



Your Inspection Report

82 Dalegrove Cres
Toronto, ON

PREPARED FOR:
LIZ STEVENSON

INSPECTION DATE:
Friday, May 7, 2010

PREPARED BY:
Dave Edmunds



CarsonDunlopBoulevard
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INVOICE

May 7, 2010

Client: Liz Stevenson

Report No. 9570, v.2
For inspection at:
82 Dalegrove Cres
Toronto, ON

on: Friday, May 7, 2010

| | |
|-----------------------------|-----------------|
| Pre-Listing Home Inspection | \$489.00 |
| No PLI Package | (\$90.00) |
| | <hr/> |
| Subtotal | \$399.00 |
| GST | \$19.95 |
| #868163932 | |
| | <hr/> |
| Total | <u>\$418.95</u> |

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INSPECTION AGREEMENT

82 Dalegrove Cres, Toronto, ON May 7, 2010

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PARTIES TO THE AGREEMENT

Company

CarsonDunlopBoulevard
120 Carlton St, Suite 407
Toronto, ON M5A 4K2

Client

Liz Stevenson

This is an agreement between Liz Stevenson and CarsonDunlopBoulevard.

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. These STANDARDS explain what an inspector must do and what an inspector is NOT required to do.

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

In addition to the limitations in the Standards, the Inspection of this property is subject to the 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 wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

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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 fireproofing. 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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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 is 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, **Liz Stevenson (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

82 Dalegrove Cres, Toronto, ON May 7, 2010

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www.carsondunlop.com

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INTRODUCTION

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

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

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Descriptions

General: • High quality materials and installation

Sloped roofing material: • [Asphalt shingles \(1.1\)](#)

Porch roofing material: • [Asphalt shingles \(1.1\)](#)

Probability of Leakage: • [Low](#)

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

Chimneys: • [Masonry](#) • [Metal - masonry covered](#)

Inspection Methods and Limitations

Roof inspection method: • Walking on the roof

Observations and Recommendations

General

• No ROOFING recommendations are offered as a result of this inspection

EXTERIOR

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Descriptions

General: • The exterior has been well maintained and is in good condition.

Gutters and Downspouts (1.0): • [Aluminum \(1.1\)](#)

Gutter and Downspout Discharge (1.2): • [Discharge above grade \(1.2\)](#)

Wall Surfaces (4.0): • [Artificial stone \(4.14\)](#) • [Brick \(4.1\)](#) • [Metal siding \(4.6\)](#)

Retaining Walls (9.0): • [Brick](#)

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: • Garage - storage restricted the inspection

Observations and Recommendations

PATIOS \ 6.0

Condition: • [Seal gap at house](#)

Location: East Exterior

Task: Improve

Time: Less than 1 year

Cost: Minor

BASEMENT WALK-OUT \ 7.0

Condition: • [Railing missing \(7.3\)](#)

Location: Rear Exterior

Task: Provide

Time: Less than 1 year

Cost: Minor

Descriptions

General: • The structure shows no sign of movement or distress.

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

Foundations (3.0): • [Masonry block](#)

Configuration (4.0): • [Basement](#)

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

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

Roof and Ceiling Framing (7.0): • [Rafters/Roof joists \(7.1\)](#)

Inspection Methods and Limitations

Structure inspection method: • Roof structure inspected from attic 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.

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.

Descriptions

General: • Overall, the electrical system is safe and in good condition

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](#)

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

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

Ground Fault Circuit Interrupters (5.3): • [Bathrooms](#)

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.

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

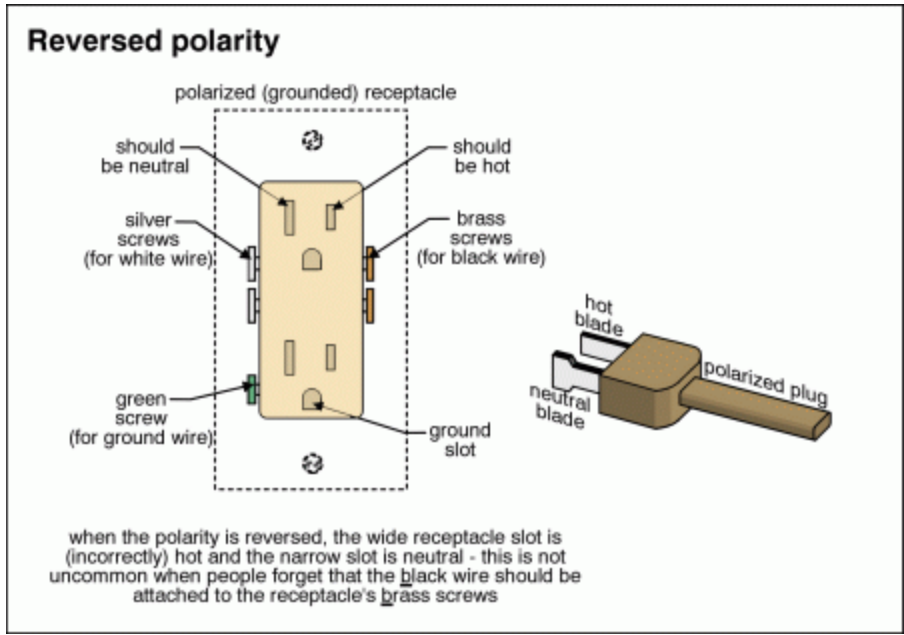
Condition: • [Reversed polarity - black & white wires reversed \(5.2.4\)](#)

Location: Rear Basement

Task: Correct

Cost: Minor

| | | | | | | | | | |
|-----------|-----------|----------|-----------|-------------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| MORE INFO | REFERENCE | | | | | | | | |



[Click on image to enlarge.](#)

JUNCTION BOXES \ 5.5

Condition: • [Cover missing](#)

Location: Cold Room

Task: Correct

Cost: Minor

Descriptions

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

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

Main Fuel Shut-off at: • Exterior of house

Main Heating System - Type: • [Furnace \(3.0\)](#)

Chimney Liner (7.0): • [Metal](#)

Efficiency (8.0): • [Mid-efficiency](#)

Approximate Input Capacity (9.0): • [110,000 BTU/hr.](#)

Approximate Age: • [3 years](#)

Typical Life Expectancy : • [Furnace \(conventional/mid-efficiency\) - 18 to 25 years](#)

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: • Chimney clean-out not opened

Observations and Recommendations

FURNACE \ 10.0 & 12.0

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

If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work. Please see the Asbestos article in the Supplementary section of the binder.

COOLING

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Descriptions

General: • No central air conditioning system was noted.

Air Conditioning (1.0): • [Central air conditioning - air cooled \(1.1\)](#)

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

Approximate Compressor Age (5.0): • [2 years](#)

Typical Life Expectancy: • 10 to 15 years

Failure Probability (4.0): • Low

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.

INSULATION

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Descriptions

Attic insulation value (1.0/2.0) & material (A): • R-28 • R-32 • [Fiberglass \(3.0\)](#) • [Mineral wool \(4.0\)](#)

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): • [Kraft paper](#)

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

Inspection Methods and Limitations

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

Insulation inspection method: • Attic inspected from access hatch

Observations and Recommendations

AIR SEALING \ Air Sealing/Leakage Control

Condition: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

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Descriptions

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

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

Main Shut-off Valve Location: • Basement

Water Flow (Pressure) (1.4.1): • [Typical for neighbourhood](#)

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

Water Heater Age (Estimated) (1.6): • 10 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 151 liters

Waste Piping Material: • Copper • Plastic

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

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.

Observations and Recommendations

WASTE PIPING \ 2.3

Condition: • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400.

SINK \ 3.1

Condition: • [Rust](#)

Location: First Floor Bathroom

Task: Replace

Time: Less than 1 year

Cost: Minor

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Descriptions

General: • Interior finishes are in good repair overall.

Major Floor Finishes (1.0): • [Carpet \(1.4/1.5\)](#) • [Ceramic/Quarry Tile \(1.7\)](#) • [Hardwood \(1.2\)](#) • [Resilient \(1.6\)](#)

Major Wall Finishes (2.0): • [Paneling \(2.2\)](#) • [Plaster/Drywall \(2.1\)](#)

Major Ceiling Finishes (3.0): • [Acoustic Tile \(3.2\)](#) • [Plaster/Drywall \(3.1\)](#) • [Stucco/Textured/Stipple \(3.5\)](#)

Windows (6.0): • [Fixed \(6.1.5\)](#) • [Sliders \(6.1.3\)](#)

Glazing (6.2): • [Double \(6.2.2\)](#) • [Primary Plus Storm \(6.2.4\)](#)

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

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

Inspection Methods and Limitations

Limitations: • No comment is made on cosmetic finishes during 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. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Limited access to cabinets and closets • Basement leakage frequency or severity cannot be predicted 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: • 99

Observations and Recommendations

FIREPLACE OR WOOD STOVE \ 8.0

Condition: • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See www.wettinc.ca.

BASEMENT LEAKAGE \ 10.0

Condition: • Evidence of basement leakage was noted.

See exterior notes re: seal patio

Location: Basement at the bottom of the stairs

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](#)

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)

Descriptions

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. Read Section 1.14 of the Roofing Chapter for more detail and solutions.

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.

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.](#)

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.](#)

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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](#)
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