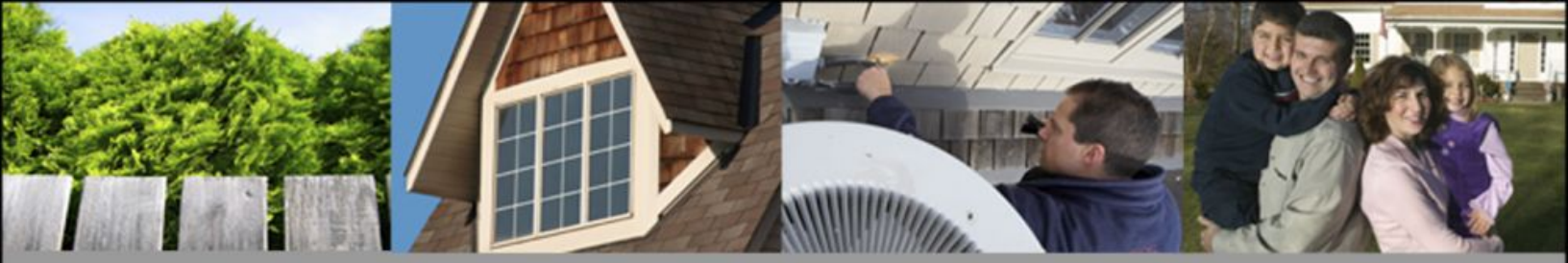

Your Inspection Report

131 West Deane Park Dr
Etobicoke, ON

PREPARED FOR:
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INSPECTION DATE:
Friday, August 26, 2011

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INTRODUCTION

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

COOLING

OUTDOOR UNIT \ 5.0, 7.0 & 9.0

Condition: • Past normal lifespan

Run air conditioner until it fails.

If replacing furnace replace together as manufacturers often have package deals.

Task: Replace

Time: When necessary

Cost: $2,000 - $4,000

END OF SUMMARY

An onsite review is an essential component to a complete home inspection. In order to familiarize yourself with the property and our findings, please book an Onsite review at you convenience by calling (866) 866-8311

The fee for this service is $249 which gives you access to a complete report and the other benefits of a Carson Dunlop home inspection.

Without an Onsite Review our obligation and liability is limited to the seller.

NOTE: BALLPARK COSTS AND TIME FRAMES

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

Descriptions

Sloped roofing material: • Asphalt shingles (1.1)

Life Expectancy: • The roof covering appears to be within the last half of its normal life expectancy.

Chimneys: • Masonry

Observations and Recommendations

FLASHINGS - PLUMBING STACK/MAST/FLUE \ 2.7

Condition: • Inspect annually and caulk as required around electrical mast.

Location: Roof

Time: Regular maintenance

Inspection Methods and Limitations

Roof inspection method: • Walking on the roof

Descriptions

Gutters and Downspouts (1.0): • Aluminum (1.1)

Gutter and Downspout Discharge (1.2): • Discharge above grade (1.2)

Wall Surfaces (4.0): • Brick (4.1)

Observations and Recommendations

WINDOWS - EXTERIOR SIDE \ 3.0

Condition: • Paint/caulking deteriorated

Location: Rear Basement

Task: Paint/caulk

Time: Regular maintenance

EXTERIOR STRUCTURE \ Railings (5.2)

Condition: • Not well secured

Location: Front Porch

Task: Repair

Time: Less than 1 year

Cost: Minor (Less than $500)

GARAGE \ 8.0

Condition: • Crack in floor in front of garage door.

Location: Front Garage

Task: Repair

Time: Discretionary

Cost: Minor (Less than $500)

Condition: • Vehicle door opener does not auto-reverse properly (8.7)

Garage door opener needs sensitivity adjusted so it reverses when hitting an object.

Location: Garage

Task: Adjust

Time: Immediate

Inspection Methods and Limitations

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

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

Descriptions

Foundations (3.0): • Masonry block

Configuration (4.0): • Basement

Floor Construction (5.0): • Joists - wood

Exterior Wall Construction (6.0): • Masonry

Roof and Ceiling Framing (7.0): • Rafters/Roof joists (7.1)

Observations and Recommendations

CONCRETE FLOORS \ 5.10

Condition: • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

FOUNDATIONS AND MASONRY WALLS \ 3.0 & 6.1

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

Inspection Methods and Limitations

Structure inspection method: • Attic entered but access was limited

Limitations: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • Wall space - 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.

Descriptions

Service Entrance Cable (2.1/2/3): • Overhead - The wire material was not determined

System Grounding (2.7): • Water pipe - copper

Distribution Panel Rating (3.0): • 200 amps

Distribution Panel Type & Location: • Fuses - basement

Distribution Wire (4.0): • Copper - non-metallic sheathed

Outlet Type & Number (5.2): • Grounded

Ground Fault Circuit Interrupters (5.3): • Exterior

Arc Fault Circuit Interrupters (5.3): • None found

Observations and Recommendations

MAIN PANEL - GENERAL \ 3.0

Condition: • 35A breaker for the range. This may be for small stove in the kitchenette. Stoves generally require a 40 amp breaker. Being undersized is safe but may be inconvenient.
Location: Basement Panel
Task: Further evaluation
Cost: Depends on work needed

GROUND FAULT CIRCUIT INTERRUPTERS \ 5.3.1

Condition: • Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement to existing homes. At a cost of roughly $100 each, installed, they provide enhanced protection against electric shock and are particularly useful near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit. (5.2.2)
Task: Provide
Time: Less than 1 year
Cost: Minor (Less than $500)

Inspection Methods and Limitations

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

Descriptions

Main Heating System - Type: • Furnace (3.0)

Efficiency (8.0): • High efficiency

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

Approximate Input Capacity (9.0): • 80,000 BTU/hr.

Approximate Age: • 13 years

Typical Life Expectancy : • Furnace (high efficiency) - 15 to 20 years

Main Fuel Shut-off at: • Meter

Observations and Recommendations

FURNACE \ 10.0 & 12.0

Condition: • The insulation on the heating ductwork may contain asbestos. Health Canada recommends the insulation be left in place undisturbed unless there is a risk of asbestos fibers being released into the house air. If this is a concern, a specialist should be consulted.

If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work.
Suspect material was found around the boot of the duct where it is fastened to the sub-floor. Recommend sealing the top edge with caulking. This is typical in homes of this age.
Location: Various
Task: Further evaluation
Time: Discretionary

Inspection Methods and Limitations

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

Descriptions

Air Conditioning (1.0): • Central Air conditioning - air cooled (1.1)

Cooling Capacity (3.0): • 30,000 BTU/hr.

Approximate Compressor Age (5.0): • More than 15 years

Typical Life Expectancy: • 10 to 15 years

Observations and Recommendations

OUTDOOR UNIT \ 5.0, 7.0 & 9.0

Condition: • Past normal lifespan

Run air conditioner until it fails.

If replacing furnace replace together as manufacturers often have package deals.

Task: Replace

Time: When necessary

Cost: $2,000 - $4,000

Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection.

Descriptions

Attic insulation - value (1.0/2.0) & material (A) : • R-32 • Cellulose (5.0) • Fiberglass (3.0)

Masonry wall insulation - value (1.0/2.0) & material (G): • Not determined in some areas

Basement wall insulation - value (1.0/2.0) & material (I/J): • None in some areas • Not determined in some areas

Roof ventilation (15.0): • Power ventilator • Roof vents • Soffit vents

Observations and Recommendations

ATTIC \ Insulation (A & 1.0 to 19.0)

Condition: • Access hatch weatherstripping/fit less than ideal

Add weather stripping to hatch

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor (Less than $500)

ATTIC \ Ventilation (N, O, 15.0 & 16.0)

Condition: • Power ventilator - inoperative

Location: Attic

Task: Repair or replace

Time: Less than 1 year

Cost: Minor (Less than $500)

Inspection Methods and Limitations

Insulation inspection method: • Attic entered but access was limited

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

Descriptions

Water Piping to the Building: • Copper

Supply Piping in the Building: • Copper

Main Shut-off Valve Location: • Basement

Water Flow (Pressure) (1.4.1): • Functional

Water Heater Type and Energy Source (1.6): • Conventional • Gas

Water Heater Age (Estimated) (1.6): • New

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 189 liters

Waste Piping Material: • Copper • Plastic • Not visible in some areas

Floor Drain Location: • Furnace area

Observations and Recommendations

PUBLIC SUPPLY \ 1.1

Condition: • Main water shut-off valve has minor leak at stem.
Location: Basement
Task: Repair
Time: Immediate
Cost: Minor

EXHAUST FAN \ 3. 11 & 3.12

Condition: • Desirable
Bathrooms and kitchens should have exhaust fans that vent outdoors.
Location: Various
Task: Provide
Time: Discretionary
Cost: $500 - + / each

SINK \ 3.1

Condition: • Drain slow
Location: Basement Kitchenette
Task: Repair
Time: Discretionary
Cost: Minor

Condition: • Trap - leak
Location: Basement Bathroom
Task: Repair
Time: Immediate
Cost: Minor (Less than $500)

FAUCET - SINK, BASIN, LAUNDRY TUB \ 3.3
Condition: • Low hot water flow kitchenette
Location: Basement
Task: Repair
Time: Discretionary
Cost: Minor (Less than $500)

BATHTUB \ 3.5 & 3.6
Condition: • Caulking and grout should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.
Location: Throughout
Task: Caulk and grout
Time: Regular maintenance

Inspection Methods and Limitations

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

Descriptions

Major Floor Finishes (1.0): • Carpet (1.4/1.5) • Hardwood (1.2) • Resilient (1.6)

Major Wall Finishes (2.0): • Plaster/Drywall (2.1)

Major Ceiling Finishes (3.0): • Plaster/Drywall (3.1) • Stucco/Textured/Stipple (3.5)

Windows (6.0): • Awning (6.1.4) • Casement (6.1.2) • Fixed (6.1.5) • Sliders (6.1.3)

Exterior Doors (7.0): • Conventional - hinged • Sliding glass • Garage

Fireplaces and Stoves (8.0): • Fireplace – wood burning - masonry firebox

Observations and Recommendations

General

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

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0

Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the text before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)

2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)

3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $300 to $600 per crack or hole.)

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

Inspection Methods and Limitations

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

Limitations: • Basement finishes restricted the inspection • Fireplace - During a home inspection, the chimney flue is not inspected, and the chimney draft is not evaluated. • Storage/furnishings in some areas limited inspection

END OF REPORT