

Your Inspection Report



55 Parkdale Rd
Toronto, ON



PREPARED FOR:
WENDY HAMMOND PAGE

INSPECTION DATE:
Thursday, June 2, 2016

PREPARED BY:
Adam Hannan



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report

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

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



June 2, 2016

Dear Wendy Hammond Page,

RE: Report No. 53827
55 Parkdale Rd
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. Each tab takes you to a section describing each major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

A home inspection identifies the current condition of the property but cannot predict the future. Our home warranty protects you against the high cost of repair and replacement to furnaces, air conditioners, water heaters and appliances for as long as you own your home. To learn more, click on the Appendix heading at the top of any page of your report.

To the potential buyer: We recommend an Onsite Review of the home to help you learn about the home and how to maintain it to protect your investment. You will receive a RecallChek report on the appliances and heating and cooling equipment. You will also become a member of the Carson Dunlop Homeowners Association. Among other benefits, you can contact us with questions any time, for as long as you own your home. Our telephone and e-mail consulting service is available at no cost to you.

Thanks again for choosing Carson Dunlop.

Sincerely,

Adam Hannan
on behalf of
Carson, Dunlop & Associates Ltd.

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INVOICE

June 2, 2016

Client: Wendy Hammond Page

Report No. 53827

For inspection at:

55 Parkdale Rd

Toronto, ON

on: Thursday, June 2, 2016

Sellers Home Inspection - Professional Inspector

\$460.00

Coupon

(\$25.00)

Subtotal

\$435.00

HST

\$56.55

#108348343

RT0001

Total

\$491.55

PAID IN FULL - THANK YOU!

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OVERVIEW

55 Parkdale Rd, Toronto, ON June 2, 2016

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INTRODUCTION

This Overview 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 hyperlinks. The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues. (That service is available at additional cost.)

FOR THE BUYER

This inspection report is very helpful, but it's not enough to make a decision about buying a home. A complete home inspection includes both an onsite review of the property with the home inspector and the inspection report. To book your Onsite Review, call us at 800-268-7070. Without an Onsite Review, our obligation and liability is limited to the seller.

When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

ROOFING

ROOF COVERING \ Sloped Roof

Condition: • Near end of normal life expectancy

Typical Life expectancy for this type of asphalt shingle is 13 - 17 years old. The current roof covering is approximately 15 years old and is aging with typical wear - Granule loss, widening tabs due to shingle shrinkage, curling shingles. The south / west sides are more worn. This is typically due to sun exposure. Plan to replace within the next couple of years.

Location: Throughout Main Roof and Garage

Task: Replace

Time: Less than 2 years

Cost: \$6,000 - \$8,000

EXTERIOR

GARAGE \ Observations

Condition: • [Typical low quality](#)

Cracks and wall bowing were noted. Due to the garage storage, we were unable to inspect the interior of the garage.

The exterior vinyl siding limited our view of the walls.

When storage is removed, evaluate the structure.

Location: Garage

Task: Repair / Replace

Time: As required

Cost: Not Determined - Consult with Specialist

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ELECTRICAL

HOUSE WIRING \ Knob-and-tube

Condition: • Knob-and-Tube wiring noted

See the "KNOB+TUBE" tab for more information

Most of the areas we observed DID NOT contain knob and tube type wiring. However, we observed 2 active knob and tube wiring in one of the light switches on the main floor. There is likely more in the walls/ceilings as is typical of homes of this age.

Task: Replace as needed / Consult with your insurance company immediately

Cost: Depends on work needed - Consult with Electrician

CONCLUSION

Houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor quality house.

Many elements like kitchens, bathrooms, flooring, siding and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Un-planned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

A Word About Water

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors and ceilings. Water also promotes mould growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free, and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home.

Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mould. An Environmental Consultant can assist with these types of issues. If you need help, call us at 416-964-9415. More information is available in the Appendix of the report

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END OF OVERVIEW

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. Quotes from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

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Descriptions

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

Garage roofing material: • [Asphalt shingles](#)

Approximate age: • The roof covering is near the end of its normal life expectancy.

Chimneys: • [Masonry](#)

Observations and Recommendations

General

• Asphalt shingle roof coverings wear out and are replaced every 15 years or more, depending on a number of variables. An annual roof tune-up by a qualified roofer is strongly recommended.

ROOF COVERING \ Sloped Roof

Condition: • Near end of normal life expectancy

Typical Life expectancy for this type of asphalt shingle is 13 - 17 years old. The current roof covering is approximately 15 years old and is aging with typical wear - Granule loss, widening tabs due to shingle shrinkage, curling shingles. The south / west sides are more worn. This is typically due to sun exposure. Plan to replace within the next couple of years.

Location: Throughout Main Roof and Garage

Task: Replace

Time: Less than 2 years

Cost: \$6,000 - \$8,000

CHIMNEY \ Observations

Condition: • [Masonry Cap - missing](#)

Location: Chimney

Task: Provide Masonry Chimney Cap

Time: Less than 1 year

Cost: \$500 - \$1,000



Masonry Cap - missing

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Inspection Methods and Limitations

Roof inspection method: • Binoculars from the ground • Ladder at the edge of the roof • Through a window/skylight - limited view

Roof inspection limited/prevented by: • Eaves Protection - presence, continuity and effectiveness cannot be determined during a professional Home Inspection.

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

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Descriptions

Gutter and Downspout Material(s): • [Aluminum](#)

Wall Surfaces: • [Brick](#) • [Fiber cement](#) • [Vinyl siding](#)

Observations and Recommendations

WINDOWS \ Exterior side

Condition: • Sill - clearance inadequate (above grade level)

Sill less than 6-inches above grade. This is common in older homes.

Location: Left Side Exterior

Task: Monitor / Improve

Time: As required



Sill - clearance inadequate (above grade...

WALL SURFACES \ Observations

Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted.

Condition: • Gap at wall should be sealed

Location: Left Exterior

Task: Provide Seal

Time: Less than 1 year

Cost: Minor

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Gaps at wall should be sealed

Condition: • [Spalling](#)

Location: Various Exterior Wall

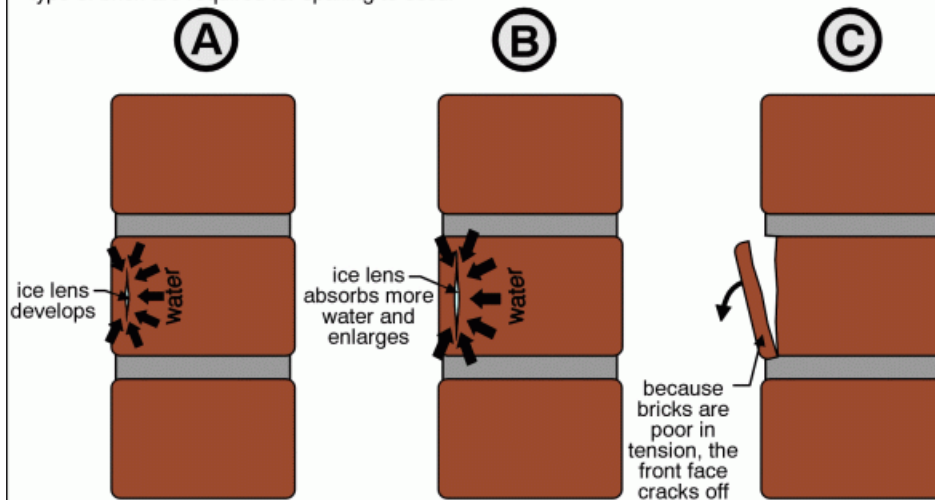
Task: Repair

Time: Less than 2 years / Regular Maintenance

Cost: Regular maintenance item

Freezing water spalls bricks

freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur



note:

cross section

brick spalling is often a problem with bricks that have a tough glazed finish and a soft permeable core

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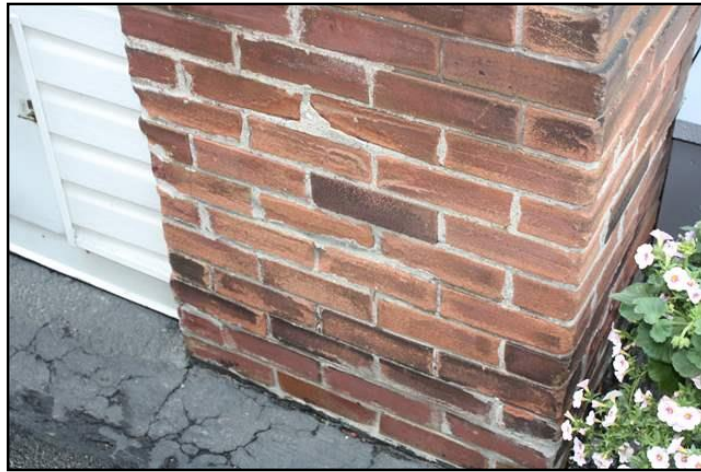
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Example of Spalling

GARAGE \ Observations

Condition: • [Typical low quality](#)

Cracks and wall bowing were noted. Due to the garage storage, we were unable to inspect the interior of the garage. The exterior vinyl siding limited our view of the walls.

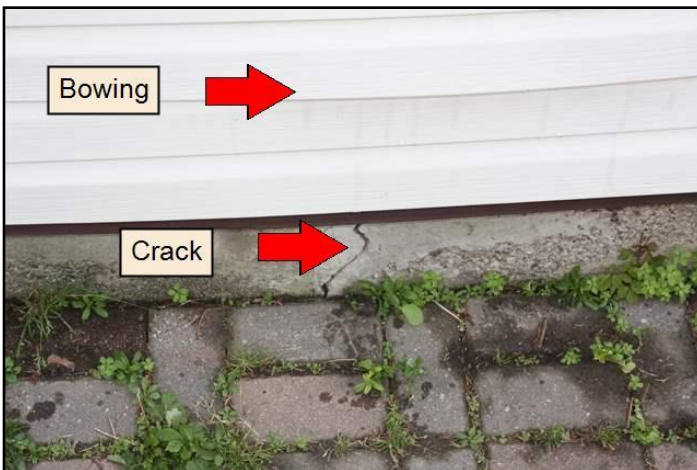
When storage is removed, evaluate the structure.

Location: Garage

Task: Repair / Replace

Time: As required

Cost: Not Determined - Consult with Specialist



Right side of garage



Rear garage wall bowing noted

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Typical low quality

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
- Wall - no access



Wall - no access

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Descriptions

- Foundations:** • [Stone](#) • [Not visible in some areas](#)
- Configuration:** • [Basement](#)
- Floor Construction:** • [Joists - wood](#) • [Not visible in some areas](#)
- Exterior Wall Construction:** • [Masonry](#)
- Roof and Ceiling Framing:** • [Rafters/Roof joists](#)

Observations and Recommendations

General

- Cracks were noted. It is not possible from a one-time visit to determine whether movement is ongoing, and if so at what rate.

FOUNDATIONS \ Observations

- Condition:** • Most foundation walls have small cracks due to minor shrinkage, settlement or shifting. These will not be individually noted, unless leakage or building movement is noted.

MASONRY WALLS \ Observations

- Condition:** • [Prior repairs noted](#)

Location: Various Exterior Wall

Task: Monitor

Time: Ongoing



Example of Prior repairs

ARCHES AND LINTELS \ Observations

- Condition:** • [Cracks](#)

Arch movement noted at rear window. Consult with masonry specialist to repair / tuckpoint all arches

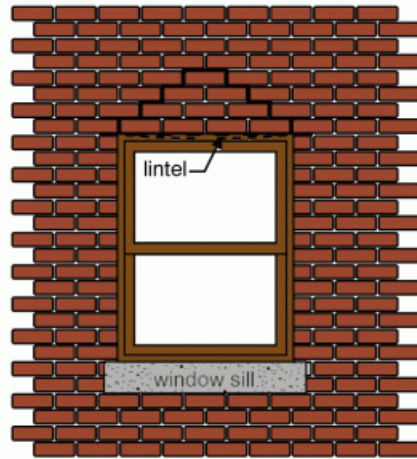
Location: Various Exterior Arches

Task: Repair

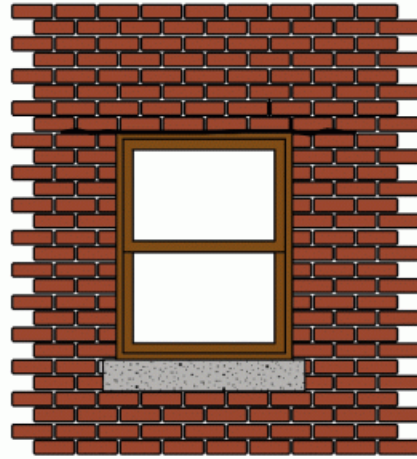
Time: Less than 1 year

Cost: Consult with specialist

Lintel related wall cracks



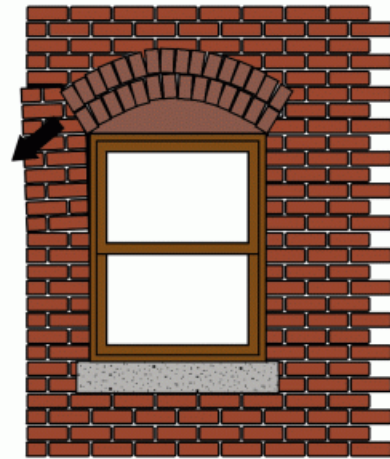
crack pattern commonly associated with sagging lintels due to undersizing or deterioration



horizontal crack is often caused by rusting steel lintels expanding



cracking caused by deterioration of wood lintel



cracking due to insufficient material beside arch to resist lateral thrust



Cracks



Cracks



Cracks

Inspection Methods and 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.

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Descriptions

Service Entrance Cable: • [Overhead - wiring material not determined](#)

Service Size: • [100 amps \(240 Volts\)](#)

System Grounding: • [Water pipe - copper](#)

Distribution Panel Type and Location: • [Breakers - Basement](#)

Subpanel Type and Location: • [Fuses - Basement](#)

Distribution Wire: • [Copper - knob and tube](#) • [Copper - metallic sheathed](#) • [Copper - non-metallic sheathed](#)

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

Ground Fault Circuit Interrupters: • [None](#)

Arc Fault Circuit Interrupters: • None

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.

SUBPANEL \ Observations

Condition: • [Disconnect missing at Main Panel](#)

The sub panel wires are double lugged to the Main Breakers.

Location: Basement

Task: Correct

Time: Immediate



Disconnect missing at Main Panel



small sub panel

HOUSE WIRING \ Knob-and-tube

Condition: • Knob-and-Tube wiring noted

See the "KNOB+TUBE" tab for more information

Most of the areas we observed DID NOT contain knob and tube type wiring. However, we observed 2 active knob and tube wiring in one of the light switches on the main floor. There is likely more in the walls/ceilings as is typical of homes

of this age.

Task: Replace as needed / Consult with your insurance company immediately

Cost: Depends on work needed - Consult with Electrician

OUTLETS \ Observations

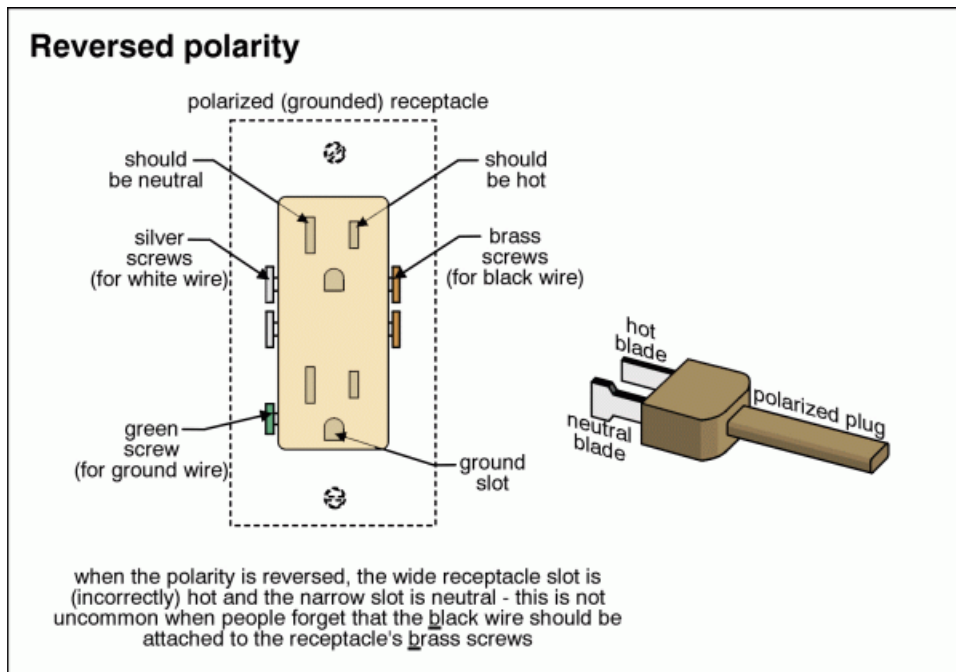
Condition: • [Reversed polarity \(black / white wires reversed\)](#)

Location: Second Floor Bedroom

Task: Correct

Time: Immediate

Cost: Minor



Reversed polarity (black / white wires...)

GROUND FAULT CIRCUIT INTERRUPTERS \ Observations

Condition: • Adding Ground Fault Circuit Interrupters (GFCIs) is a cost-effective safety improvement to existing homes.

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At an installed cost of roughly \$100 each, they provide enhanced protection against electric shock and are particularly useful near wet areas like outdoors, garages, and bathrooms). GFCIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.

Location: Bathrooms / Kitchens / Exterior walls

Task: Upgrade

Time: Less than 1 year

Inspection Methods and Limitations

Limitations: • Main disconnect cover not removed - unsafe to do so. • Concealed electrical components are not inspected. • 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. • A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

Limitations: • The extent of knob-and-tube wiring throughout the home is not determined during a home inspection

HEATING

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Descriptions

General: • The boiler should have several years of life remaining.

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

Efficiency: • [Conventional efficiency](#)

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

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

Approximate Age: • [14 years](#)

Typical Life Expectancy: • [Boiler \(steel\) - 20 to 35 years](#)

Main Fuel Shut-off Location: • Gas Meter

Observations and Recommendations

ADDITIONAL \ Comments

Condition: • The insulation on 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 Home Reference Book.

Location: Basement Boiler Room



The insulation on heating pipes may contain...



The insulation on heating pipes may contain...

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.

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. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

COOLING

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Descriptions

General: • No central air conditioning system was noted.

Inspection Methods and Limitations

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

Descriptions

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

Attic insulation - value & material: • R-20 • [Fiberglass](#)

Attic air/vapour barrier: • [Not checked in all areas](#) • [Kraft paper](#)

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

Masonry wall insulation - value & material: • Amount not determined • Material not determined

Basement wall air/vapour barrier: • Not visible

Observations and Recommendations

ATTIC \ Insulation

Condition: • Access Hatch - missing/too small

Double hatch noted (there is a second hatch about one foot above the first one)

Location: Attic

Task: Improve

Time: As necessary



Access Hatch - too small

Condition: • [Insulation level below modern standards](#)

Below modern standards of R-50 (as of 2012)

Location: Throughout Attic

Task: Upgrade

Time: Discretionary

INSULATION

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Insulation level below modern standards



Insulation level below modern standards

Inspection Methods and Limitations

Insulation inspection method:

- See STRUCTURE: Inspection Methods and Limitations
- Attic inspected from access hatch

Only partial attic space was viewed from access hatch. very small area. Pictures were taken by holding camera up in attic.

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.

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. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

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Descriptions

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

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

Main Shut-off Valve Location: • Front of basement

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

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

Water Heater Approximate Age: • 14 years

Typical Life Expectancy: • 10 to 15 years

Waste Piping Material: • Cast iron • Copper • Chrome plated brass • Not visible in some areas

Floor Drain Location: • [Laundry Area](#)

Observations and Recommendations

General

• Most plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years. Domestic water heaters typically last 8 to 15 years, depending on several variables including type, usage levels and water quality.

WASTE PIPING \ Observations

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: As required

LAUNDRY TUB \ Observations

Condition: • [Leak](#)

Very old tub. Leak noted below tub and at fixtures.

Location: Basement Laundry Area

Task: Repair / Replace

Time: As soon as possible



Leak



Leak

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.

Descriptions

Windows: • [Awning](#) • [Casement](#) • [Sliders](#)

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

Fireplaces and Stoves: • Decorative fireplace only

Fireplaces and Stoves: • [Fireplace - non-functional](#)

Observations and Recommendations

FLOORS \ Observations

Condition: • Slope noted

Sloping floors or uneven floors are typical flaws for a home of this age. Improving would require invasive repairs.

Location: Various

Task: Monitor

Time: Ongoing

WINDOWS \ Observations

Condition: • [Glass - cracks](#)

Location: Second Floor Hallway Bathroom

Task: Replace

Time: Less than 1 year

Cost: Minor



Glass - cracks

BASEMENT LEAKAGE \ Observations

Condition: • [Dampness](#)

Using a moisture meter, dampness was noted.

Location: Basement

Task: Repair / Ensure exterior window wall gaps are well sealed

Time: As soon as possible



Dampness

Condition: • [Musty](#)

Location: Basement

Task: Monitor/Improve

Time: if necessary

BASEMENT LEAKAGE \ Potential

Condition: • Typical of many homes with stone, brick, or block foundations, some moisture can be expected from time to time and is not unusual. Exterior grading and water management improvements are generally effective at reducing basement moisture. A dehumidifier can also be used to keep humidity levels down.

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ Observations

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)

ADDITIONAL \ Comments

Condition: • Dampness issues may result in visible or concealed mould growth.

An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 416-964-9415.

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: • 95

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. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

Descriptions

Knob and Tube wiring: • Based on a visual inspection of the accessible components, this wiring is considered to be in serviceable condition • [Click here for information on this type of wiring](#)

Insurance option: David Slack Insurance Brokers: • 1-800-971-1363

Insurance option: TD Home and Auto Insurance: • 1-800-420-6994 • [TD Insurance will require this form to be filled out](#)

Inspection Methods and Limitations

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

APPLIANCES

55 Parkdale Rd, Toronto, ON June 2, 2016

Report No. 53827

www.carsondunlop.com

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Observations and Recommendations

RANGE \ General

Condition: • Combustible clearance inadequate
protect wood cabinets - provide range hood.

Location: Basement

Task: Provide range hood if oven is to remain



Combustible clearance inadequate

END OF REPORT

IMPORTANT ADVICE FOR LOOKING AFTER YOUR HOME

Home maintenance is an important responsibility. It protects your investment, extends life expectancy and helps avoid significant expenses. This document is an integral part of the report, and will help you avoid many common problems and reduce costs.

Priority Maintenance and Home Set-Up

The **Home Set-Up and Maintenance** chapter in the Home Reference Book provides important information regarding things that are done once when moving in, as well as regular maintenance activities. Please be sure to follow these maintenance guidelines. The Home Reference Book is included under the **REFERENCE** tab in this report.

Basement/Crawlspace Leakage

Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions. Good maintenance of exterior grading, gutters and downspouts is critically important. For more details, please refer to Section 10 of the **Interior** chapter of the Home Reference Book, which is in the **REFERENCE** tab in this report.

Roof - Annual Maintenance

It is important to set up an annual inspection and tune-up program to minimize the risk of leakage and maximize the life of the roof. Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced.

Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years.

Exterior - Annual Maintenance

Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components. Grading around the home should slope to drain water away from the foundation to help keep the basement dry. Painting and caulking should be well maintained. Particular attention should be paid to horizontal surfaces where water may collect. Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

Garage Door Operators

The auto reverse mechanism on your garage door opener should be tested monthly. The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.

Electrical System – Label the Panel

Each circuit in the electrical panel should be labelled to indicate what it controls. This improves both safety and convenience. Where the panel is already labelled, the labelling should be verified as correct. Do not rely on existing labelling.

Ground Fault Interrupters and Arc Fault Circuit Interrupters

These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Heating and Cooling System – Annual Maintenance

Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement. Arrange the first visit as soon as possible after taking possession.

Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively.

For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

Bathtub and Shower Maintenance

Caulking and grout in bathtubs and showers should be checked every 6 months, and improved as necessary to prevent leakage and water damage behind walls and below floors.

Water Heaters

All water heaters should be flushed by a specialist every year to maximize performance and life expectancy. This is even more critical on tankless water heaters.

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 part of the home.

Clothes Dryer Vents

We recommend that vents for clothes dryers discharge outside the home. The vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces energy consumption and cost, as well as drying time for clothes. It also minimizes the risk of a lint fire inside the vent.

Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also be a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.

Fireplace and Wood Stove Maintenance

Wood burning appliances and chimneys should be inspected and cleaned before you use them, and annually thereafter. We recommend that specialists with a WETT (Wood Energy Technology Transfer, Inc.) designation perform this work. Many insurance companies require a WETT inspection for a property with a wood burning device.

Smoke and Carbon Monoxide (CO) Detectors

Smoke detectors are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors. Carbon monoxide detectors should be provided adjacent to all sleeping areas.

These devices are not tested during a home inspection. Detectors should be tested every 6 months, and replaced every 10 years. Batteries for smoke and carbon monoxide detectors should be replaced annually. If unsure of the age of a smoke detector, it should be replaced.

This is a copy of our home inspection contract and outlines the terms, limitations and conditions of the home inspection

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

The term Home Inspector in this document means the Home Inspector and the Home Inspection Company. 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. For more information on what a home inspection includes, click [here](#).

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

The focus of the inspection is on major issues that may affect a reasonable person's decision to buy a home.

A Home Inspector is a generalist, rather than a specialist. The home inspection is a non-invasive performance review, rather than a design review. Home Inspectors do not perform calculations to determine whether mechanical, electrical and structural systems for example, are properly sized.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Inspection is a sampling exercise and is not technically exhaustive. The focus is on major issues, and while looking for major issues, we typically come across some smaller issues. These are included in the report as a courtesy, but it should be understood that not all issues will be identified.

Establishing the significance of an issue may be beyond the scope of the inspection. Further evaluation by a specialist may be required.

A Technical Audit is a more in-depth, technically exhaustive inspection of the home that provides more information than a Home Inspection. We have both services available. By accepting this agreement, you acknowledge that you have chosen a Home Inspection instead of a Technical Audit.

You also acknowledge that you have been offered and have declined a thermal imaging inspection to help identify hidden water problems.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified specialist to provide a more detailed analysis.

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2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes inaccessible elements such as wiring, heating, cooling, structure, plumbing and insulation.

Some intermittent problems may not be detectable on a Home Inspection because they only happen under certain circumstances. For 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 are concealed by finishes, storage or furnishings. Inspectors do not remove wall coverings (including wallpaper), lift flooring (including carpet) or move storage or furniture.

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

Home Inspectors do NOT determine whether or not any aspect of the property complies with past or present codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements. Codes change regularly, and most homes will not comply with current codes.

4) 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. Inspectors do NOT identify asbestos in roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. Inspectors do NOT look for lead or other toxic metals in such things as pipes, paint or window coverings. Health scientists can help in these areas.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. Home Inspectors do NOT look for, or comment on, the past use of chemical termite treatments in or around the property.

5) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not 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. 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.

6) WE DON'T LOOK FOR BURIED TANKS.

Home Inspectors do not look for fuel oil, septic or gasoline tanks that may be buried on the property. If there are fuel oil or other storage tanks 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 investigate.

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7) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the fee will apply.

8) REPORT IS FOR OUR CLIENT ONLY.

The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with Carson Dunlop if they intend to rely on this report. Carson Dunlop will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review.

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. A home warranty is available. For more information, visit www.carsondunlop.com/home-inspection/home-warranty-plan/

10) 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.

11) 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.

12) TIME PERIOD

The Client acknowledges and agrees that the timeframe for commencement of legal proceedings by the Client against the Inspector for damages suffered by the Client as a result of alleged errors, omissions, breaches of contract and/or negligence by the Inspector shall not be later than two (2) years from the date of the inspection.

13) LEGAL ADVICE

The Client has had such legal advice as the Client desires in relation to the effect of this Contract on the Client's legal rights.

14) CLIENT'S AGREEMENT

The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

Carson Dunlop Homeowners Association



As a Carson Dunlop client, you receive complimentary membership. Membership benefits are included below.

- Free **Home Reference Book** (\$59 value). Helps you look after your home.
- Free **RecallChek** report and subscription (\$25 value). Notifies you of safety recalls on your furnace, air conditioner, water heater and appliances.
- Free **HomeVerified** report (\$69 value). Provides insurance claims history for the home, neighbourhood profile, grow op and meth lab history, school rankings, neighbourhood amenities, etc.
- Discounts and preferred pricing from our Association partners - see below.



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55 Parkdale Rd, Toronto, ON June 2, 2016

Report No. 53827

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Health
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Santé
Canada

Your health and
safety... our priority.

Votre santé et votre
sécurité... notre priorité.

Health Risks of Asbestos

Updated

January 2008

IT'S YOUR HEALTH



Health Risks of Asbestos

The Issue

Asbestos was a popular material used widely in construction and many other industries. If asbestos fibres are enclosed or tightly bound in a product, for example in asbestos siding or asbestos floor tiles, there are no significant health risks. Asbestos poses health risks only when fibres are present in the air that people breathe.

Background

Asbestos is the generic name for a variety of fibrous minerals found naturally in rock formations around the world. Because asbestos fibres are strong, durable and non-combustible, they were widely used by industry, mainly in construction and friction materials. Commercial asbestos fibres belong in two broad mineralogical groups: serpentine (chrysotile) and amphibole (tremolite, actinolite and others).

- Amphibole asbestos often contains more iron and resists acid and extremely high temperatures. Because of this, it has been heavily used in industrial furnaces and heating systems. However when inhaled, amphibole fibres stay much longer in the lungs than chrysotile fibres and they are more likely to inflict damage and cause disease, including cancer. Accordingly, amphibole asbestos has been drastically controlled and largely replaced.
- Chrysotile is the only serpentine asbestos that is found in almost all asbestos-based products available today and is the main

form of asbestos still mined. Chrysotile is different from the amphiboles both structurally and chemically. It is generally accepted that chrysotile asbestos is less potent and does less damage to the lungs than the amphiboles.

How much asbestos is in a product does not indicate its health risk. If the asbestos fibres are enclosed or tightly bound in a compound, there is no significant health risk. One of the main problems with asbestos came from sprayed or "friable" (easily broken up) amphibole asbestos used in buildings until the 1970s. People working in construction, maintenance or in the renovation of older buildings should be particularly careful when handling this asbestos.

Sources of Asbestos

Occupational

The risks are greatest for workers in industries which produce and use asbestos, such as mining and milling. In the past, workers in these environments were exposed to 100 - 1,000 times more asbestos than today's workers. Today's strict standards limit workers' exposure and the ban of most uses of amphibole asbestos have reduced the risks.

During renovations and repairs to older buildings, construction workers, tradespeople and other building maintenance workers may be exposed to very high concentrations of asbestos

Canada

fibres. The environment and work methods of these occupations are more difficult to control than fixed workplaces, but most tradespeople are trained in the proper handling of asbestos-containing materials.

Environmental

Negligible levels of asbestos fibres are found in the soil, water and air, both naturally and from man-made sources. Asbestos concentrations in the air in rural areas are about ten times lower than those in larger cities, which are about 1,000 times lower than levels accepted in today's asbestos-related jobs. With such low exposure, environmental risks are negligible.

Due to natural erosion, high concentrations of chrysotile asbestos fibres may be found in some raw water supplies. Conventional water treatment methods can substantially reduce asbestos levels and there is no evidence that swallowed chrysotile fibres are a health hazard.

Buildings and Homes

Because it is a valuable reinforcing, insulating and fire-proofing material, asbestos was used widely in construction materials such as insulation board, asbestos cement, and floor and ceiling tiles. These products are very dense and do not release significant amounts of fibres under normal use. However, fibres may be released if these products are cut or damaged.

Asbestos fibre concentrations in the air in buildings are usually about the same as in the air outside, and are not a significant risk. However, levels may be higher if friable asbestos materials are disturbed.

There is also concern about vermiculite insulation which may contain small amounts of amphibole asbestos, principally tremolite or actinolite. These amphibole fibres may cause health risks if disturbed. However, there is currently no evidence of risk to your health if the insulation is sealed behind wallboards and floorboards, isolated in an attic, or otherwise kept from exposure to the home or interior environment.

The Health Risks of Asbestos

Asbestos poses health risks only when fibres are present in the air that people breathe. How exposure to asbestos can affect you depends on:

- the concentration of asbestos fibres in the air
- how long the exposure lasted
- how often you were exposed
- the size of the asbestos fibres inhaled
- the amount of time since the initial exposure.

When inhaled in significant quantities, asbestos fibres can cause asbestosis (a scarring of the lungs which makes breathing difficult), mesothelioma (a rare cancer of the lining of the chest or abdominal cavity) and lung cancer. The link between exposure to asbestos and other types of cancers is less clear.

Smoking, combined with inhaled asbestos, greatly increases the risk of lung cancer.

Minimizing Your Risk

Construction and maintenance workers should avoid creating asbestos dust from scraping, brushing, rubbing or cutting damaged insulation. Insulation damage should be reported to the appropriate authority, such as the Occupational Health and Safety Manager. If you work in this area, determine whether asbestos is present before beginning work and take appropriate precautionary measures.

Public and commercial building owners should keep an inventory of asbestos-containing materials to inform users, authorities and contractors.

Homeowners should receive expert advice before removing materials that may contain asbestos. If you think your home may contain asbestos, check regularly for signs of wear or damage. However, you can't always tell just by looking at a material. If in doubt, have it analyzed by a qualified professional, who

can be found by looking up experts in "asbestos abatement /removal".

If you must handle small amounts of damaged asbestos-containing materials, follow these steps.

- Keep other people and pets away, and seal off the work area.
- Wet the material to reduce dust, making sure it is not in contact with electricity.
- If possible, do not cut or damage the materials further and do not break them up.
- Clean the work area afterwards using a damp cloth, not a vacuum cleaner, and seal the asbestos waste and cloth in a plastic bag. Check with your local municipality on how to dispose of asbestos-containing waste.
- Wear appropriate protective clothing, including a single-use respirator approved by the National Institute for Occupational Safety and Health (NIOSH).
- Wash or dispose of clothing and shower after finishing the job.

Government of Canada's Role

Health Canada has encouraged provincial occupational health authorities to adopt stringent workplace exposure limits for asbestos. The sale of pure asbestos and certain high risk consumer products that are composed of or contain asbestos fibres is strictly regulated under the Hazardous Products Act. In addition, the emissions of asbestos into the environment from mining and milling operations are subject to the Canadian Environmental Protection Act

Need More Info?

For more information on asbestos and vermiculite visit, the following Web sites:

It's Your Health article Vermiculite Insulation Containing Asbestos at: www.hc-sc.gc.ca/iyh-vsv/prod/insulation-isolant_e.html

Health
CanadaSanté
CanadaYour health and
safety... our priority.Votré santé et votre
sécurité... notre priorité.

Health Risks of Asbestos

Updated

January 2008

IT'S YOUR HEALTH



The Canada Mortgage and Housing Corporation publication About Your House, Asbestos at
www.cmhc-schl.gc.ca/en/co/maho/yohoyohe/inaiqu/inaiqu_001.cfm

Natural Resources Canada publication on Chrysotile Asbestos at:
www.nrcan.gc.ca/mms/scho-ecol/main_e.htm#asbestos

Health Canada's Consumer Product Safety Web section at :
www.hc-sc.gc.ca/cps-spc/index_e.html

To report a product-related death or injury, or a safety-related issue with a consumer product contact your local Regional Product Safety Office .
www.hc-sc.gc.ca/cps-spc/contact/index_e.html

Health Canada's Environmental Contaminants Web section at:
www.hc-sc.gc.ca/ewh-semt/contaminants/index_e.html

For Canadian veterans who may have been exposed to asbestos please go to:
www.vac-acc.gc.ca/clients/sub.cfm?source=salute/oct2007/health_asbestos

US Environmental Protection Agency's Asbestos Web site at:
<http://www.epa.gov/asbestos/index.html>

Agency for Toxic Substances and Disease Registry (ATSDR) at:
www.atsdr.cdc.gov/substances/asbestos/index.html

For information on general safety tips and guidelines for working with different types of insulation and other materials, visit:

Natural Resources Canada publication, Keeping the Heat In, Chapter II, Part IV, Health and Safety Considerations at:
http://oe.nrcan.gc.ca/keep_heat_in/chapter_2/chapter_2_4.cfm?PrintView=N&Text=N

For specific information on safety precautions and acceptable respirator masks when working with asbestos, go to the Canadian Centre for Occupational Health and Safety (CCOHS) Respirator page at:
www.ccohs.ca/oshanswers/prevention/ppe/respslct.html
 Tel: 1-800-263-8466
 (toll-free in Canada and USA)

For more information on workplace safety, visit the Workplace Hazardous Materials Information System (WHMIS) Web section at:
www.hc-sc.gc.ca/ewh-semt/occup-travail/whmis-simdut/index_e.html/index.htm

For additional articles on health and safety issues go to the It's Your Health Web section at:
www.healthcanada.gc.ca/iyh
 You can also call toll free at 1-866-225-0709 or TTY at 1-800-267-1245*

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Canada



FLASH

09-09-FL

May 1, 2009

Supersedes FLASH 06-04-FL

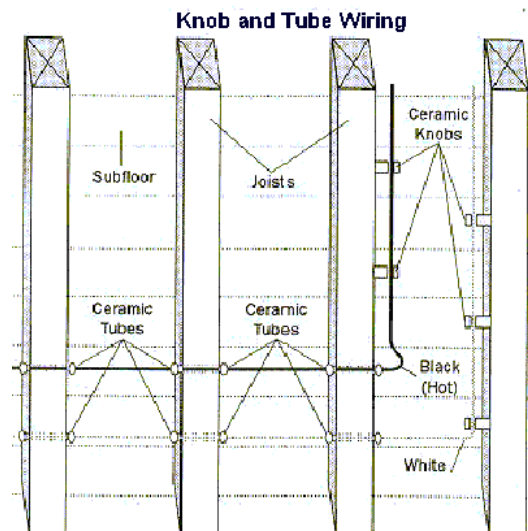
Knob and tube wiring in residential installations

Issues with knob and tube wiring

Since January 2003 the Electrical Safety Authority has received an increasing number of questions about the safety of knob and tube wiring. In particular, purchasers or owners of older homes are finding that many insurers will not provide or renew coverage on such properties. In some cases, the insurance companies are requiring a total replacement of this wiring prior to providing insurance coverage.

Knob and tube wiring, more recently referred to as open wiring, was a wiring method used in the early 1900s to 1940s in the residential sector. Over the years wiring installation practices have changed in the residential sector and knob and tube wiring is no longer installed; however, parts continue to be available for maintenance purposes.

Diagram F1- Typical knob and tube installation



Existing knob and tube conductors concealed in walls, floor spaces, etc; supplying general lighting and receptacle circuits are permitted to remain in place if:

- They are protected by a 15 ampere fuse or circuit breaker; and
- No additional outlets have been added to the original installation so as to overload the circuit; and
- The conductors, where visible, appear to be in good condition.

If your home has knob and tube wiring, we recommend that you follow these guidelines:



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- Have a licensed electrical contractor check the “knob and tube” conductors in your existing installations for sign of deterioration and damage; or request a general inspection from ESA. The General Inspection report will identify visible electrical safety concerns in your electrical wiring.
- “Knob & tube” conductors should be replaced where exposed conductors show evidence of mechanical abuse and or deterioration, poor connections, overheating, alterations that result in overloading, or if changes to wiring contravene any section of the Ontario Electrical Safety Code.

Homes with knob and tube wiring may not have the electrical capacity to meet today's needs. As a result, homeowners have modified their electrical system with what the Electrical Safety Authority classifies as unsafe practices:

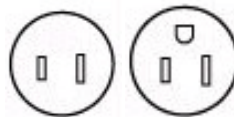
- Improper use of extension cords – using improperly rated extension cords, or using extension cords as permanent wiring;
- Improper fuse replacement – using 20 or 30 amp fuses to replace 15 amp;
- Improper connections - adding receptacles and outlets on existing circuits or improperly connecting to the knob and tube wiring (this work should be done by a licensed electrician);
- Removing ground pins – ground pins on power bars or electrical equipment should not be removed to accommodate the two pin receptacles used in knob and tube wiring (2 pin to 3 pin are not permitted)
- Improper replacement of two pin receptacles. If you require a three prong receptacle, only use a GFCI receptacle.

Homeowners who are planning to modify their knob and tube wiring, or any other electrical wiring, should have the work performed by a licensed electrical contractor or electrician and arrange for an electrical inspection by Electrical Safety Authority.

Receptacles in existing knob and tube installations

Where grounding type receptacles (three pin) are installed in existing knob and tube installations to replace the ungrounded type (two pin) receptacle, special caution must be exercised.

Diagram F2-Two and three pin receptacle configuration



Two Pin (ungrounded)

Three Pin (Grounded)

Rule 26-700(7) requires the installation of a bond conductor to bond the receptacle to ground. This is permitted to be an external bonding conductor that is connected to either the system ground conductor or a metallic cold water pipe that is bonded to ground. This method may be difficult to accomplish.

As an alternative to bonding, Rule 26-700(8) of the Code also states "grounding type receptacles without a bonding conductor shall be permitted to be installed provided each receptacle is protected by a ground fault circuit interrupter of the Class A type that is an integral part of this receptacle; or supplied from a receptacle containing a ground fault circuit interrupter of the Class A type; or supplied from a circuit protected by a ground fault circuit interrupter of the Class A type (a GFCI breaker in the panel, or either a GFCI receptacle or a GFCI dead front mounted in an outlet box next to the panel). Where this option is used, no bonding conductor is permitted between outlets unless that bond conductor is in turn connected to ground.

GFCI protection of the receptacles does not provide a ground reference to the U-ground slot of the receptacles. Some appliances require a bond be connected to the U-ground slot in order to function



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properly. For example, surge protective devices for computer or entertainment equipment will not function without a ground reference.

As new electrical equipment is introduced into the dwelling unit there might be a need for additional outlets to be installed. Extension cords are not to be used as a substitute for permanent wiring. The following shall be followed when installing new receptacles:

- Outdoor receptacles shall be GFCI protected,
- Bathroom and washroom receptacles shall be GFCI protected.
- Kitchen receptacles within 1 meter of a sink shall be GFCI protected
- New outlets shall follow the current Ontario Electrical Safety Code requirements for wiring, meaning a new branch circuit shall be grounded and receptacles that utilize the three pin grounded configuration listed in Diagram F2.

Benefits of new wiring

While knob and tube conductors in good condition and has not been inappropriately altered will not present undue hazards it is worth noting that modern electrical installations contain safety benefits not found in older electrical systems.

These include

- Generally larger electrical capacity and more electrical circuits reducing the need to use extension cords
- Splices and joints made in approved electrical boxes
- Dedicated electrical circuits for certain types of electrical equipment or appliances
- Grounded and bonded receptacles, switches and light fixtures
- Tamper resistant receptacles in homes
- Ground fault circuit interrupters in bathrooms and outdoor locations as per the latest edition of the Ontario Electrical Safety Code
- Arc Fault Circuit Interrupters in bedroom receptacle circuits
- And GFCIs near sinks.

Homeowners who are planning to modify their knob and tube wiring, or any other electrical wiring, should have the work performed by a licensed electrical contractor or electrician and arrange for an electrical inspection by Electrical Safety Authority.

Myths

- Knob & Tube wiring is unsafe.
- All knob and tube wiring must be disconnected and replaced.
- The Ontario Electrical Safety Code no longer recognizes knob and tube wiring as an acceptable wiring method.

Facts

- Knob & Tube wiring is safe, provided it is properly maintained by competent licensed people as outlined above.
- The Electrical Safety Authority as well as the Ontario Electrical Safety Code recognize and accept knob and tube wiring methods.
- The Ontario Electrical Safety Code 2002 edition contains rules that govern the installation of open type wiring methods (knob & tube). Rules 12-200 to 12-224 set out the minimum safety standards for the installation of open wiring, which may still be installed to this day.

ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, although homes built after 1990 are unlikely to have asbestos. Moisture problems may result in visible or concealed mould. There are many sources of indoor air quality issues.

An Environmental Consultant can assist with these types of issues. If you need help, call us at 416-964-9415. More information is available by clicking on the links below.

ASBESTOS

[Health Risks of Asbestos](#) - Government of Canada

VERMICULITE

[Vermiculite Insulation Containing Amphibole Asbestos](#) - Health Canada

MOULD

[MOISTURE AND AIR A Guide for Understanding and Fixing Interior Moisture Problems in Housing](#) - Canada Mortgage and Housing Corporation

AIR QUALITY

[Indoor Air Quality](#) - Health Canada

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS