



Your Inspection Report

66 Highfield Rd
Toronto, ON

PREPARED FOR:
LORAINA CAPSTICK

INSPECTION DATE:
Wednesday, September 30, 2009

PREPARED BY:
Blaine Shular

BOULEVARD

PROPERTY INSPECTION

a Carson Dunlop company

Boulevard Property Inspection Ltd.
120 Carlton St, Suite 407
Toronto, ON M5A 4K2

905-822-0010
1-866-751-0010
Fax: 416-964-0683
www.boulevardinspection.com
info@boulevardinspection.com

INSPECTION AGREEMENT

66 Highfield Rd, Toronto, ON September 30, 2009

Report No. 7896, v.2
www.boulevardinspection.com

PARTIES TO THE AGREEMENT

Company

Boulevard Property Inspection Ltd.
120 Carlton St, Suite 407
Toronto, ON M5A 4K2

Client

Loraina Capstick

This is an agreement between Loraina Capstick and Boulevard Property Inspection Ltd..

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

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

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6) TIME TO INVESTIGATE

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

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) 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.

9) 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, **Loraina Capstick (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Sloped roof(s): • [Asphalt \(1.1\)](#)

Flat roof(s): • Not determined

Chimneys: • [Masonry](#)

Limitations

Roof inspection method: • No access was gained to the roof. A full evaluation by a specialist is recommended to provide more information about the condition of the roof.

Note: No access to rear flat roof.

Roof inspection method: • Binoculars from the ground

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

Recommendations

Roof leaks (4.0), annual maintenance and ice dams (1.14) \ Good advice for all homeowners

Condition: • 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. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of 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 for more detail and solutions.

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STRUCTURE

ELECTRICAL

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Description

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): • [Brick \(4.1\)](#) • [Metal siding \(4.6\)](#)

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

Recommendations

Driveways \ 6.0

Condition: • [Seal gap at house](#)

Task: Monitor/Improve as necessary

Note: Always ensure the gap at the driveway and the foundation wall is well sealed (as it is now). This will direct water away from the house and help reduce basement dampness.

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

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

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

Configuration (4.0): • [Basement](#)

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

Exterior Wall Construction (6.0): • [Masonry](#) • Not visible

Roof and Ceiling Framing (7.0): • [Not visible](#)

Limitations

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.

Limitations: • Roof space - no access

Recommendations

Termite \ 9.0 and 10.0

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

Note: No evidence of termites, however this general area is know for termite activity. Contact Aetna for further information. Aetna reports no termite treatment on Highfield or Hertle.

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

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](#)

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.

Recommendations

General

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

HEATING

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

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

Main Heating System – Fuel: • Natural gas

Main Fuel Shut-off at: • Meter

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

Chimney Liner (7.0): • [Metal](#)

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

Approximate Input Capacity (9.0): • [90,000 BTU/hr.](#)

Approximate Age: • [8 years](#)

Typical Life Expectancy : • [18 to 25 years \(furnace\)](#)

Limitations

Heating inspection method: • Summer Test Procedure: During the portion of the year when the heating system is not normally operating, the heater, furnace or boiler is tested by turning up the thermostat. This will result in a partial test of the heating unit; however, the adequacy of the distribution system and amount of heat cannot be ascertained. Problems which may only show up during long term operation of the heating system may go undetected.

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: • Air conditioning or heat pump operating (16.3)

Recommendations

Supply/Return ductwork, grilles and registers \ 15.1 & 15.2

Condition: • [Supply registers missing](#)

Location: Second Floor Bathroom

Task: Provide

Time: If necessary

Note: No heat supply was found in the bathroom. A baseboard heater could be added if needed.

COOLING

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STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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Description

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

Cooling Capacity (3.0): • [18,000 BTU/hr.](#)

Approximate Compressor Age (5.0): • [8 years](#)

Typical Life Expectancy: • 10 to 15 years

Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection.

Recommendations

General

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

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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INTERIOR

Description

Attic insulation amount (1.0/2.0) & material (A): • [Not determined](#)

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

Basement wall insulation amount (1.0/2.0) & material (I/J): • None

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

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

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.

Limitations: • Roof space - access not gained (10.0 and 11.0)

Recommendations

General

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

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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INTERIOR

Description

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

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

Main Shut-off Valve Location: • Front of basement

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

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

Water Heater Age (Estimated) (1.6): • More than 15 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 50 gallons

Waste Piping Material: • Cast iron • Plastic

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

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.

Recommendations

Water heater \ 1.6

Condition: • Past normal lifespan

Task: Replace

Time: Unpredictable

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.

Task: Provide

Cost: \$200 - \$400

Condition: • We cannot determine during a home inspection whether city tree roots may be interfering with the main sewer line for the house. It is a common problem in established neighbourhoods with mature trees. Some assistance is available from the City of Toronto. Details are provided below in this excerpt from the city of Toronto website. "When homeowners suspect they have a blocked sewer line between their home and the main City sewer, they should contact Toronto Water for assistance: 416-338-ROOT (7668). First response to sewer line blockage, inspection and emergency repair service will be provided by City staff 24 hours a day, seven days a week. After normal business hours, response will be limited to emergency situations where the sewer service lines are completely blocked. All other service calls will be investigated the next business day. Grant assistance is available to homeowners when the City investigation determines that a portion of the sewer line on private property have been infiltrated by tree roots from a City owned tree. The grant for sewer line repair/replacement will not be made unless City staff have verified the damages are the result of

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

a City owned tree. Assistance will be provided on a no fault or grant basis, to any residential property owner. Grants provided are between \$500 and \$1,500. The policy does not provide for reimbursement for costs incurred by the homeowner to conduct investigations (i.e. snaking, plunging, and closed circuit television inspection) or for damaged goods and landscaping costs. Visit: www.toronto.ca/water/sewers/pdf/block_sewers.pdf For further information, please call 416-338-ROOT (7668) or visit Toronto Water's website: www.toronto.ca/water/sewers/index.htm"

Condition: • [Leak \(2.3.1\)](#)

Location: Kitchen

Task: Repair

Time: Immediate

Cost: Minor

Exhaust fan \ 3.11 & 3.12

Condition: • [Desirable](#)

Location: Second Floor Bathroom

Task: Provide

Time: Less than 1 year

Cost: \$500 - and up

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

General: • Interior finishes are in good repair overall.

Major Floor Finishes (1.0): • [Concrete \(1.1\)](#) • [Hardwood \(1.2\)](#)

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

Major Ceiling Finishes (3.0): • [Plaster/Drywall \(3.1\)](#)

Windows (6.0): • [Casement \(6.1.2\)](#) • [Sliders \(6.1.3\)](#)

Glazing (6.2): • [Double \(6.2.2\)](#)

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

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.

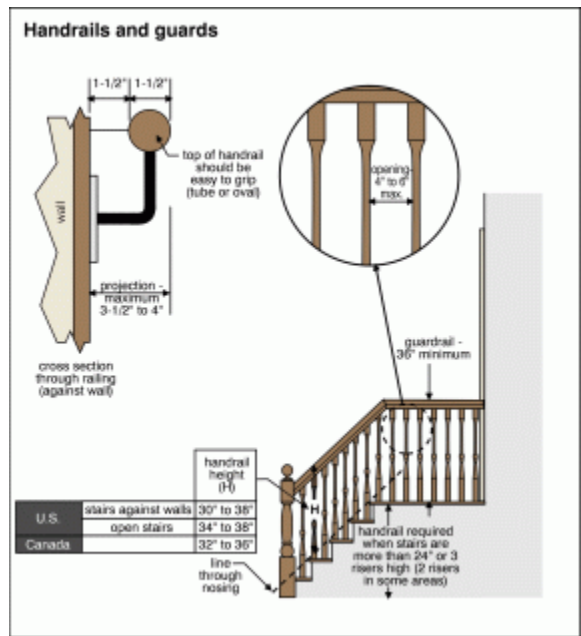
Limitations: • Absence of historical clues due to new finishes/paint • Storage/furnishings in some areas limited inspection

Recommendations

Stairs \ 5.0

Condition: • [Railing missing](#)

Location: Second Floor



Click on image to enlarge.

Condition: • [Railing missing](#)

Location: Basement

Task: Provide

Time: Immediate

Cost: Minor

Basement leakage \ 10.0

Condition: • Levels of basement dampness noted at the time of inspection appeared typical for a house of this construction and in this neighborhood. Expect some level of dampness in the spring and summer months. Running a dehumidifier will help reduce dampness

Basement leakage potential \ 10.0

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

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

What to do if your basement or crawlspace leaks \ 10.0

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

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

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)

3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)

4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

END OF REPORT