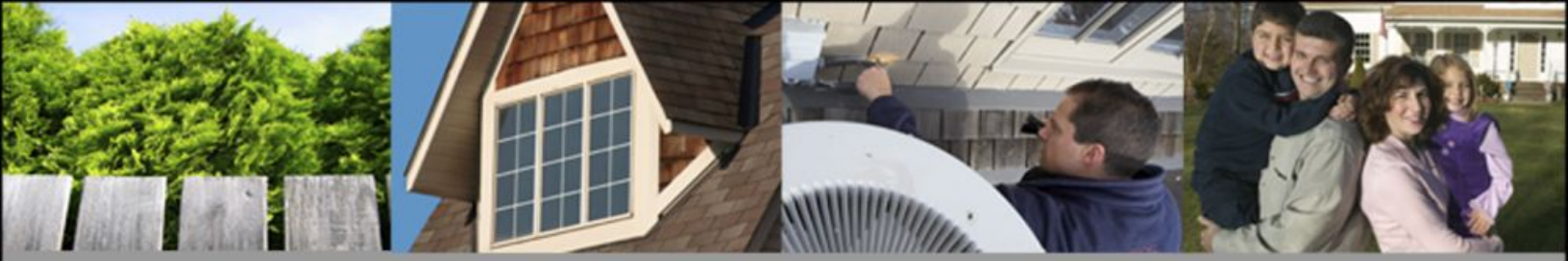
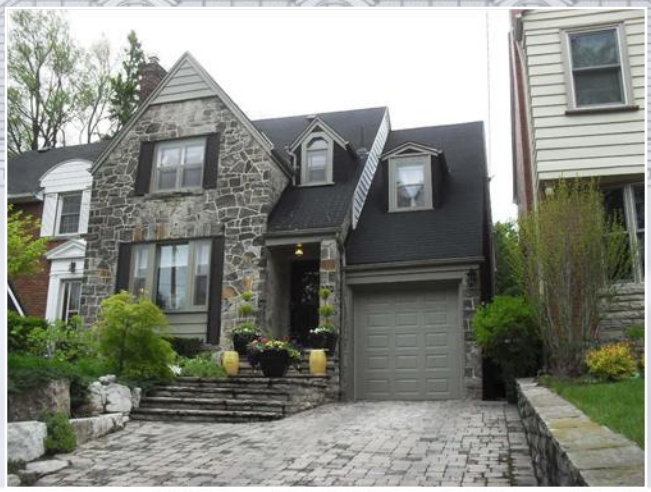


Your Inspection Report

230 Chaplin Cres
Toronto, ON



PREPARED FOR:
PATRICIA LEE

INSPECTION DATE:
Wednesday, May 12, 2010

PREPARED BY:
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SUMMARY

230 Chaplin Cres, Toronto, ON May 12, 2010

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.

This above average home has a well maintained interior and exterior. There are no significant report items. Please read the report to see other recommendations on minor items.

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.

Descriptions

Sloped roofing material: • Asphalt shingles (1.1)

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

Chimneys: • Masonry

Inspection Methods and Limitations

Roof inspection method: • Binoculars from the ground

Roof inspection limited/prevented by: • Slope - too steep to walk

Observations and Recommendations

SLOPED ROOF(S) \ 1.0

Condition: • Understand how to operate heating cables. They are used to prevent ice damming.

Location: Front Roof

VULNERABLE AREAS \ 1.13, 1.14 & 1.15

Condition: • Upper roof draining onto lower roof causes wear

Water from dormer runs onto roof accelerating wear. To fix this downspouts should run from upper gutter to lower gutter. Most people do not do this as it adversely affects the look of the house.

Location: Various

Task: Improve

Time: Discretionary

Cost: Minor (Less than $500)

Descriptions

Wall Surfaces (4.0): • Vinyl siding (4.7)

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.

Observations and Recommendations

DOWNSPOUTS \ 1.0

Condition: • The City of Toronto requires downspouts be disconnected from the city sewers. Why? The sewers handle both storm water and waste from houses. Waste has to go through the sewage treatment system, which is very expensive. Storm water does not have to be treated, and should not go into city sewers. Downspouts should discharge above grade onto the lawn at least 6 feet from the home. This may require relocating downspouts and re-sloping gutters. The City of Toronto's mandatory downspout disconnection program is effective as of November, 2007. This will affect many homeowners in the city. Details can be found at http://www.toronto.ca/water/pdf/mandatory_downspout_disconnection_program-qa.pdf

EXTERIOR STRUCTURE \ Railings (5.2)

Condition: • Missing

Location: Front Steps

Task: Provide handrail down steps

Time: Discretionary

Cost: Depends on approach

GARAGE \ 8.0

Condition: • Gas proofing inadequate between garage and house

All openings between house and garage needs to be sealed to prevent carbon monoxide from entering the house. Add carbon monoxide detectors to bedrooms above garage.

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor

Descriptions

Foundations (3.0): • Masonry block

Configuration (4.0): • Basement

Floor Construction (5.0): • Joists - wood

Exterior Wall Construction (6.0): • Masonry

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

Inspection Methods and Limitations

Structure inspection method: • Attic inspected from Access hatch

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

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

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): • 100 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 • Kitchen

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.

Limitations: • Radiant (electric) floor heating - not tested due to long heat-up period

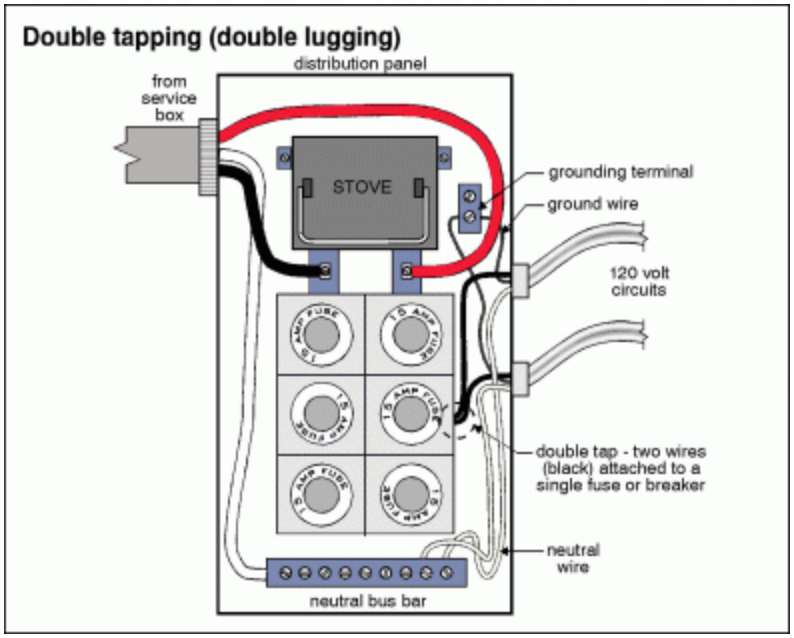
Observations and Recommendations

General

• All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

MAIN PANEL - BREAKERS AND FUSES \ 3.3

Condition: • Double tap (two wires on one breaker or fuse)
Location: Basement Panel
Task: Correct: Double tap with transformer
Time: When electrician in for other jobs.
Cost: Minor



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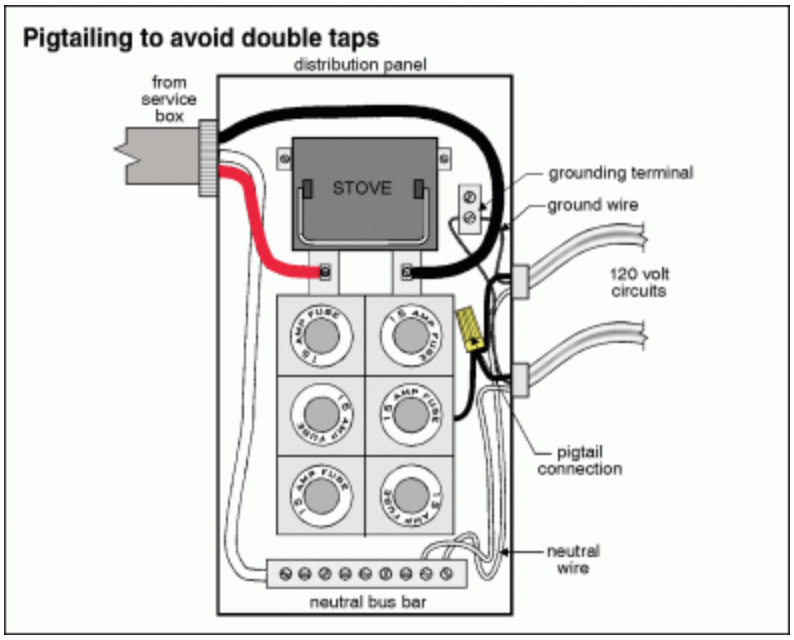

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Condition: • Wrong size to protect wire

Two 40 amp breakers service the AC and dryer. These should be 30 amps to protect the appliance. The wire is rated for 30 amp.

Location: Basement Panel

Task: Correct: Replace Breakers.

Time: Immediate

Cost: Minor

GROUND FAULT CIRCUIT INTERRUPTERS \ 5.3.1

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

JUNCTION BOXES \ 5.5

Condition: • Loose

Location: Basement Laundry Area on Ceiling

Task: Repair: Reattach to ceiling

Time: Immediate

Cost: Minor

Descriptions

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

Main Fuel Shut-off at: • Meter on exterior near front of the house

Main Heating System - Type:

• Boiler (4.0)

There are two boilers the NTI for the garage and driveway. The Viessmann for the house radiators and radiant floor heating in kitchen and the hot water supply.

Approximate Input Capacity (9.0): • 200,000 BTU/hr NTI

Approximate Input Capacity (9.0):

• Not determined

Could not locate data plate for Viessmann

Approximate Age:

• 5 years

NTI

• Not determined

Viessmann

Auxiliary Heating:

• Electric baseboard

In back porch

• Electric radiant heating in the floor

In master bathroom

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.

Observations and Recommendations

GAS PIPING AND BURNER \ 11.0 and 14.0

Condition: • Copper gas pipe not identified.

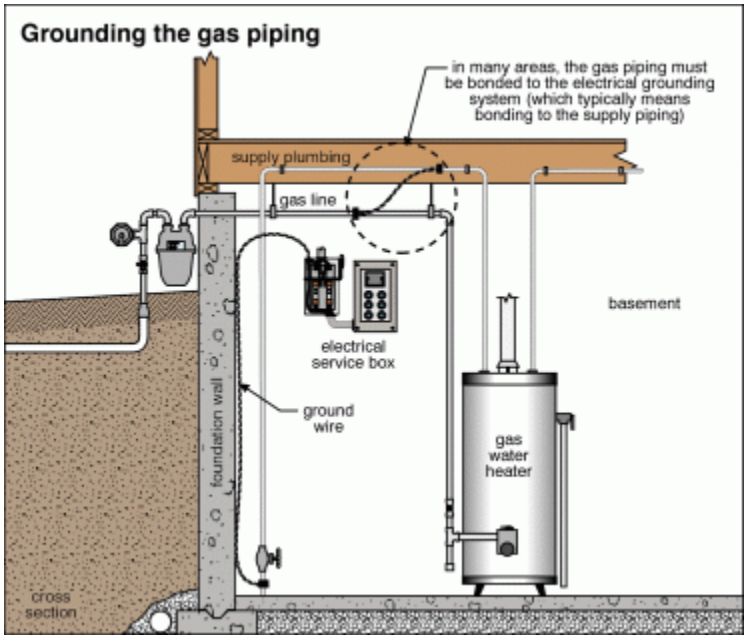
Location: Rear Exterior Wall

Task: Identify copper gas pipe with natural gas stickers

Time: Immediate

Cost: Minor

Condition: • Bonding of gas piping not confirmed
Location: Basement Boiler Room
Task: Provide: Bond between gas and water pipe.
Time: When electrician in
Cost: Minor



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BOILER \ 13.0

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.

Condition: • Natural gas boilers with draft hoods (<300,000 BTUs, which is 95% of house boilers) need to be inspected and tested annually by law to make sure carbon monoxide is not entering the home. Please ensure that this work is included as part of your annual boiler maintenance.
Location: Boiler Room
Task: Inspect Viessmann
Time: Annually
Cost: Minor

Descriptions

Air Conditioning (1.0):

• Independent system - air cooled (1.3)

Space Pak in attic

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

Approximate Compressor Age (5.0):

• 12 years

Ser # 0798E2336

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.

Observations and Recommendations

INDOOR UNIT \ 6.0, 10.0, 12.0, & 16.0

Condition: • There is a drip pan but could not verify if there is a drain from the pan. The drain should be routed where leakage would be readily noticed (over doorway).

Location: Attic

Task: Further evaluation

Time: Discretionary

Cost: Minor

Descriptions

Attic insulation - value (1.0/2.0) & material (A) : • R-40 • Fiberglass (3.0)

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

Basement wall insulation - value (1.0/2.0) & material (I/J): • Not determined

Crawlspace floor insulation - value (1.0/2.0) & material (K/L): • R-12 • Mineral wool (4.0)

Floor above porch/garage - value (1.0/2.0) & material (L) : • Not determined. Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

Roof ventilation (15.0): • Roof vents

Inspection Methods and Limitations

Insulation inspection method: • Attic inspected from access hatch

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

Observations and Recommendations

ATTIC \ Insulation (A & 1.0 to 19.0)

Condition: • Access hatch weatherstripping/fit less than ideal
Location: Attic
Task: Improve: add weatherstripping to edges
Time: Less then 1 year
Cost: Minor

Condition: • Insulation uneven
Location: Attic
Task: Correct: rake insulation to even out.
Time: Less than 1 year
Cost: Minor

FLOOR ABOVE UNHEATED AREA \ L

Condition: • Styrofoam insulation has fallen down from floor joists.
Location: Rear Porch
Task: Repair
Time: Less than 1 year
Cost: Minor

Descriptions

Water Piping to the Building: • Not determined - City Water Department may be able to advise

Main Shut-off Valve Location: • Front of basement

Water Flow (Pressure) (1.4.1): • Typical for neighbourhood

Water Heater Type and Energy Source (1.6):
• Combination System (Heating 1.18)
part of Viessmann boiler

Waste Piping Material: • Cast iron • Plastic

Floor Drain Location: • Basement - front • Laundry area

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

PUBLIC SUPPLY \ 1.1
Condition: • Leak
Location: Basement: Water Meter
Task: Repair
Time: Immediate
Cost: Minor

WASTE PIPING \ 2.3
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.

Descriptions

Major Floor Finishes (1.0): • Carpet (1.4/1.5) • Hardwood (1.2) • Slate/Stone/Marble/Terrazzo (1.8)

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

Major Ceiling Finishes (3.0): • Plaster/Drywall (3.1)

Windows (6.0): • Awning (6.1.4) • Sliders (6.1.3) • Single/Double Hung (6.1.1)

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

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

Inspection Methods and Limitations

Limitations: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern. • Limited access to cabinets and closets • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Basement leakage frequency or severity cannot be predicted during a home inspection • No comment is made on cosmetic finishes during a home inspection.

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.

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)

END OF REPORT

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

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

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

1. Roofing and Chimney
2. Exterior
3. Structure
4. Electrical
5. Heating
6. Cooling
7. Insulation
8. Plumbing
9. Interior