



Your Inspection Report

62 Brunswick Avenue
Toronto, ON



PREPARED FOR:
CARRIE LITTLE

INSPECTION DATE:
Tuesday, March 27, 2012

PREPARED BY:
Sheila Corman



Scan to download
report

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

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



March 27, 2012

Dear Carrie Little,

RE: Report No. 30624
62 Brunswick Avenue
Toronto, ON

Thank you for choosing us 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 for easy navigation. The report begins with an executive Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the text for more information on that subject or condition. There is further reference material at the end.

Carson Dunlop has partnered with UNIRISC and Trisura Guarantee Insurance Company to offer the HORIZON HOME PROTECTION PLAN. For a small investment, this plan protects you from the high cost of breakdown of home systems and appliances. As our home inspection client, we are able to offer you this plan at a preferred price, providing peace of mind all year round. More information can be found in the Appendix at the back of this report.

Please feel free to contact us with questions about the report or the home itself any time, for as long as you own your home. Our telephone and e-mail consulting service is 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,

Sheila Corman
on behalf of
Carson, Dunlop & Associates Ltd.

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INVOICE

March 27, 2012

Client: Carrie Little

Report No. 30624
For inspection at:
62 Brunswick Avenue
Toronto, ON

on: Tuesday, March 27, 2012

Sellers Home Inspection - Professional Inspector

\$485.00

HST
#108348343
RT0001

\$63.05

Total

\$548.05

PAID IN FULL - THANK YOU!

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AGREEMENT

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

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PARTIES TO THE AGREEMENT

Company

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

Client

Carrie Little

This is an agreement between Carrie Little 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 Ontario Association of Home 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.

Initial here: _____

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AGREEMENT

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

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

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AGREEMENT

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

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otherwise changed before we have had a reasonable period of time to investigate.

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, **Carrie Little (Signature)**_____, **(Date)**_____, have read, understood and accepted the terms of this agreement.

Initial here: _____

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SUMMARY

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

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.

ROOFING

SLOPED ROOF(S) \ Roof Coverings

Condition: • Cracked

The slate roof is an original aspect of the house that adds aesthetic and traditional appeal but is very costly to maintain. The slates are in relatively good shape although one or two are cracked and one or two are missing. The flashings will fail before the slates and may need replacement in the short term. A slate roof specialist should be engaged to determine a repair and maintenance plan. Evidence of present leakage makes this a more immediate cost. Budget at least \$1000/year for annual maintenance.

Task: Further evaluation/Repair

Time: Less than 1 year

Cost: \$5000 +



cracked slate



patched slates

SUMMARY

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



missing slates

FLAT ROOF(S) \ General

Condition: • Aging

The dormer is in poor condition. It appears that a squirrel or raccoon has nested in the roof and caused a leak into the ceiling below. The wood siding has aged due to poor maintenance.

Location: Rear Third Floor Dormer

Task: Improve

Time: Less than 2 years

Cost: \$700-\$1400



vermin damage



ageing membrane

SUMMARY

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



siding touches roof

FLASHINGS \ 2.0

Condition: • Various repairs required

Location: Various

Task: Improve

Time: Less than 1 year

Cost: \$2000-\$4000



poor seal at flashing



provide drip edges

SUMMARY

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



rusty valley flashing

CHIMNEY(S) \ 3.0

Condition: • [Abandoned - vulnerable area for roof leak](#)

This original chimney was built to vent the coal fireplaces when they were operational. If intending to upgrade the fireplaces to the point that they can be used in future, then the chimney should be repaired and a cap installed. Consideration should be given to demolishing the chimney and patching the roof. The vulnerable slate roof surface will make this repair more costly than is typical.

Task: Repair or remove

Time: Less than 1 year

Cost: Depends on approach \ \$3000-\$6000

SUMMARY

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

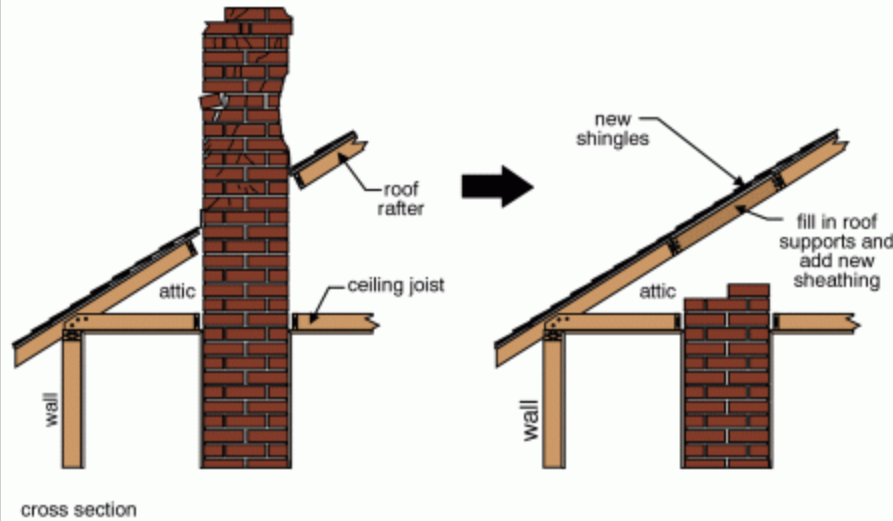
PLUMBING

INTERIOR

MORE INFO

APPENDIX

Removing abandoned chimneys



[Click on image to enlarge.](#)



abandoned chimney

EXTERIOR

General

- Numerous 'Exterior Wood' Defects noted. A representative sample is provided below.

A carpenter or handy person should be engaged to repair and finish all of the exterior wood surfaces including trim, sills, windows, doors and porches.

Cost: Depends on approach/ \$6000+

SUMMARY

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



rot at windows



rot at porch



rot at sills

BASEMENT WALK-OUT \ /

Condition: • [Steps damage](#)

Location: Rear

Task: Repair

Time: Discretionary

Cost: \$2,000 - \$4,000

SUMMARY

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



provide hand rail



provide drain and threshold



repair cracks and provide guardrail

ELECTRICAL

General

- Numerous electrical defects require immediate attention. A representative sample is noted below. An electrician should be engaged to address these items and perform a general electrical clean-up.

This cost estimate does not include replacement of knob and tube wiring.

Cost: \$1,500 - \$3,000

SUMMARY

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

HOUSE WIRING - KNOB-AND-TUBE \ 4.2

Condition: • Knob-and-tube wiring was noted in the home.

PLUMBING

WASTE PIPING \ General

Condition: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

Task: Replace

Time: Less than 1 year

Cost: \$2,500 - + / each



old stack leaks

END OF SUMMARY

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.

ROOFING

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Descriptions

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

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

Probability of Leakage: • [High](#)

Chimneys: • [Masonry](#)

Observations and Recommendations

SLOPED ROOF(S) \ Roof Coverings

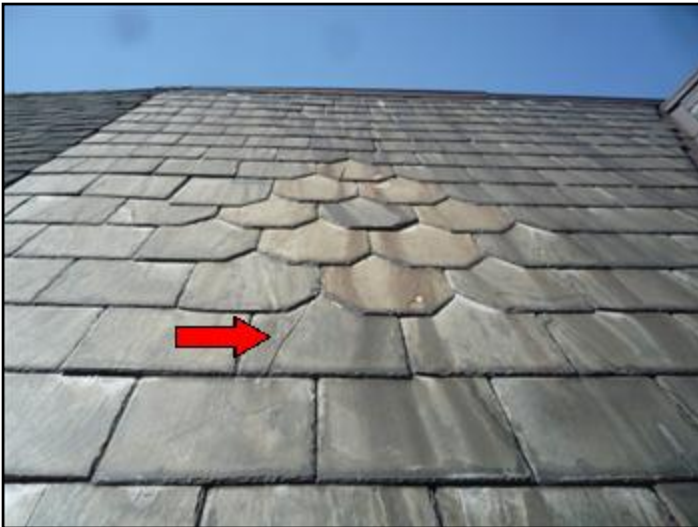
Condition: • Cracked

The slate roof is an original aspect of the house that adds aesthetic and traditional appeal but is very costly to maintain. The slates are in relatively good shape although one or two are cracked and one or two are missing. The flashings will fail before the slates and may need replacement in the short term. A slate roof specialist should be engaged to determine a repair and maintenance plan. Evidence of present leakage makes this a more immediate cost. Budget at least \$1000/year for annual maintenance.

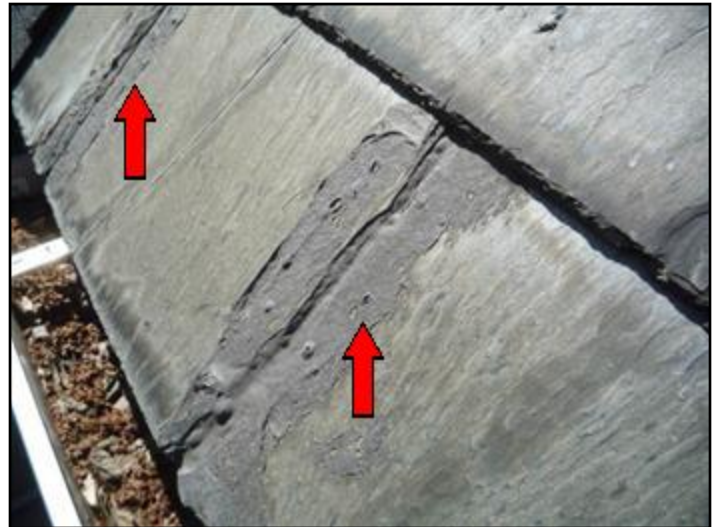
Task: Further evaluation/Repair

Time: Less than 1 year

Cost: \$5000 +



cracked slate



patched slates

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62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



missing slates

Condition: • Missing

Condition: • Patched

FLAT ROOF(S) \ General

Condition: • Aging

The dormer is in poor condition. It appears that a squirrel or raccoon has nested in the roof and caused a leak into the ceiling below. The wood siding has aged due to poor maintenance.

Location: Rear Third Floor Dormer

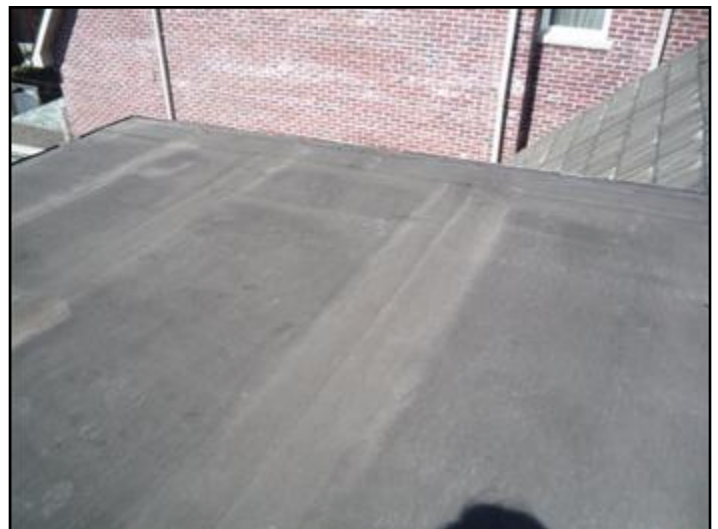
Task: Improve

Time: Less than 2 years

Cost: \$700-\$1400



vermin damage



ageing membrane

ROOFING

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



siding touches roof

FLASHINGS \ 2.0

Condition: • Various repairs required

Location: Various

Task: Improve

Time: Less than 1 year

Cost: \$2000-\$4000



poor seal at flashing



provide drip edges

ROOFING

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



rusty valley flashing

CHIMNEY(S) \ 3.0

Condition: • [Abandoned - vulnerable area for roof leak](#)

This original chimney was built to vent the coal fireplaces when they were operational. If intending to upgrade the fireplaces to the point that they can be used in future, then the chimney should be repaired and a cap installed. Consideration should be given to demolishing the chimney and patching the roof. The vulnerable slate roof surface will make this repair more costly than is typical.

Task: Repair or remove

Time: Less than 1 year

Cost: Depends on approach \ \$3000-\$6000

ROOFING

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Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

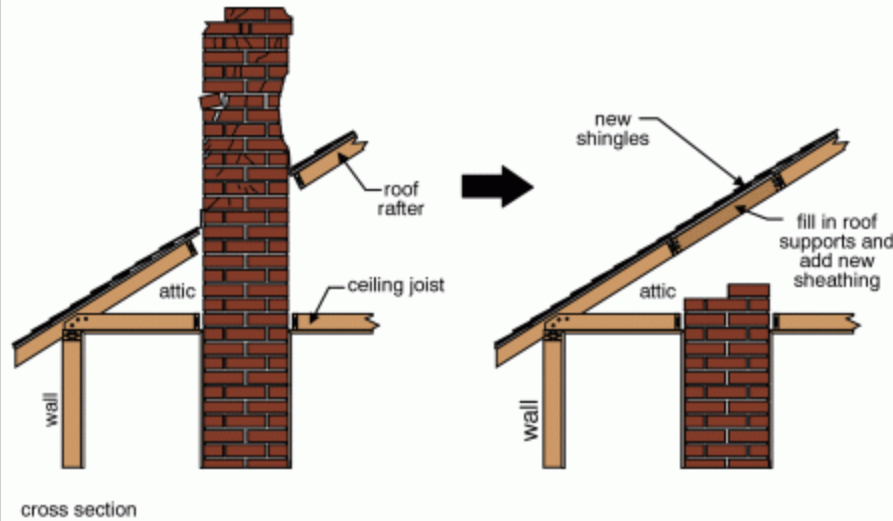
PLUMBING

INTERIOR

MORE INFO

APPENDIX

Removing abandoned chimneys



[Click on image to enlarge.](#)



abandoned chimney

Inspection Methods and Limitations

Roof inspection method: • Walking on the roof

Roof inspection limited/prevented by:

- Fragile roof surface
- Could not walk on slate roof.

EXTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Descriptions

Gutters and Downspouts: • [Aluminum](#)

Gutter and Downspout Discharge: • [Discharge above grade](#)

Wall Surfaces: • [Brick](#) • [Wood siding](#)

Observations and Recommendations

General

• Numerous 'Exterior Wood' Defects noted. A representative sample is provided below.

A carpenter or handy person should be engaged to repair and finish all of the exterior wood surfaces including trim, sills, windows, doors and porches.

Cost: Depends on approach/ \$6000+



rot at windows



rot at porch



rot at sills

EXTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

LOT GRADING \ General

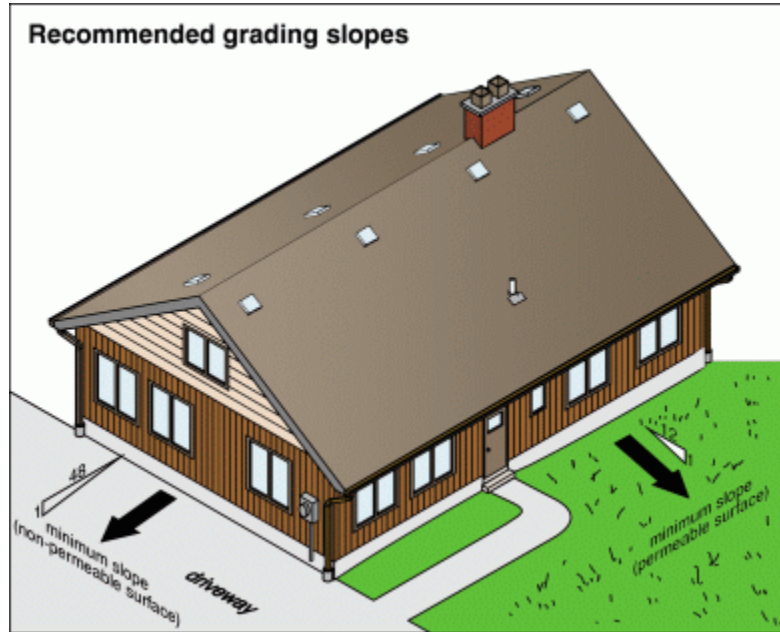
Condition: • The grading around portions of the house is relatively neutral.

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

Task: Further evaluation/Improve

Time: If necessary

Cost: Not determined



[Click on image to enlarge.](#)

Condition: • [Low areas](#)

Location: Various

Task: Improve

Time: Less than 1 year

Cost: Depends on approach

WINDOWS AND DOORS - EXTERIOR SIDE \ 4.0

Condition: • Various repairs needed

Location: Rear

Task: Repair

EXTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



Mortar deterioration

WALL SURFACES \ 3.0

Condition: • [Mortar or masonry deterioration](#)

Location: Various

Task: Repair

Time: Discretionary

Cost: \$5,000 - \$10,000



water damage



spalling chimney

EXTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



spalling bricks

EXTERIOR STRUCTURE \ Railings (5.2)

Condition: • [Loose](#)

Location: Rear Third Floor

Task: Correct

Time: Immediate



loose and missing rail

BASEMENT WALK-OUT \

Condition: • [Railing missing](#)

EXTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Condition: • [Steps damage](#)

Location: Rear

Task: Repair

Time: Discretionary

Cost: \$2,000 - \$4,000



provide hand rail



provide drain and threshold



repair cracks and provide guardrail

Condition: • [Threshold too low](#)

EXTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

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: • Deck/porch/steps - restricted/no access under

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Descriptions

Foundations (4.0): • [Brick](#) • [Stone](#)

Configuration (4.1): • [Basement](#)

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

Exterior Wall Construction (6.0): • [Masonry](#)

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

Observations and Recommendations

CONCRETE FLOORS \ General

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 \ Cracks

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 \ General

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 (~ \$250). A chemical treatment should be provided if/when needed. Enquire regarding establishing a warranty.

Condition: • [Further investigation recommended](#)

Condition: • [A Toronto company specializing in termite control is Aetna Pest Control: 416-469-4111.](#)

Inspection Methods and Limitations

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.

Limitations: • Roof space - no access

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Descriptions

Service Entrance Cable: • [Overhead - Copper](#)**Service Size:** • [100 amps \(240 Volts\)](#)**System Grounding:**• [Water pipe - copper](#)

Grounded to water pipe at water heater

Distribution Panel Rating: • [100 amps](#)**Distribution Panel Type & Location:** • [Fuses - basement](#)**Distribution Wire:** • [Copper - knob & tube](#) • [Copper - non-metallic sheathed](#)**Outlet Type & Number:** • [Combination of grounded and ungrounded](#) • [Minimal number](#)**Ground Fault Circuit Interrupters:**• [Bathrooms](#)

At second floor

Arc Fault Circuit Interrupters: • 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.

• Numerous electrical defects require immediate attention. A representative sample is noted below. An electrician should be engaged to address these items and perform a general electrical clean-up. This cost estimate does not include replacement of knob and tube wiring.

Cost: \$1,500 - \$3,000

SYSTEM GROUNDING \ 2.5

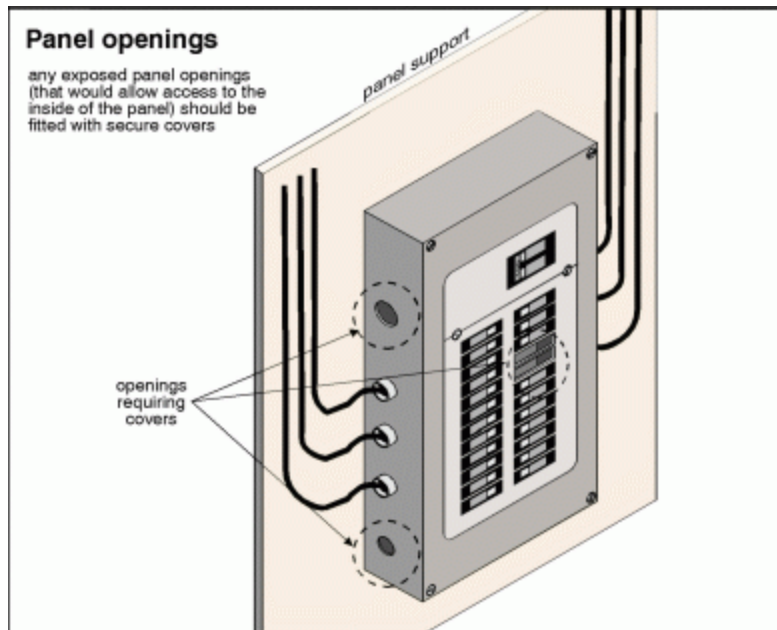
Condition: • [Ineffective](#)

The ground wire goes to the water heater supply pipe. It should be moved over to the new water supply pipe upstream of the meter.

Task: Correct

MAIN PANEL - GENERAL \ 3.0

Condition: • [Small panel; limited room for expansion during renovations](#)**Condition:** • [Unprotected openings](#)



[Click on image to enlarge.](#)



unprotected openings

MAIN PANEL - BREAKERS AND FUSES \ 3.2

Condition: • [Wrong size to protect wire](#)

HOUSE WIRING - GENERAL \ 4.0

Condition: • [Abandoned](#)

Condition: • [Connections poor](#)



Condition: • [Number of circuits inadequate](#)

HOUSE WIRING - KNOB-AND-TUBE \ 4.2

Condition: • Knob-and-tube wiring was noted in the home.

Condition: • **BACKGROUND:** This pre-1955 wiring system is good quality and although it does not include the safety enhancement of a ground wire that is found in modern wiring, it can be serviceable if in good repair.

Knob-and-tube wiring is often discovered when renovating or accessing areas that are not visible during a home inspection.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Condition: • [Click here to see the Ontario Electrical Safety Authority's position on this wiring system.](#)

Condition: • SHORT-TERM RECOMMENDATION: Where insurance is not an issue and the wiring is serviceable, GFI (Ground Fault Interrupter) outlets or breakers can be provided as an interim safety improvement before replacing the wiring. The cost for GFI outlets may be roughly \$100 each. One GFI protects one entire circuit.

LONG-TERM RECOMMENDATION: Replace the knob-and-tube wiring during renovation or remodeling projects.

THE COST: Until work begins or a detailed inspection is conducted, it is difficult to know the extent of the wiring, and the cost to replace it. The amount of knob-and-tube wiring is not determined during a home inspection. The cost is affected by several factors, including the reality that the house wiring system is often upgraded and extended while knob-and-tube wiring is being replaced. The replacement cost is typically lower if re-wiring is done when renovating or redecorating. All areas may not have knob-and-tube wiring. Typical replacement costs are \$1,000 to \$2,000 per room/area.

INSURANCE ISSUE: Many insurance companies are reluctant to insure homes with this wiring system, and as a result, many homeowners replace this wiring.

INSURANCE OPTION: We are aware of two options for insurance. Aero Insurance Brokers and TD Home and Auto Insurance.

Dave Slack of Aero Insurance brokers can be reached at 1-800-971-1363.

TD Insurance may accept the knob-and-tube wiring for insurance purposes if considered serviceable in a Carson Dunlop report, or if the homeowner agrees to make any knob-and-tube improvements recommended within 60 days of owning the home. All other underwriting criteria apply normally.

To follow up, contact TD Insurance at this phone number dedicated to our clients: 1-800-420-6994.

You may be asked to accept the terms above by printing this report, signing the agreement below and faxing it to 416-233-9171.

"I agree to complete any recommendations in this report related to knob-and-tube wiring within 60 days of taking possession of the home.

Print Name: _____

Signature: _____

Date: _____ "

Alternatively, you can e-mail a copy of this report to TD Insurance at TDInsurance.CarsonDunlop@TDInsurance.com, typing "I agree" in the Subject line.

LIGHTS \ 5.2

Condition: • [Light control needed at top and bottom of stairs](#)

Lights also needed in stair wells and hallways.

OUTLETS \ 5.1

Condition: • Some ungrounded 3-prong outlets were noted. There is a slight risk of shock in using three-prong appliances with these outlets. While they are not as good as grounding, Ground Fault Interrupter (GFI) outlets protect people and are a good cost-effective improvement. The cost is typically roughly \$100 each. One GFI protects one entire circuit. (5.2.2)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

COVER PLATES \ 5.1

Condition: • [Missing](#)

Location: Various

Task: Provide

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, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. • The extent of knob and-tube wiring throughout the home is not determined during a home inspection. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc.

Limitations: • Fuse block(s) not pulled • The extent of knob-and-tube wiring is not determined during an inspection

HEATING

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Descriptions

Main Heating System - Type: • [Boiler](#)

Efficiency: • [Conventional efficiency](#)

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

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

Approximate Age: • [9 years](#)

Typical Life Expectancy : • [Boiler \(cast iron\) - 25 to 50 years](#)

Chimney Liner: • [Not required](#)

Main Fuel Shut-off Location: • Meter

Observations and Recommendations

BOILER \ 6

Condition: • The insulation on the boiler or heating pipes may contain asbestos. Health Canada recommends the insulation be left in place undisturbed. 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. Please see the Asbestos article in the Supplementary section of the text.

The visible heating pipes are not insulated. This conditions only applies to any hidden pipe insulation.

RADIATORS, CONVECTORS AND PIPING \ 6.7

Condition: • [Piping rust](#)

This rust is extensive. An specialist should be engaged to test the entire piping and radiator system to determine potential leakage areas.

Location: Various

Task: Replace

Time: If necessary

Cost: Depends on work needed.

HEATING

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



REGULAR MAINTENANCE \ Good advice for all homeowners

Condition: • See Supplementary Section

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. • Radiator and zone valves on a hot water heating system are not tested as part of a home inspection.

Limitations: • Circulating pump not tested

Environmental issues outside the scope 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.

COOLING

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Descriptions

General: • No central air conditioning system was noted.

Descriptions

Reference information on insulation levels / (4.0): • Read Section 1.0 on Current Insulation Standards • [Adding insulation is an improvement rather than a repair.](#)

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

Cathedral/sloped roof insulation - value & material (2.0): • Not determined

Masonry wall insulation - value & material (2.0): • None

Basement wall insulation - value & material (2.0): • None

Air/vapour barrier (5.0): • [Not visible](#)

Roof ventilation (6.1): • [None](#)

Observations and Recommendations

FLAT ROOF \ 3.2

Condition: • [Insulation level suspected to be below current standards \(R 28\)](#)

Task: Improve

Time: If necessary

CATHEDRAL ROOF (SLOPED CEILING) \ 3.2

Condition: • [Insulation level suspected to be below current standards \(R 28\)](#)

Task: Improve

Time: Discretionary

Condition: • [Ventilation - suspected to be less than ideal](#)

Inspection Methods and Limitations

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.

Limitations: • Roof space - access not gained

Environmental issues outside the scope 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.

Descriptions

Water Piping to the Building: • [Copper](#)

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

Main Shut-off Valve Location: • Front of basement

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

Water Heater Type and Energy Source: • [Gas](#) • [Induced draft](#)

Water Heater Age (Estimated): • 7 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity: • [189 liters/50 US gallons](#)

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

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

Observations and Recommendations

WASTE PIPING \ General

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: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

Task: Replace

Time: Less than 1 year

Cost: \$2,500 - + / each



old stack leaks

Condition: • [Obstructions](#)

Sewer gases were present at inspection

Location: Middle Basement

Task: Further evaluation/Improve

Time: Immediate

Cost: Depends on work needed

EXHAUST FAN \ 3.12 & 3.13

Condition: • [Desirable](#)

Location: First Floor Bathroom

Task: Provide

Time: Less than 1 year

Cost: Minor

TOILET \ 3.6

Condition: • [Loose](#)

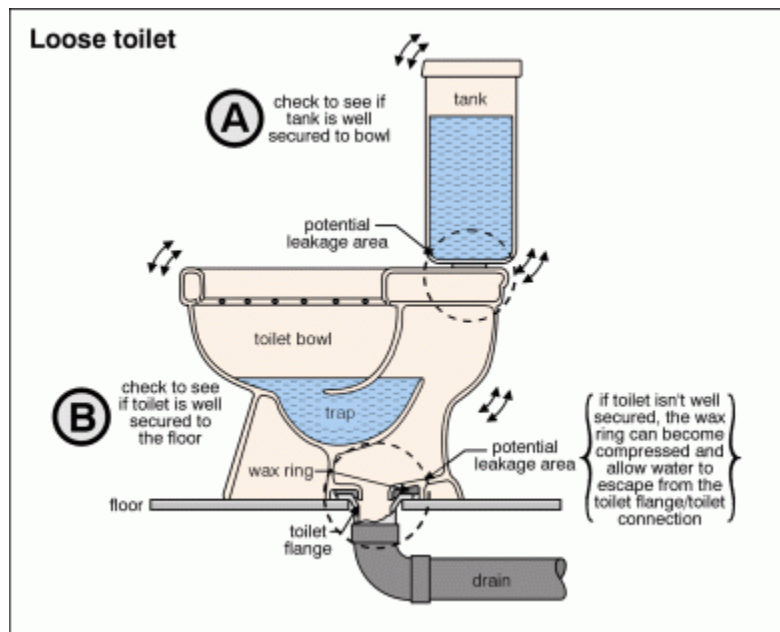
Cost will be higher if floor is rotted and needs to be repaired.

Location: First and Second Floor Bathrooms

Task: Correct

Time: Less than 1 year

Cost: Depends on work needed



[Click on image to enlarge.](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

BATHTUB \ 3.7 & 3.8

Condition: • The bathtub enclosure is a low quality unit that may be prone to leakage. Anticipate frequent maintenance and repair. Replacement may be necessary.

Location: First and Second Floor Bathrooms

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.

Environmental issues outside the scope of a home inspection: • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

INTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Descriptions

Major Floor Finishes: • [Concrete](#) • [Hardwood](#) • [Resilient](#) • [Softwood](#)

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

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

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

Glazing: • [Primary Plus Storm](#) • [Single](#)

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

Fireplaces and Stoves: • [Fireplace - coal burning - metal firebox](#)

Party Walls: • [Not visible](#)

Observations and Recommendations

General

• Various Interior Issues are noted below.

FLOORS \ 1.0

Condition: • Slope noted

Condition: • Worn

Task: Improve

Time: Discretionary

WALLS \ 2.0

Condition: • Cracks

CEILINGS \ 3.0

Condition: • Cracks

Condition: • Water damage

Condition: • Water stains - Dry when tested at inspection

INTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



WINDOWS \ 6.0

Condition: • [Frame rot](#)

Location: Various

Task: Repair or replace

Time: Discretionary

INTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX



STAIRS \ 8.0

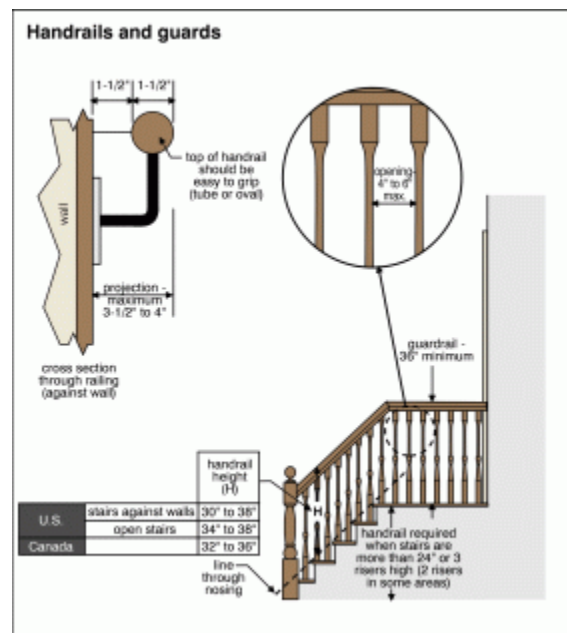
Condition: • [Railing missing](#)

Location: Second Floor

Task: Provide

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

INTERIOR

62 Brunswick Avenue, Toronto, ON March 27, 2012

Report No. 30624

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

Condition: • [Railing - openings too large](#)

Location: Third Floor

Task: Correct

Time: Immediate



FIREPLACE OR WOOD STOVE \ 9.0

Condition: • Coal fireplaces are not meant for burning wood. They can be converted to wood or gas burning units at some expense. Coal fireplaces often share a flue with other heating equipment. This arrangement is not considered safe. Coal fireplaces should not be used until a WETT (Wood Energy Technology Transfer, Inc.) certified technician provides further evaluation.

Location: First and Second Floor

BASEMENT LEAKAGE \ 10.0

Condition: • Evidence of basement leakage was noted.



BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • [High](#)

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

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 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)

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.
 • 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: • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 0

Environmental issues outside the scope 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.

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.](#)

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. • For boiler/hot water systems, we recommend that any balancing or adjusting of radiator valves be performed by a specialist, due to the risk of leakage. Heating system valves are not operated during a home inspection. • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Bathtub and Shower Maintenance : • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for more information.](#)

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

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

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

END OF REPORT



Horizon Home Protection Plan

For homeowners, many of the systems are out of sight and out of mind until something goes wrong. When a major appliance, water heater or furnace breaks down, who do you call? How do you know what contractor to choose? How will you pay for the repair?

Carson Dunlop has partnered with UNIRISC and Trisura Guarantee Insurance Company to offer the HORIZON HOME PROTECTION PLAN. For a small investment, this plan protects you from the high cost of breakdown of home systems and appliances. As our home inspection client, we are able to offer you this plan at a preferred price, providing peace of mind all year round.

Coverage: The Horizon Home Protection Plan coverage limits are substantial because Carson Dunlop has already performed the home inspection. We have created a unique opportunity for Carson Dunlop customers to select the coverage they want. Coverage options include:

Essentials Plan	Plus Plan	Premium Plan
• \$10,000 of annual coverage	• \$20,000 of annual coverage	• \$30,000 of annual coverage
• \$2,500 for heating and AC systems up to 12 years old	• \$5,000 for heating and AC systems up to 12 years old	• \$7,500 for heating and AC systems up to 12 years old
• \$2,000 for appliances up to 12 years old	• \$4,000 for appliances up to 12 years old	• \$6,000 for appliances up to 12 years old
• \$500 for roof repairs	• \$1,000 for roof repairs	• \$1,500 for roof repairs

Lower coverage limits are included for systems and appliances greater than 12 years old.

Optional Coverage: Swimming pools, spas, well pumps and additional appliances

The Horizon Home Protection Plan is cost effective, flexible and helps protect against sudden breakdowns or mechanical failures. Qualified service professionals are a simple phone call away to give you the peace of mind you deserve.

To learn more or purchase the Horizon Home Protection Plan
call us 877.326.8770 or online at carsondunlop.com