

# INSPECTION REPORT



For the Property at:  
**199 GILLARD AVENUE**  
TORONTO, ON

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Prepared for: LAWRENCE DAY  
Inspection Date: Sunday, June 25, 2006  
Prepared by: Steven Silva, B.A.Sc.



Carson Dunlop & Associates Ltd.  
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June 30, 2006

Dear Lawrence Day,

RE: Report No. 2000, v.2  
199 Gillard Avenue  
Toronto, ON

Thank you for choosing Carson Dunlop to perform your Home 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 visit our website at your convenience [www.carsondunlop.com](http://www.carsondunlop.com) and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

Steven Silva, B.A.Sc.  
on behalf of  
Carson Dunlop & Associates Ltd.

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# SUMMARY

199 Gillard Avenue, Toronto, ON June 30, 2006

Report No. 2000, v.2

<http://www.carsondunlop.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

TD INSURAN

This Summary highlights potentially significant issues in the short term. Each item listed here is also included in the body of the report, which contains other recommendations and important information. This Summary is not the entire report, and the report is not considered complete without all additional parts included.

The inspection has been performed and the report prepared in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors and the American Society of Home Inspectors. The terms and conditions of the inspection agreement between Carson Dunlop and the addressee apply to this report.

This well built home is good condition overall. The shingle roofing is newer and in good repair. The structure shows very little movement over the life of the building. The home is equipped with a large 200-amp electrical service. Although most of the wiring has been updated, there is some knob-and-tube electrical wiring in the home. While we do not recommend immediate replacement of this wiring, some insurance companies will not cover it. Please refer to the TD Insurance page at the end of the Horizon Report. The heating system includes a 3-year-old gas-fired boiler, which has a typical life expectancy of twenty to twenty-five years. The newer ductless air conditioners provide cooling to the first floor and have a typical life expectancy of ten to fifteen years. All visible supply plumbing in the home is copper, including the line to the house. The interior of the home has been recently painted and updated.

No potentially significant expenses over the short term were identified. Refer to the HORIZON report for details on these and other recommendations.

This concludes the Summary section of the report. The remainder of the report describes the house components and includes all of the improvement recommendations related to the inspection.

A note about cost estimates provided in this inspection report: Any figures given are very rough estimates. It is not our intention to provide accurate quotes, but rather to give you an idea of the order of magnitude of the cost. Several quotations from contractors should be obtained. Our experience has shown that quotes often vary by 300%.

[Home Improvement Costs Guide](#)

# ROOFING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

TD INSURAN

## DESCRIPTION

**Sloped:** • [Asphalt](#)

**Flat:** • [Modified bitumen](#)

**Probability of leakage:** • Low

## LIMITATIONS

### Inspection performed:

- By walking on roof

*Note:* Up to front ridge in order to see flat roofing but did not walk on flat

## RECOMMENDATIONS

### General

- No significant improvement recommendations were noted.

# EXTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

TD INSURAN

## DESCRIPTION

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

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from house](#) • [Towards house](#) • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

## RECOMMENDATIONS

### Roof drainage \ Gutters

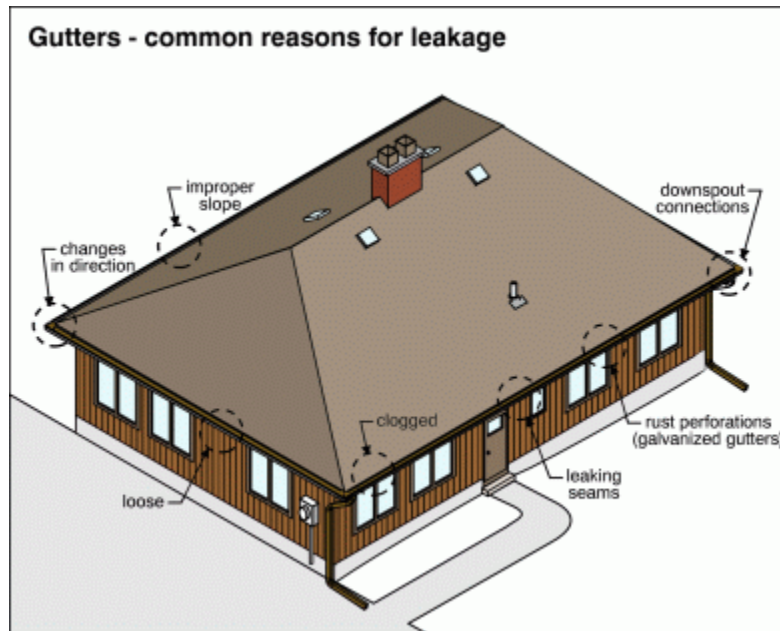
Condition: • [Clogged](#)

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

Task: Clean

Time: Regular maintenance

Note: Were clean today



[Click on image to enlarge.](#)

### Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

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

Location: Exterior

Task: Improve

Time: Less than 1 year

Cost: Less than - \$300

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

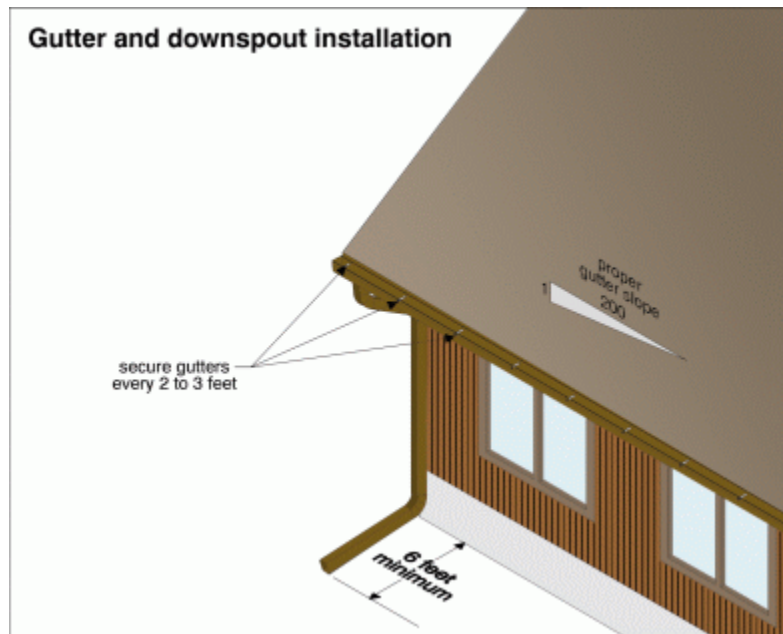
COOLING

PLUMBING

INTERIOR

TD INSURAN

## Gutter and downspout installation



[Click on image to enlarge.](#)

## Basement entrances \ Basement stairwells

**Condition:** • [Guard and handrail problems](#)

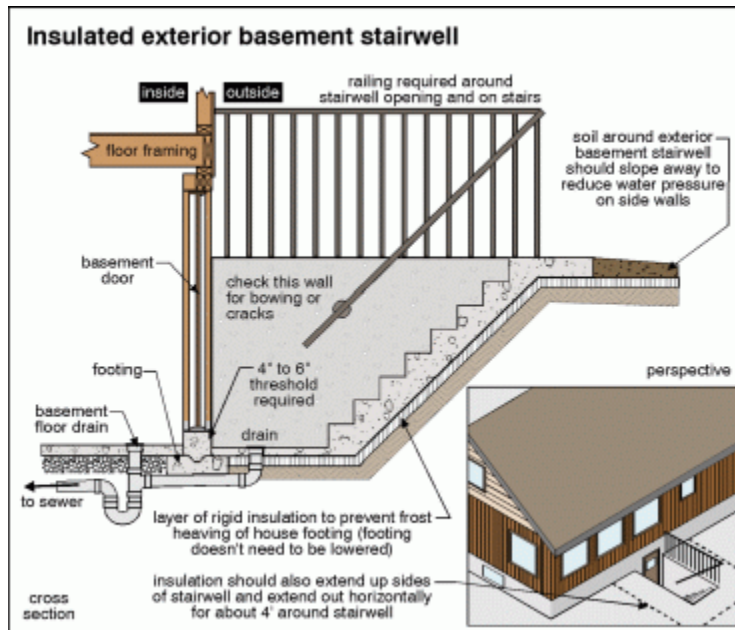
**Implication(s):** Fall hazard

**Task:** Provide

**Time:** Immediate

**Cost:** \$200-400

## Insulated exterior basement stairwell



[Click on image to enlarge.](#)

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

TD INSURAN

## Basement entrances \ Basement stairwells

**Condition:** • [Door threshold missing, too low, not watertight](#)

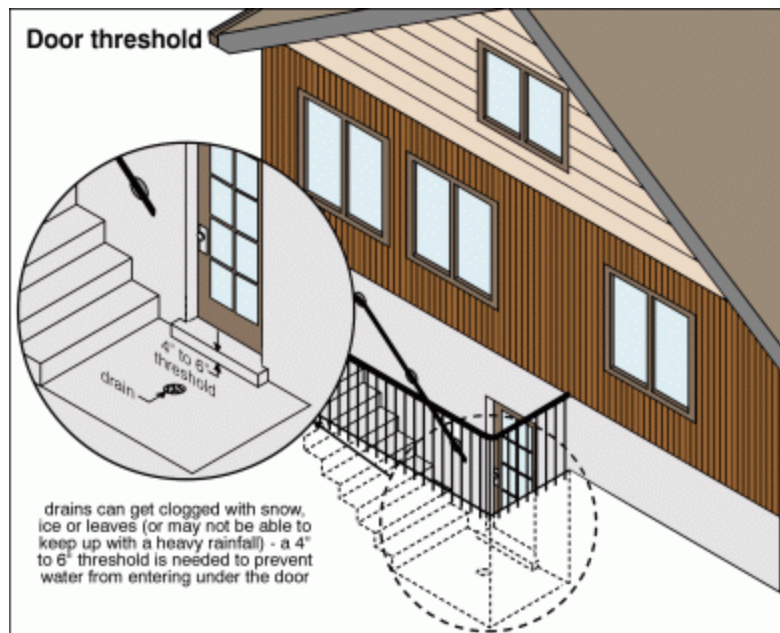
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South Exterior

**Task:** Improve

**Time:** If necessary

**Cost:** Depends on approach



[Click on image to enlarge.](#)

## Landscaping \ Lot grading

**Condition:** • [Improper slope](#)

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

**Location:** Exterior

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Depends on approach

**Note:** It is possible that this was improved recently. Generally appears to be in good condition.



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

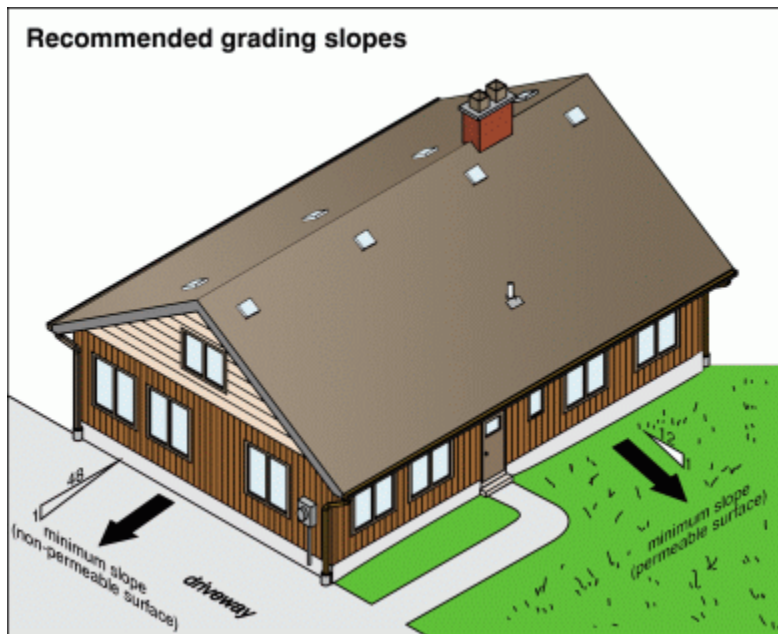
HEATING

COOLING

PLUMBING

INTERIOR

TD INSURAN



[Click on image to enlarge.](#)



# STRUCTURE

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Report No. 2000, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

TD INSURAN

## DESCRIPTION

**Configuration:** • [Basement](#)

**Foundation material:** • [Brick](#) • [Not visible/none](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Masonry](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#)

## LIMITATIONS

**Percent of foundation not visible:** • 99 %

**Attic/roof space:** • No access

**Inspection limited/prevented by:** • Carpet/furnishings • Storage • New finishes/paint

## RECOMMENDATIONS

### General

- No significant improvement recommendations were noted.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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TD INSURAN

## DESCRIPTION

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

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - first floor](#)

**System grounding material and type:** • [Copper - water pipe](#) • [Not visible](#)

**Distribution panel rating:** • [200 Amps](#)

**Distribution panel type and location:** • [Breakers - first floor](#)

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

**Type and number of outlets:** • [Grounded - typical](#) • [Ungrounded - minimal](#)

**Circuit interrupters:** • [GFCI - panel](#) • [GFCI - bathroom](#)

## LIMITATIONS

**Panel covers:** • Not safe to remove

## RECOMMENDATIONS

### Distribution system \ Knob-and-tube

**Condition:** • Ungrounded receptacles. Recommend replacement with ground fault interrupt receptacles.

**Location:** Second floor

**Task:** Provide

**Time:** Immediate

**Cost:** \$300 - \$500

**Note:** This will be required as part of the TD insurance letter insurance requirements

### Distribution system \ Knob-and-tube

**Condition:** • [Replace when renovating](#)

**Implication(s):** Nuisance | Potential problem when obtaining home insurance

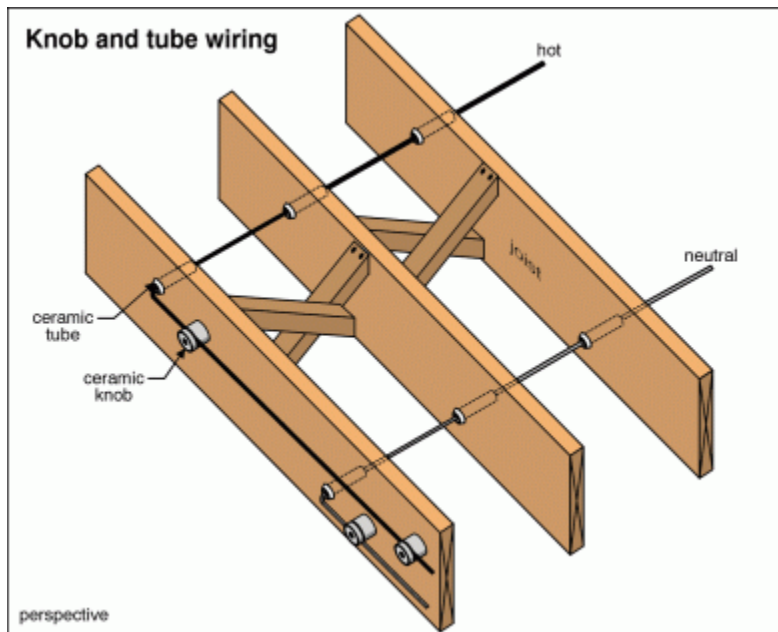
**Location:** Various

**Task:** Improve

**Time:** Discretionary

**Cost:** \$3,000 - And up

**Note:** Was only visible, while spot checking, to third floor.



[Click on image to enlarge.](#)

# HEATING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

TD INSURAN

## DESCRIPTION

Fuel: • [Gas](#)

System type: • [Boiler](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [3 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Meter

Fireplace: • [Gas fireplace](#)

Chimney: • [Masonry](#) • [Metal](#)

## LIMITATIONS

Warm weather: • Prevented testing in heating mode

Heat exchanger: • Not visible

## RECOMMENDATIONS

### General

- An annual maintenance agreement that covers parts and labor is recommended.

**Location:** Basement

**Task:** Provide

**Time:** Regular maintenance

**Cost:** \$200 - \$400

# COOLING & HEAT PUMP

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

TD INSURAN

## DESCRIPTION

### Air conditioning type:

- [Ductless system](#)

*Note:* For the first floor only

**Cooling capacity:** • 12,000 BTU/hr

**Compressor approximate age:** • New

**Failure probability:** • [Low](#)

**Temperature difference:** • Within typical range (15 to 22 Deg. F.)

## LIMITATIONS

**Heat gain/loss calculations:** • Not done as part of a home inspection

## RECOMMENDATIONS

### General

- No significant improvement recommendations were noted.

## DESCRIPTION

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#)

Main shut off valve at the: • Basement

Water flow (pressure): • [Typical for neighborhood](#)

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#) • Rental

Tank capacity: • 50 gallons

Water heater approximate age: • 3 years

Water heater failure probability: • [Low](#)

Waste piping in house: • [Plastic](#)

## LIMITATIONS

**General:** • The following items are not included in a home inspection: Wells and septic systems, identification of the water source as public or private, isolating valves, relief valves, concealed plumbing, overflows for sinks, tubs, etc. and water treatment equipment.

## RECOMMENDATIONS

### General

- In a home of this age, the waste line leading to the street is likely made of clay. To determine the condition of this piping, a video scan is recommended.

## DESCRIPTION

**Major floor finishes:** • [Hardwood](#) • [Laminate](#) • [Ceramic](#) • [Softwood](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#)

**Glazing:** • [Double](#) • [Primary plus storm](#)

**Exterior doors:** • [Metal](#) • [Wood](#)

**Party walls:** • [Not visible](#)

**Evidence of basement leakage:** • Dampness

## LIMITATIONS

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

**Not included as part of a home inspection:** • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues

**Percent of foundation not visible:** • 99 %

**Basement leakage:** • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

## RECOMMENDATIONS

### Walls \ Plaster or drywall

**Condition:** • [Bulging](#)

**Implication(s):** Cosmetic defects | Material deterioration | Damage or physical injury due to falling materials

**Task:** Provide cosmetic repairs if desired

**Note:** Many areas were noted on the second floor that indicate previous water damage but all were dry today and there was heavy rain fall yesterday.

### Doors \ Doors and frames

**Condition:** • Hinges on outside of door not security type.

**Location:** First floor

**Task:** Replace

**Time:** If necessary

**Cost:** Less than - \$500

### Basement \ Leakage

**Condition:** • Evidence of dampness or leakage was observed in the basement. Basement moisture is a common issue in most homes. Improvements to gutters and downspouts, and ensuring the grading around the home slopes away from the building, should be done as first steps, and are effective. Excavation and the installation of drainage tile and dampproofing, if needed, should need only be done as a last resort. An interior drainage system may also be an option.



## Exhaust fans \ Kitchen exhaust system

**Condition:** • Not vented to exterior

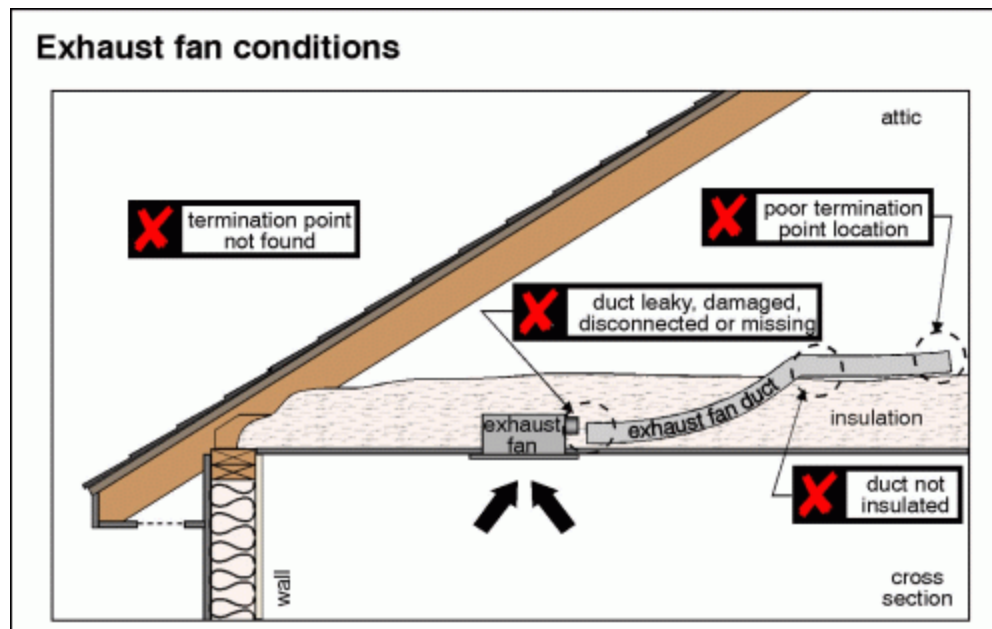
**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** First floor, Second floor

**Task:** Improve

**Time:** Discretionary

**Cost:** \$500 - \$900 each



[Click on image to enlarge.](#)

## DESCRIPTION

**Home Insurance:** • As a member of the Carson Dunlop Homeowners Group, insurance is available at group rates.

Contact TD insurance at 1-800-420-6994, and/or fax a copy of your report, including this page, to 416-233-9171 for a quote or for more information.

## LIMITATIONS

**General:** • This page serves as an opinion of the visible knob-and-tube wiring only and does not address other electrical issues, as may be found in the Electrical section of this home inspection report.

## RECOMMENDATIONS

### General

• Client Declaration: I/we agree to undertake the electrical improvements to the knob-and-tube wiring, as prescribed in the Carson Dunlop inspection report, within 60 days of taking possession of the subject property.

Signed: \_\_\_\_\_

Attention TD Insurance: During our inspection of the subject property today, the visible knob-and-tube wiring was examined and spot tested. In our professional opinion, this wiring is in serviceable condition and, with minor improvements, should remain safe and serviceable for many years to come. The cost below represents an estimate of the cost of these improvements, as performed by a qualified electrician.

**Location:** Noted only on the second floor

**Task:** Provide GFCIs to the ungrounded outlets

**Time:** Immediate

**Cost:** \$300 - \$500

**END OF REPORT**