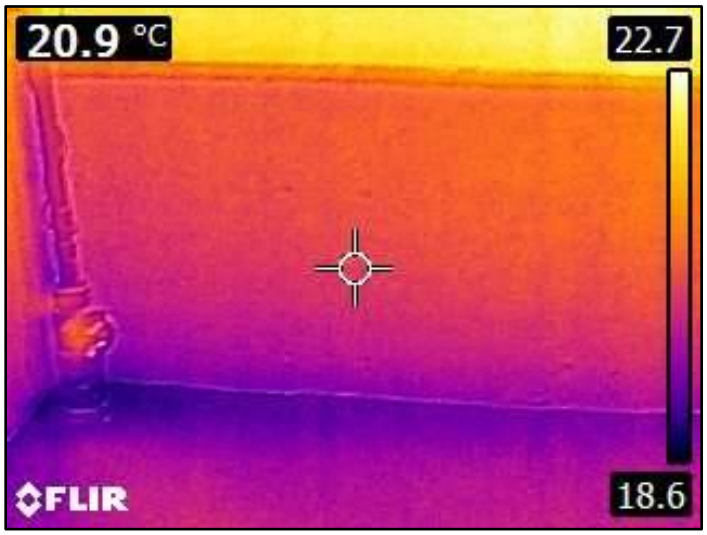
Observations and Recommendations

Foundation walls\No anomalies noted

Typical image

Location: North Lower Basement

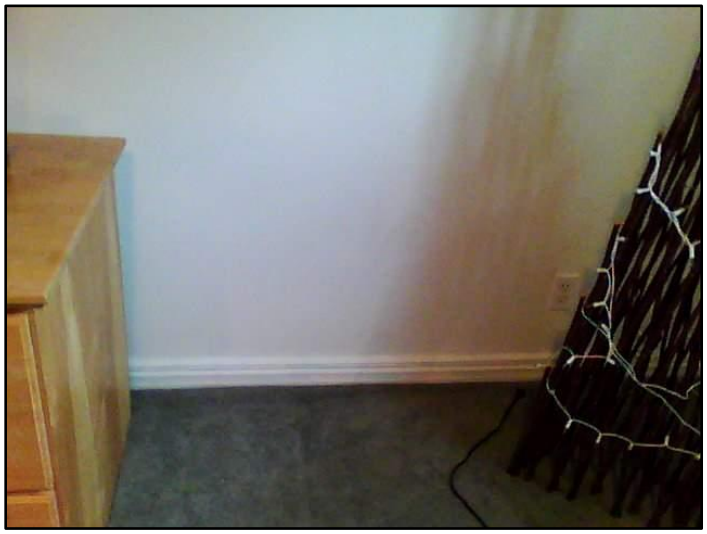
Typical image - lower



Typical image - lower

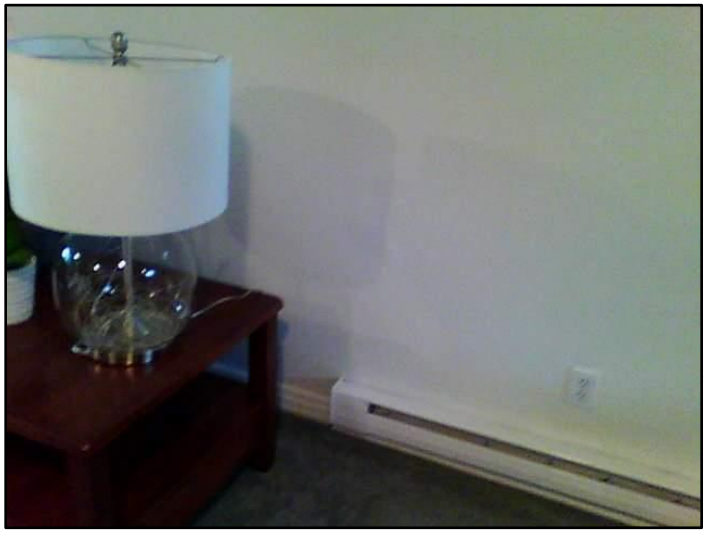
Typical image
Location: West Basement

Typical image

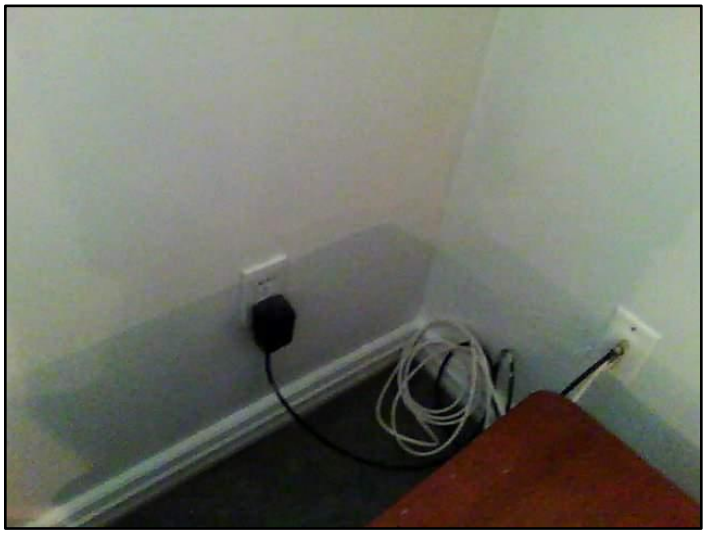

Typical image

Typical image
Location: West Basement

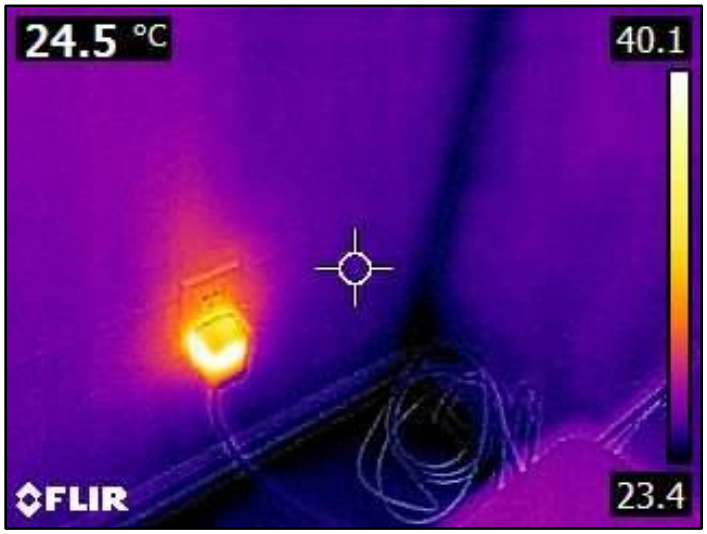
Typical image


Typical image

Typical image
Location: Southwest Basement



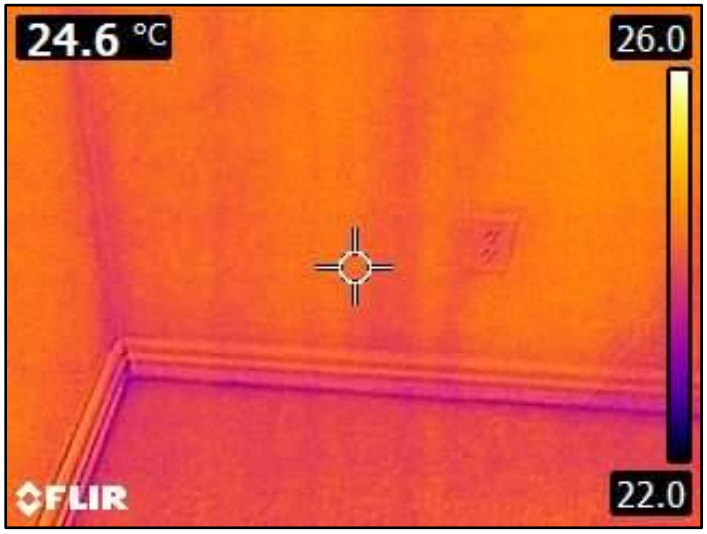
Typical image



Typical image

Typical image
Location: South Basement

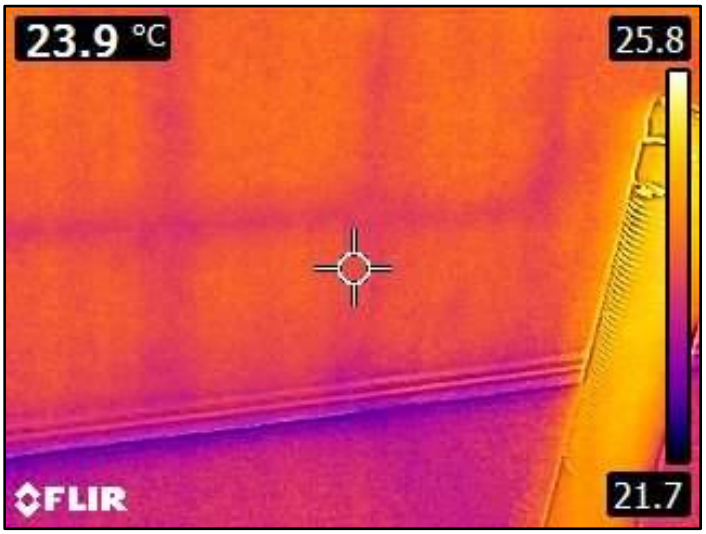
Typical image



Typical image

Typical image
Location: North Upper Basement

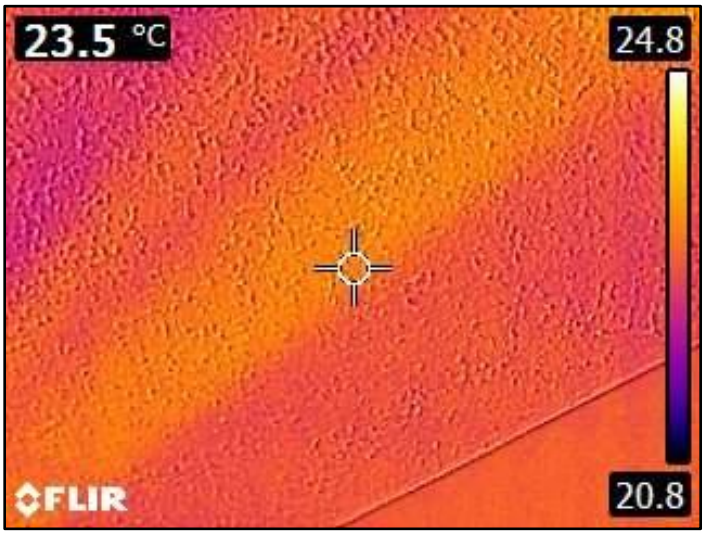
Typical image - upper



Typical image - upper

Ceilings below plumbing fixtures\No anomalies noted
Typical image
Location: Under Second Floor Master Bathroom

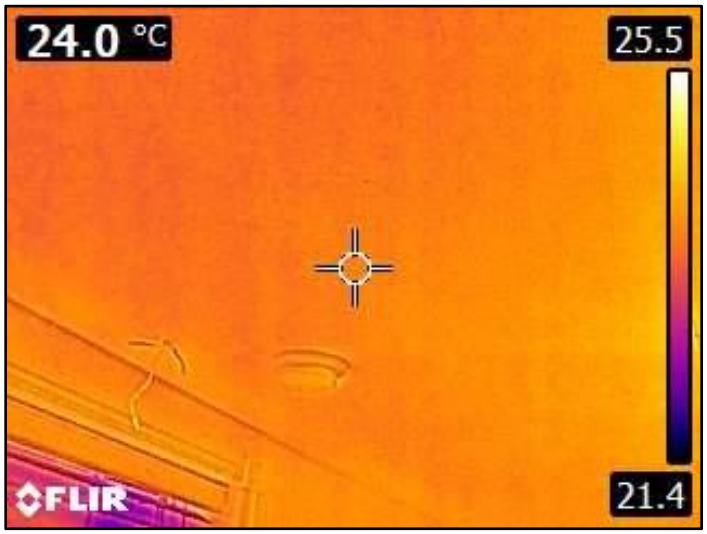
Typical image (2)



Typical image (2)

Typical image
Location: Under First Floor Kitchen

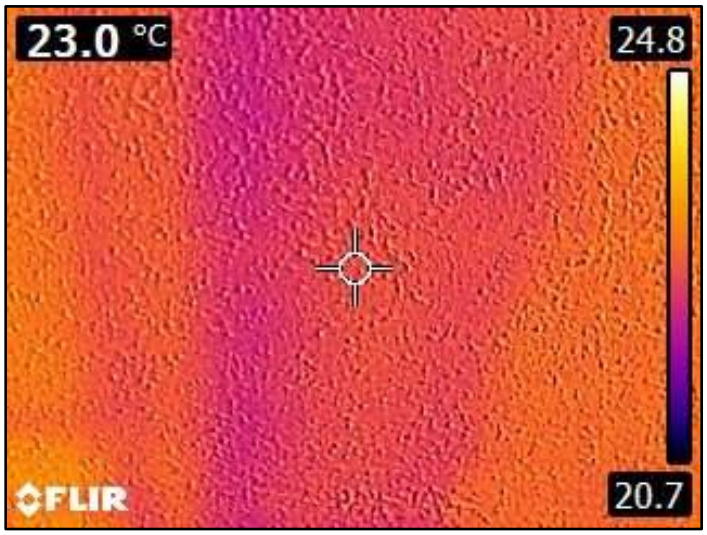
Typical image



Typical image

Typical image
Location: Under Second Floor Master Bathroom

Typical image (1)

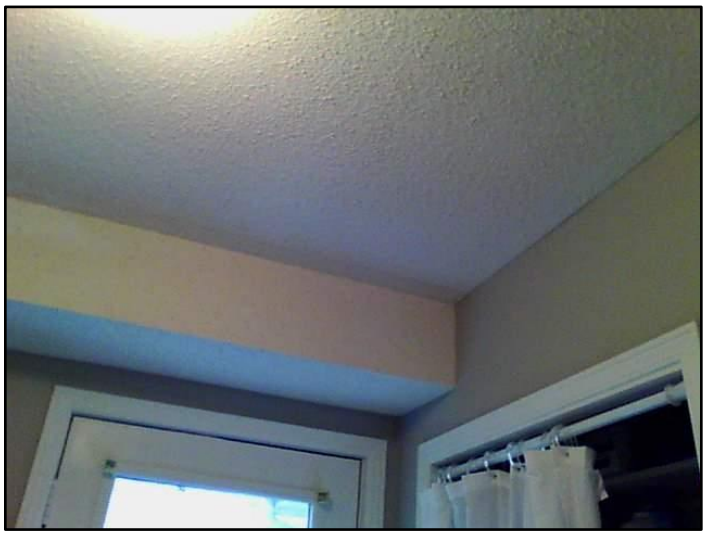


Typical image (1)

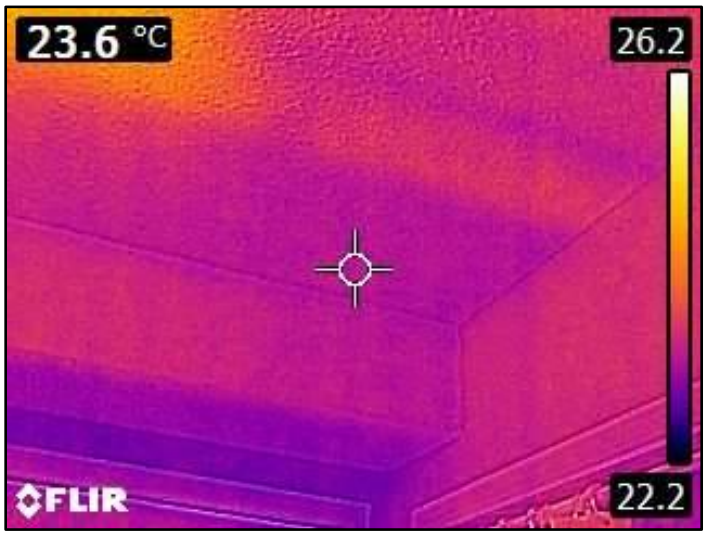
Ceilings below roofing\No anomalies noted

Typical image

Location: Above Rear Kitchen - North



Typical image (1) -

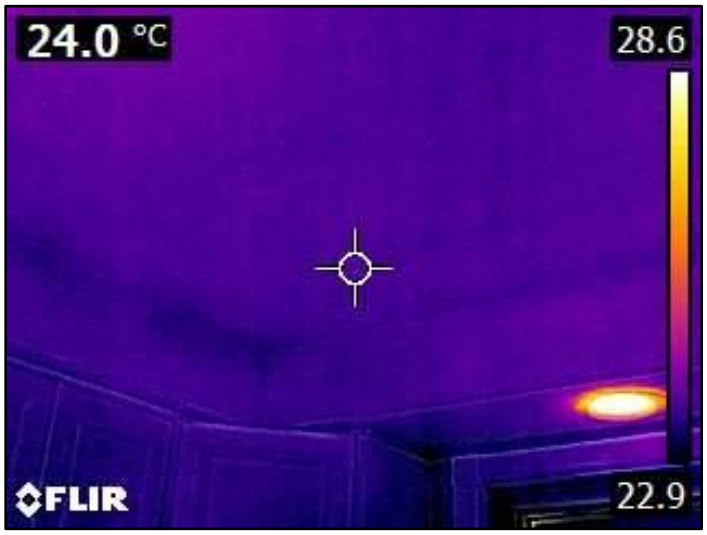


Typical image (1) - \

Typical image

Location: Above Rear Kitchen - Northwest

Typical image (2) -



Typical image (2) -

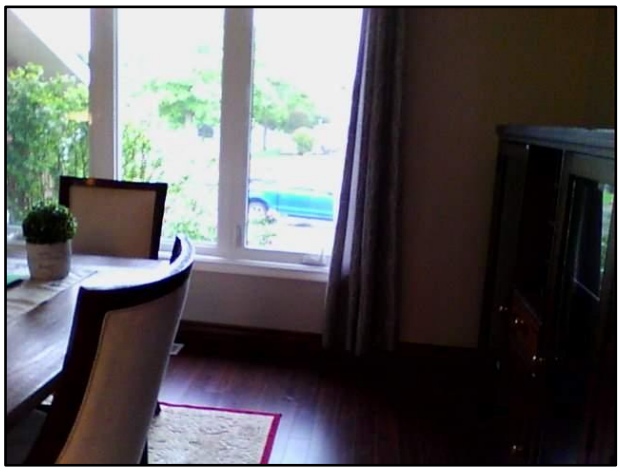
Typical image
Location: Above Front - main floor

Typical image -


Typical image -

Windows\No anomalies noted
Typical image
Notes: Typical image - (sample of front)
Location: Throughout

Typical image


Typical image

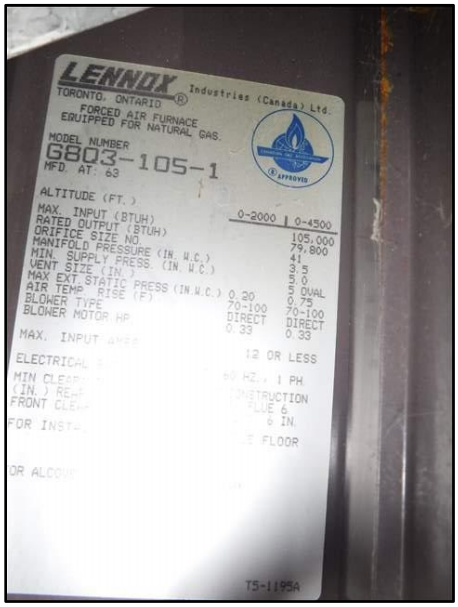
Recalls

Description

Air Conditioner / Heat Pump
Keeprite

Keeprite

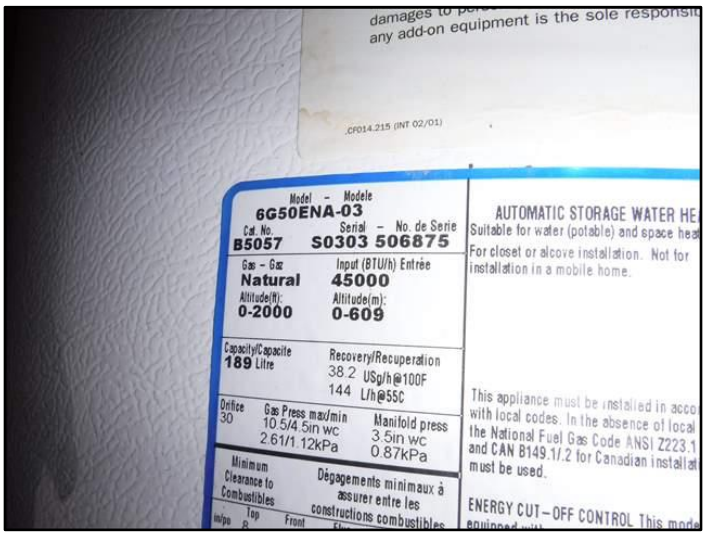
Furnace
Lennox



Lennox

Water Heater

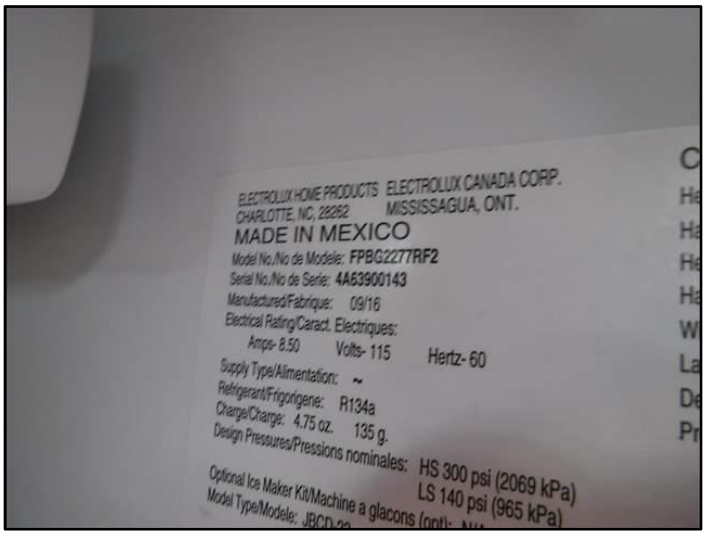
GSW



GSW

Refrigerator

Frigidaire



Frigidaire

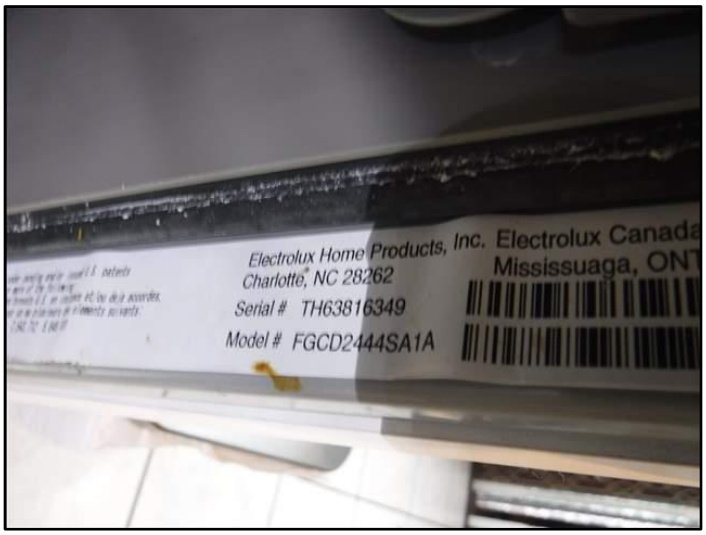
Range

Samsung

Samsung

Dishwasher

Frigidaire



Frigidaire

Washer
GE

GE

Dryer
Samsung

Samsung

Reference Library

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.

- ROOFING, FLASHINGS AND CHIMNEYS
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING/HEAT PUMPS
- INSULATION
- PLUMBING
- INTERIOR
- APPLIANCES
- LIFE CYCLES AND COSTS
- SUPPLEMENTARY
- HOME SET-UP AND MAINTENANCE
- MORE ABOUT HOME INSPECTIONS

Inspection Contract

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

The term Home Inspector in this document means the Home Inspector and the Home Inspection Company. The inspection is performed in accordance with the STANDARDS OF PRACTICE of the Ontario Association of Home Inspectors. To review the STANDARDS OF PRACTICE, click http://www.oahi.com/download.php?id=138.

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the building. For more information on what a home inspection includes, click http://www.carsondunlop.com/home-inspection-services/home-inspection-what-to-expect/.

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

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

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

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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

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

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

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

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

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

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

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

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

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

4) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. Inspectors do NOT identify asbestos in roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. Inspectors do NOT look for lead or other toxic metals in such things as pipes, paint or window coverings. Health scientists can help in these areas.

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

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

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

The Inspection does not include spores, fungus, 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) WE DON'T LOOK FOR BURIED TANKS.

Home Inspectors do not look for fuel oil, septic or gasoline tanks that may be buried on the property. If there are fuel oil or other storage tanks on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to investigate.

7) CANCELLATION FEE

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

8) THERMAL IMAGING

The use of a thermal imager by your home inspector is for the purpose of screening for water leakage issues. 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 Clients 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. A Home Care Plan is available providing ongoing protection against breakdown of equipment and appliances. For more information, visit www.carsondunlop.com/inspection/services/home-care-plan/

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 Clients 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.