



Your Inspection Report

190 Pickering St
Toronto, ON



PREPARED FOR:
JERRY TANG

INSPECTION DATE:
Friday, October 21, 2011

PREPARED BY:
Walter Collodel, P.Eng.



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

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



October 21, 2011

Dear Jerry Tang,

RE: Report No. 28570
190 Pickering St
Toronto, ON

Thank you for choosing Carson Dunlop to perform your home inspection. We hope the experience met your expectations.

There are a series of coloured tabs at the top of each page of the attached report that you can click on for easy navigation. The report begins with an executive Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). There is also some reference material at the end. Please feel free to contact us by phone or email with questions about the report or the home itself any time, for as long as you own your home.

Did you know that you can obtain grants of up to \$5,000 from the Federal Government to make your home more energy efficient? Eligible upgrades include:

- Furnace and Air Conditioner - up to \$1040
- Insulation - up to \$2,000
- Toilets - \$65 each
- Windows and Doors - \$40 each
- Air Sealing - up to \$430
- Water Heater - up to \$375

The Ontario Government is offering a \$150 subsidy for the cost of the energy audit and as a Carson Dunlop customer you will receive a discount when you book your audit with us. For more details, or to arrange for a complete ecoENERGY evaluation, including recommendations, please contact our ecoENERGY specialists at 1-877-326-8770.

Thanks again for choosing Carson Dunlop!

Sincerely,

Walter Collodel, P.Eng.
on behalf of
Carson, Dunlop & Associates Ltd.

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INVOICE

October 21, 2011

Client: Jerry Tang

Report No. 28570
For inspection at:
190 Pickering St
Toronto, ON

on: Friday, October 21, 2011

Sellers Home Inspection PLUS - Engineer		\$539.00
	HST	\$70.07
	#108348343	
	RT0001	
	Total	<u>\$609.07</u>

PAID IN FULL - THANK YOU!

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INSPECTION AGREEMENT

190 Pickering St, Toronto, ON October 21, 2011

Report No. 28570

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PARTIES TO THE AGREEMENT

Company

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

Client

Jerry Tang

This is an agreement between Jerry Tang and Carson, Dunlop & Associates Ltd..

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

The inspection is performed in accordance with the STANDARDS OF PRACTICE of the Canadian Association of Home and Property Inspectors.

To review the STANDARDS OF PRACTICE, [click here](#)

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the building.

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

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

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

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes

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wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an 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 may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) 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. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

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

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

The Inspector does not try to 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 that may be present. 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.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property. If fuel oil or other storage tanks remain 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 determine whether this is a potential problem.

6) TIME TO INVESTIGATE

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

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7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

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

9) 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.

10) LIMIT OF LIABILITY

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection, or \$1,000, whichever is greater.

I, **Jerry Tang (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

Initial here: _____

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ROOFING

190 Pickering St, Toronto, ON October 21, 2011

Report No. 28570

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Descriptions

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

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

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

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

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

Probability of Leakage: • [Low](#)

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

Chimneys: • [Attached to chimney of adjoining house](#) • [Metal - masonry covered](#)

Observations and Recommendations

General

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

Time: When necessary

Inspection Methods and Limitations

Roof inspection method:

• Sections of the roof were walked on and sections were inspected from a ladder at the edge of the roof



flat roof



rear slope

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Roof inspection limited/prevented by: • Flashing not visible • Slope - too steep to walk

Descriptions

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

Gutter and Downspout Discharge (1.2): • [Some downspouts discharge above grade and some below grade](#)

Wall Surfaces (4.0): • [Brick](#) • [Metal siding](#)

Observations and Recommendations

DOWNSPOUTS \ 1.0

Condition: • [The City of Toronto requires downspouts be disconnected from the city sewers. Why? The sewers handle both storm water and waste from houses. Waste has to go through the sewage treatment system, which is very expensive. Storm water does not have to be treated, and should not go into city sewers. Downspouts should discharge above grade onto the lawn at least 6 feet from the home. This may require relocating downspouts and re-sloping gutters. Details can be found at \[http://www.toronto.ca/water/pdf/mandatory_downspout_disconnection_program-ga.pdf\]\(http://www.toronto.ca/water/pdf/mandatory_downspout_disconnection_program-ga.pdf\)](#)

Location: Front Exterior

Task: Improve

Time: When necessary

Cost: Less than \$100

LOT GRADING \ (2.0 & 6.0)

Condition: • [Low areas](#)

Runoff from walkway can collect in low area under the rear deck. Build up the soil in this area to encourage drainage away from the building.

Location: Southwest Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor



low area under deck

WALKS \ 6.0

Condition: • [Broken up](#)

Walkway surface has settled and become a trip hazard at the front and rear of the building. Seal gaps to prevent water entry at a minimum. Removing and re-pouring concrete in the damaged areas is a better solution.

Location: South Exterior

Task: Improve

Time: Less than 1 year

Cost: Depends on approach

WALL SURFACES \ 4.0

Condition: • [Mortar deteriorated/missing](#)

Some repointing is needed around the front window.

Location: Front Exterior Wall

Task: Improve

Time: Less than 2 years

Cost: Minor

Condition: • [Utility entrances](#)

Seal abandoned opening at wall and caulk around the electrical service conduit. Wind driven rain can be blown into the wall framing in this area under certain conditions.

Location: South Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Less than \$100



seal gaps to prevent water entry



water stains under service entrance conduit

EXTERIOR STRUCTURE \ General (5.0)

Condition: • [Rot](#)

Covered deck structure has deteriorated over the years. Damaged and rotted wood can be removed and replaced as necessary to keep the structure intact but removal of damaged wood may just uncover more damaged wood.

Replacement of the deck structure may be needed.

Location: Rear Deck

EXTERIOR

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Task: Repair or replace

Time: Unpredictable/Less than 1 year

Cost: Depends on work needed



damage at threshold



soft, rotted framing under deck



rotted framing

EXTERIOR STRUCTURE \ Railings (5.2)

Condition: • [Missing](#)

Location: Front Porch

Task: Provide

Time: If necessary

Cost: Minor

EXTERIOR

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REFERENCE



fall hazard for small children?

Condition: • [Missing](#)

Location: Rear Deck

Task: Provide

Time: Immediate

Cost: Less than \$100



railing needed at stairs

GARAGE \ 8.0

Condition: • [Disrepair](#)

Old wood frame garage has held up over the years but is showing its age as it is starting to sag in the roof. Add lumber to stiffen and reinforce the structure as necessary. Monitor around the base for deterioration as there is a lot of wood/soil contact here.

Task: Monitor

Time: Regular maintenance



damage at garage roof sheathing



sagging roof

Inspection Methods and Limitations

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

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

Limitations: • Absence of historical clues due to new finishes/paint/trim • Deck/porch/steps - restricted/no access under • Garage - car(s) and storage restricted the inspection

Descriptions

Foundations (3.0): • [Poured concrete](#) • [Not visible in some areas](#)

Configuration (4.0): • [Basement](#)

Floor Construction (5.0): • [Joists - wood](#)

Exterior Wall Construction (6.0): • Not visible

Roof and Ceiling Framing (7.0): • [Rafters/Roof joists](#)

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.

TERMITES \ 9.0 and 10.0

Condition: • This house is in a neighbourhood where termites are active.

No damage was visible in the house although interior finishes limited the inspection.

Annual inspection by a pest control specialist is recommended (~ \$300). A chemical treatment should be provided if/when needed. Enquire regarding establishing a warranty.

Task: Further evaluation

Inspection Methods and Limitations

Structure inspection method: • Attic inspected from Access Hatch

Limitations: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Descriptions

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

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

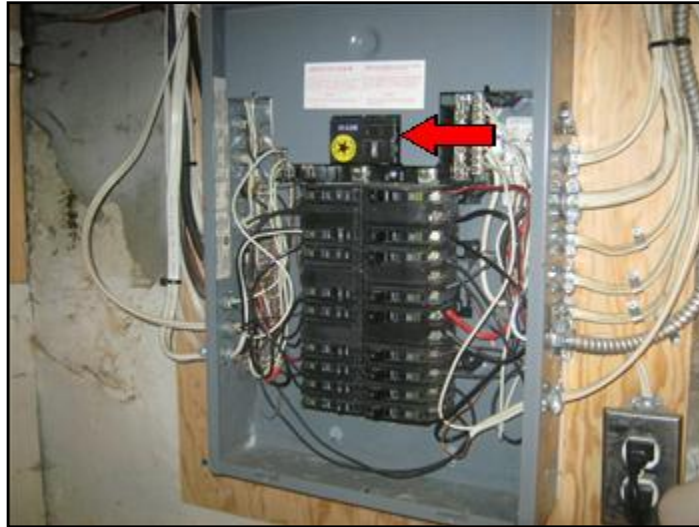
Service Size (2.4/5): • [100 amps \(240 Volts\)](#)

System Grounding (2.7): • [Water pipe - copper](#)

Distribution Panel Rating (3.0): • [125 amps](#)

Distribution Panel Type & Location:

• [Breakers - basement](#)



100A disconnect indicated

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

Outlet Type & Number (5.2): • [Grounded](#)

Ground Fault Circuit Interrupters (5.3): • [None found](#)

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.

OUTLETS \ 5.2

Condition: • [Number marginal](#)

Number of outlets may be considered minimal by modern standards. Add outlets if there is a convenience issue.

Location: Throughout

Task: Improve

Time: When remodelling

Cost: \$200 - and up (per location)

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)

Location: Second Floor Bathroom

Task: Provide

Cost: Less than \$100

Inspection Methods and Limitations

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

Descriptions

General: • The furnace is a high quality system.

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

Main Heating System - Type:

- [Furnace](#)



high efficiency gas furnace

Efficiency (8.0): • [High efficiency](#)

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

Approximate Input Capacity (9.0): • [60,000 BTU/hr.](#)

Approximate Age: • [1 year](#)

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

Failure Probability (10.0): • Low

Chimney Liner (7.0): • [Not applicable](#)

Main Fuel Shut-off at: • Meter

Auxiliary Heating: • Electric radiant heating in the floor

Observations and Recommendations

General

- No HEATING Recommendations are offered as a result of this inspection.

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.

Limitations: • The performance of radiant floor heating cannot be evaluated during a home inspection

COOLING

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Descriptions

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

Cooling Capacity (3.0): • [24,000 BTU/hr.](#)

Approximate Compressor Age (5.0): • [1 year](#)

Typical Life Expectancy: • 10 to 15 years

Observations and Recommendations

General

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

Inspection Methods and Limitations

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

Descriptions

Reference information on insulation levels / (19.0): • Read Section 1.0 on Current Insulation Standards

Attic insulation - value (1.0/2.0) & material (A) :

- Amount not determined
- [Fiberglass](#)



attic insulation

Flat roof insulation - value (1.0/2.0) & material (B): • Not determined

Wood frame wall insulation - value (1.0/2.0) & material (F): • Not determined

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

Air/vapour barrier (13.0): • [Not visible](#)

Roof ventilation (15.0): • [Roof vents](#)

Observations and Recommendations

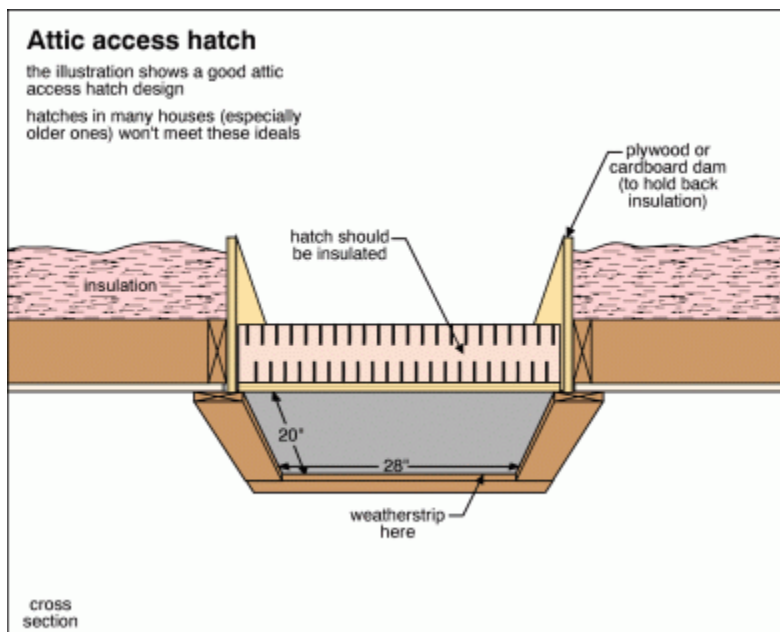
ATTIC \ Insulation (A & 1.0 to 19.0)

Condition: • Access hatch weatherstripping/fit less than ideal

Task: Improve

Time: Less than 1 year

Cost: Less than \$100



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

Condition: • Roof vents - number suspect - may be too little ventilation

Task: Upgrade

Time: If necessary

Cost: Minor



FLOOR ABOVE UNHEATED AREA \ L

Condition: • Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

Location: Front Porch

Inspection Methods and Limitations

Insulation inspection method: • Attic inspected from access hatch

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: • Main water service has been upgraded to 3/4" copper, which should improve water pressure significantly.

Supply Piping in the Building: • [Copper](#)

Main Shut-off Valve Location:

• Front of basement



main water shut-off indicated

Water Flow (Pressure) (1.4.1): • [Functional](#)

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

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

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 151 liters/33.3 gallons

Waste Piping Material: • Cast iron • Plastic • Not visible in some areas

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

Observations and Recommendations

WASTE PIPING \ 2.3

Condition: • Dishwasher drain hose is connected to the wrong side of the drain trap but this has not been a problem in the past. This condition has been present for years.

Location: Kitchen

Task: Correct

Time: If necessary

Cost: Less than \$100



connection on wrong side of trap

Condition: • 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. The cost may be roughly \$250 to \$500.

Condition: • [Slope improper](#)

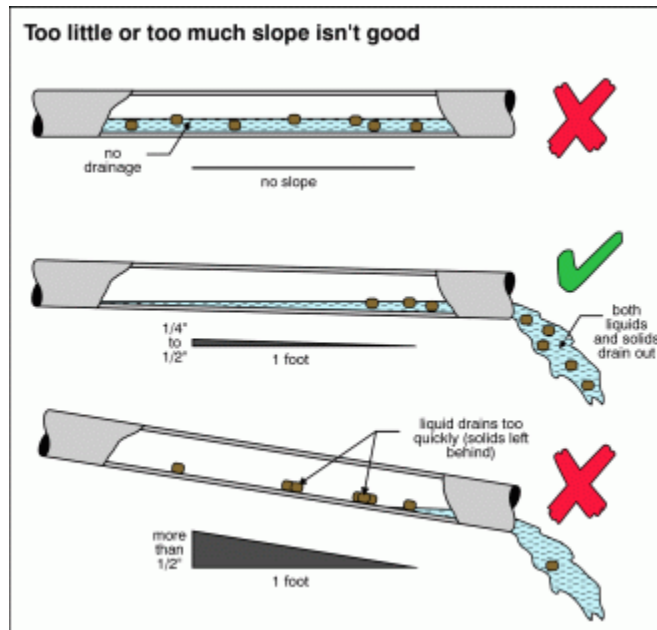
Kitchen sink drains properly but the slope on the drain line is incorrect.

Location: Kitchen

Task: Improve

Time: If necessary

Cost: Minor



[Click on image to enlarge.](#)



pipe slopes slightly upwards

VENTING \ 2.6

Condition: • [Height above roof not adequate \(risk of obstruction\)](#)

Location: Southwest Roof

Task: Improve

Time: If necessary

Cost: Less than \$100



plumbing stack is short

EXHAUST FAN \ 3. 11 & 3.12

Condition: • [Desirable](#)

Location: Kitchen

Task: Provide

Time: When remodelling

Cost: \$500 - \$1,000

Condition: • [Desirable](#)

Bathroom only has ventilation if a window is opened but this may not be done in winter months. Installation of an exhaust fan is recommended.

Location: Second Floor Bathroom

Task: Provide

Time: Discretionary

Cost: \$500 - \$1,000

BATHTUB \ 3.5 & 3.6

Condition: • Window in bathtub enclosure is a potential source of water entry. Provide a waterproof curtain at the window.

Location: Second Floor Bathroom

Task: Improve

Time: Immediate

Cost: Less than \$100

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

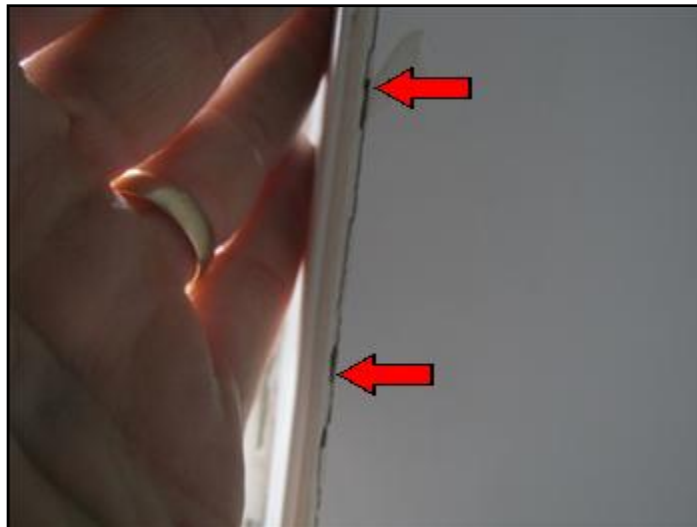
Condition: • [Caulking and grout deteriorated/missing](#)

Location: Second Floor Bathroom

Task: Improve

Time: Immediate

Cost: Regular maintenance item



cracked grout at window frame

SHOWER STALL \ 3.7

Condition: • The shower stall is a low quality unit that may be prone to leakage. Anticipate frequent maintenance and repairs. Replacement may be necessary.

Inexpensive prefabricated shower enclosure is properly installed but should be maintained regularly.

Location: Basement Bathroom

Task: Monitor

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): • [Ceramic/Quarry Tile](#) • [Concrete](#) • [Hardwood](#)

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

Major Ceiling Finishes (3.0): • [Plaster/Drywall](#)

Windows (6.0): • [Casement](#) • [Fixed \(6.1.5\)](#) • [Single/Double Hung](#)

Glazing (6.2): • [Double](#) • [Primary Plus Storm](#)

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

Fireplaces and Stoves (8.0): • None

Party Walls (9.0): • [None in attic](#) • [Not visible in some areas](#)

Observations and Recommendations

General

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

WALLS \ 2.0

Condition: • Patched - Dry when tested at inspection

Location: Kitchen



old repair noted above window

WINDOWS \ 6.0

Condition: • [Operating mechanism - damaged/defective](#)

Location: Living Room

Task: Repair

Time: Less than 1 year

Cost: Less than \$100

STAIRS \ 5.0

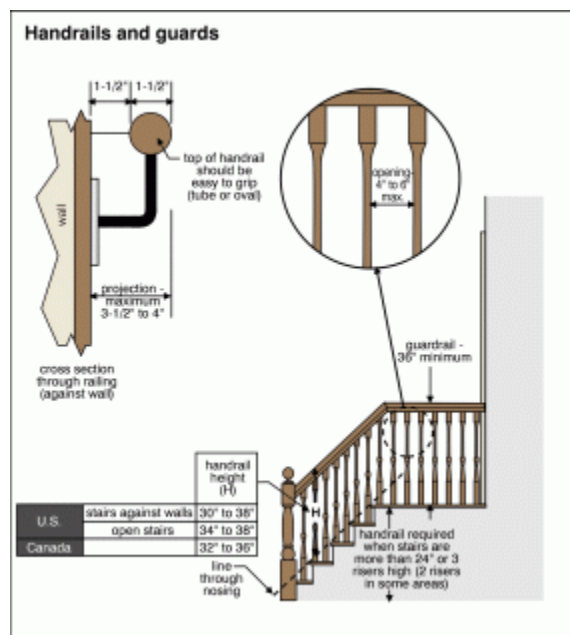
Condition: • [Railing missing](#)

Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)

BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • [Read Section 10.0 in the Interior section of the Reference tab at the end of the report or click to read](#)

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

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0

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

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

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

PARTY WALLS \ 9.0

Condition: • [Missing \(cost to add may be \\$4000-\\$8000\)](#)

The lack of a party wall may be an insurance issue but is very common for houses of this age.

Location: Attic

Task: Provide

Time: If necessary



no party wall between attic spaces

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: • Absence of historical clues due to new finishes/paint • Basement finishes restricted the inspection • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 75

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)