

Your Inspection Report



57 Kenneth Ave
Toronto, ON M6P 1J1



PREPARED FOR:
WENDY HAMMOND

INSPECTION DATE:
Friday, October 16, 2020

PREPARED BY:
Jim Gibson, P.Eng.



Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
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416-964-9415
www.carsondunlop.com
inspection@carsondunlop.com

Excellence in home inspection



October 17, 2020

Dear Wendy Hammond,

RE: Report No. 73954, v.2
57 Kenneth Ave
Toronto, ON
M6P 1J1

Thank you for choosing us to perform your home inspection. We hope the experience met your expectations.

The enclosed report includes an Overview tab which summarizes key findings, and the report body. The Good Advice tab provides helpful tips for looking after your home; the Reference tab includes a 500-page Reference Library; and the Appendix tab includes valuable added benefits. You can navigate by clicking the tabs at the top of each page.

To the prospective buyer: We strongly recommend an Onsite Review of the home to help you understand the inspection report and protect your investment. The Review includes a tour of the home with the inspector, a complimentary safety recall service on appliances and ensures that you can take advantage of the special offers listed in the appendix most of them are free. You also receive free technical support for as long as you own your home. The Onsite Review fee is \$260.

Thanks again for choosing Carson Dunlop.

Sincerely,

Jim Gibson, P.Eng.
on behalf of
Carson, Dunlop & Associates Ltd.

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This Overview lists some of the significant report items if any were identified. Please read the entire report before making any decisions about the home; do not rely solely on the Overview.

FOR THE BUYER

There are two elements to a home inspection - the inspection itself and the report. This report is helpful, but the inspection is equally important. You need both elements to make an informed decision. Call us at 416-964-9415 to book an Onsite Review with the inspector, or engage your own inspector. Our fee is \$260. Without an Onsite Review, our obligation and liability are 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 for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly 1% of the value of the home annually for maintenance and repair.

Roofing

FLAT ROOFING \ General notes

Condition: • Roof covering (asphalt shingles) - not appropriate for low pitch roof

Location: Rear second floor

Task: Monitor/replace

Time: Ongoing/if necessary

Cost: Dependent \$1000-\$2000 plus cost of moving deck

Condition: • Flashings - installation incorrect, incomplete/missing

Location: Rear second floor

Task: Further evaluation/repair

Time: Immediate

Cost: Minor

FLAT ROOFING \ Modified bitumen

Condition: • [Damage, punctures, tears](#)

Drip edge - missing

Access restricted (due to deck)

Location: Rear first floor

Task: Further evaluation/repair

Time: Immediate

Cost: Dependent \$1000-\$2000 plus cost of moving deck

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Exterior

ROOF DRAINAGE \ Gutters and Downspouts

Condition: • Gutters and downspouts - various conditions noted:

Task: Repair

Time: Immediate

Cost: Dependent \$1000-\$2000

WINDOWS AND DOORS \ General notes

Condition: • Installation incorrect (project past wall openings)

Flashings - missing

Caulking - incomplete/missing

Vulnerable areas for leaks

Location: Various

Task: Further evaluation/repair

Time: Less than one year

Cost: Dependent

DOORS \ General notes

Condition: • Threshold too low

Access restricted (due to deck)

Vulnerable areas for leaks

Location: Rear first, second and third floor

Task: Further evaluation/repair

Time: Immediate

Cost: Dependent

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Low areas

Location: Various

Task: Repair

Time: Less than one year

Cost: Dependent

Structure

WALLS \ Solid masonry walls

Condition: • Arch - movement, cracks

Mortar - deteriorated/missing

Location: Right rear second floor

Task: Repair

Time: Less than one year

Cost: Dependent \$1000-\$2000

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Condition: • Masonry and mortar - incomplete/missing, leak
Siding (plywood) - water damage
Paint and caulking - missing
Location: Rear second floor
Task: Repair
Time: Immediate
Cost: Dependent \$1000-\$2000

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Knob and Tube Wiring - in use (active/live)
See Appendix for more information
Location: Various, front first floor foyer
Task: Further evaluation/replace
Time: Immediate/when necessary
Cost: Dependent \$500-\$2,000 per room/area

Heating

FURNACE \ Ducts, registers and grilles

Condition: • Ductwork - various conditions noted:
Task: Further evaluation/upgrade
Time: Less than one year/if necessary
Cost: Dependent

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Central system - near end of lifespan
Location: Left rear exterior
Task: Continue to service and use until replacement
Time: Unpredictable
Cost: Dependent \$2500-\$4000

Condition: • Mini split system - near end of lifespan
Location: Exterior left rear third floor
Task: Continue to service and use until replacement
Time: Unpredictable
Cost: Dependent \$2500-\$4000

Plumbing

SUPPLY PLUMBING \ Water service pipe

Condition: • Not visible (due to sprayed insulation)

Consult Seller for more information

Location: Front Basement

Task: Further evaluation

Time: Immediate

Cost: Dependent

WATER HEATER \ Life expectancy

Condition: • Near end of lifespan

Location: Right rear basement

Task: Continue to service and use until replacement

Time: Unpredictable

Cost: Minor (for rental unit); dependent \$3000-\$5000 (for owned unit)

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Sink - missing

Location: Left second floor powder room

Task: Provide

Time: Immediate

Cost: Dependent \$1500-\$3000

FIXTURES AND FAUCETS \ Toilet

Condition: • Toilet - missing

Location: Rear second floor bathroom

Task: Provide

Time: Immediate

Cost: Dependent \$2500-\$5000

Here are a few thoughts to help you stay warm, safe and dry in your home.

All homes require regular maintenance and periodic updates. Maintenance programs help keep homes safe, comfortable and efficient. Roofs, furnaces and air conditioners for example, wear out and have to be replaced. Good maintenance extends the life of these house systems. Refer to Our Advice tab for more details regarding maintenance of your home.

Water is the biggest enemy of homes, whether from leaks through the roof, walls or foundation, or from plumbing inside the home. Preventative maintenance and quick response to water problems are important to minimize damage, costs and help prevent mould.

Environmental consultants can help with issues like mould, indoor air quality and asbestos. If you need help in these areas, we can connect you with professionals.

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All recommendations in the report should be addressed by qualified specialists. Our ballpark costs and time frames are provided as a courtesy and should be confirmed with quotes from specialists. Minor costs in the report are typically under \$1,000.

END OF OVERVIEW

Description

Sloped roofing material:

- [Asphalt shingles](#)

Shingles - in the first half of lifespan at front first floor



Asphalt shingles

- [Asphalt shingles](#)

Shingles - in first half of lifespan at third floor



Asphalt shingles



Asphalt shingles

Flat roofing material:

- [Modified bitumen membrane](#)

Membrane - midway through lifespan at rear first floor

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Modified bitumen membrane

Flat roofing material: • Shingles - in first half of lifespan at rear second floor



Asphalt shingles



Asphalt shingles

Observations and Recommendations

SLOPED ROOFING \ General notes

Condition: • Skylight - vulnerable area for leaks

Location: Right third floor

Task: Monitor

Time: Ongoing/regular maintenance

FLAT ROOFING \ General notes

Condition: • Roof covering (asphalt shingles) - not appropriate for low pitch roof

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Location: Rear second floor

Task: Monitor/replace

Time: Ongoing/if necessary

Cost: Dependent \$1000-\$2000 plus cost of moving deck

Condition: • Flashings - installation incorrect, incomplete/missing

Location: Rear second floor

Task: Further evaluation/repair

Time: Immediate

Cost: Minor

FLAT ROOFING \ Modified bitumen

Condition: • [Damage, punctures, tears](#)

Drip edge - missing

Access restricted (due to deck)

Location: Rear first floor

Task: Further evaluation/repair

Time: Immediate

Cost: Dependent \$1000-\$2000 plus cost of moving deck



Damage, punctures, tears



Drip edge - missing

Inspection Methods and Limitations

Roof inspection limited/prevented by: • Deck • Roof was wet • Lack of access (too high/steep)

Inspection performed: • By walking on roof • From roof edge

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Description

Wall surfaces and trim: • [Artificial stone](#) • [Brick](#) • [Metal siding](#)

Observations and Recommendations

ROOF DRAINAGE \ Gutters and Downspouts

Condition: • Gutters and downspouts - various conditions noted:

Task: Repair

Time: Immediate

Cost: Dependent \$1000-\$2000

Condition: • Missing

Location: Rear first floor

Task: Provide



Missing

ROOF DRAINAGE \ Gutters

Condition: • [Improper slope, ponding](#)

Location: Various, front first floor, left second floor

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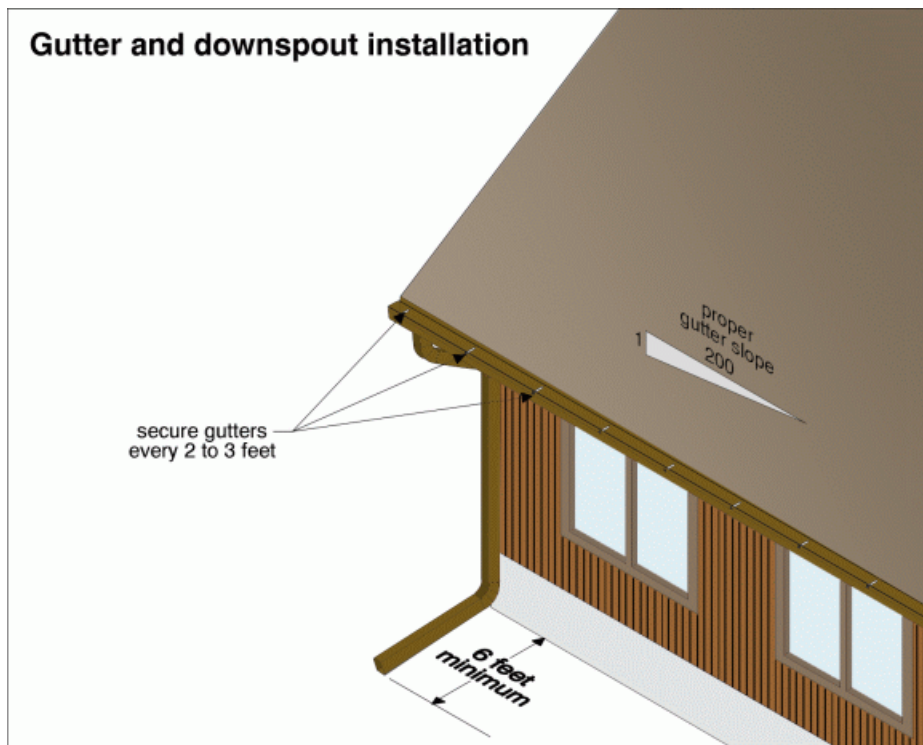
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Gutter and downspout installation



Condition: • [Leak](#)

Location: Right rear second floor

Task: Repair



Leak

Condition: • Loose

Location: Various, left second floor

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ROOF DRAINAGE \ Downspouts

Condition: • [Damage](#)

Connections poor, leak

Routed into below-grade drain

Location: Left front

Task: Discharge above grade more than 2 m from building



Connections poor



Damage, leak



Routed into below-grade drain

Condition: • [Damage](#)

Discharges too close to building

Location: Right rear

Task: Replace/discharge above grade more than 2 m from building

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Damage

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Incomplete/missing, loose

*The Seller reports that repairs are in progress

Location: Rear first floor

Task: Repair

Time: Immediate

Cost: Minor



Incomplete/missing, loose

WALLS \ Metal siding

Condition: • Gaps/incomplete

Access restricted (due to deck)

Location: Rear second floor

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Task: Further evaluation/repair

Time: Less than one year

Cost: Dependent



Gaps/incomplete

Condition: • Caulking - missing (around A/C lines)

Location: Rear third floor

Task: Seal

Time: Immediate

Cost: Minor



Caulking - missing

WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Vent caps - damaged, loose

Caulking - incomplete/missing

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Location: Various

Task: Repair

Time: Less than one year

Cost: Minor

WINDOWS AND DOORS \ General notes

Condition: • Paint and Caulking - deteriorated / missing

Location: Various

Task: Repair

Time: Less than one year/regular maintenance

Cost: Dependent

Condition: • Installation incorrect (project past wall openings)

Flashings - missing

Caulking - incomplete/missing

Vulnerable areas for leaks

Location: Various

Task: Further evaluation/repair

Time: Less than one year

Cost: Dependent



Installation incorrect



Installation incorrect

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Installation incorrect

DOORS \ General notes

Condition: • Threshold too low

Access restricted (due to deck)

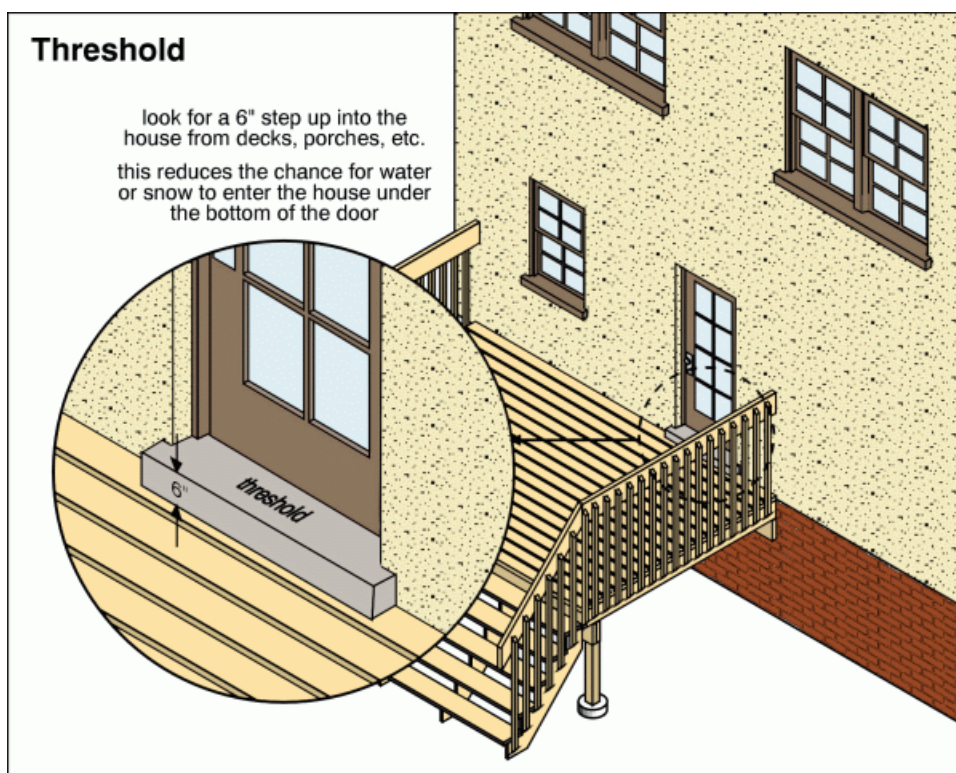
Vulnerable areas for leaks

Location: Rear first, second and third floor

Task: Further evaluation/repair

Time: Immediate

Cost: Dependent



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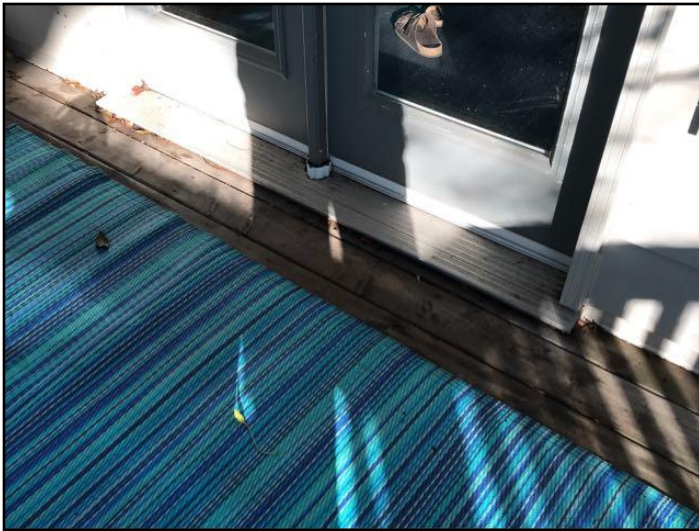
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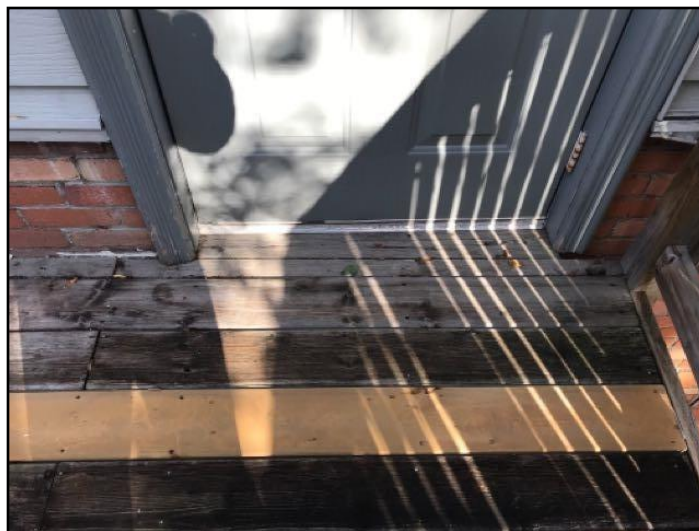
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Threshold too low



Threshold too low



Threshold too low

Condition: • French doors - rub against each other

Location: Rear third floor

Task: Repair

Time: Immediate

Cost: Minor

Condition: • Weatherstripping - damage

Location: Rear second floor

Task: Replace

Time: Immediate

Cost: Minor

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Porch - wood/soil contact, water damage

Access door - damage, loose

Access restricted (due to storage)

Location: Front

Task: Further evaluation/repair

Time: Less than one year

Cost: Dependent



Wood/soil contact, water damage



Access door - damage, loose

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • [Connections weak](#)

Location: Rear first floor

Task: Repair

Time: Immediate

Cost: Minor

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Connections weak



Connections weak

Condition: • [Connections weak](#)

Location: Rear second floor

Task: Repair

Time: Immediate

Cost: Minor



Connections weak



Connections weak

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Landing - too small/missing

Location: Front

Task: Upgrade

Time: If necessary

Cost: Dependent

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Landing - too small/missing

Condition: • Connections weak, not level

Wood/soil contact

Location: Left rear ground floor

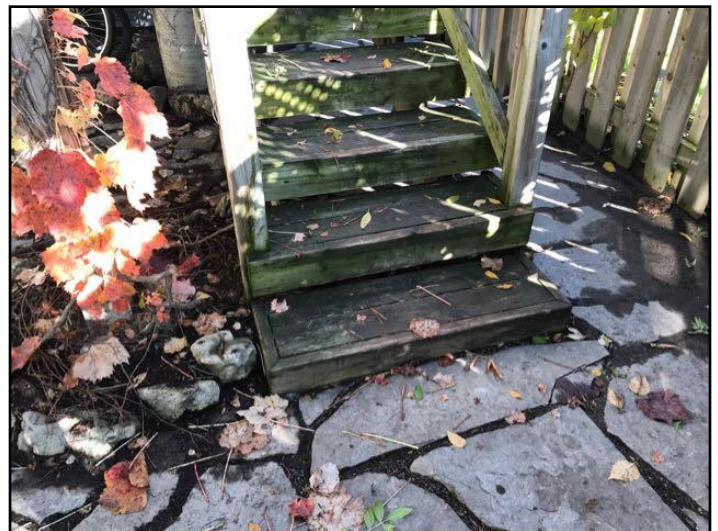
Task: Repair

Time: Immediate

Cost: Minor



Connections weak, not level



Wood/soil contact

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Low areas

Location: Various

Task: Repair

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Time: Less than one year

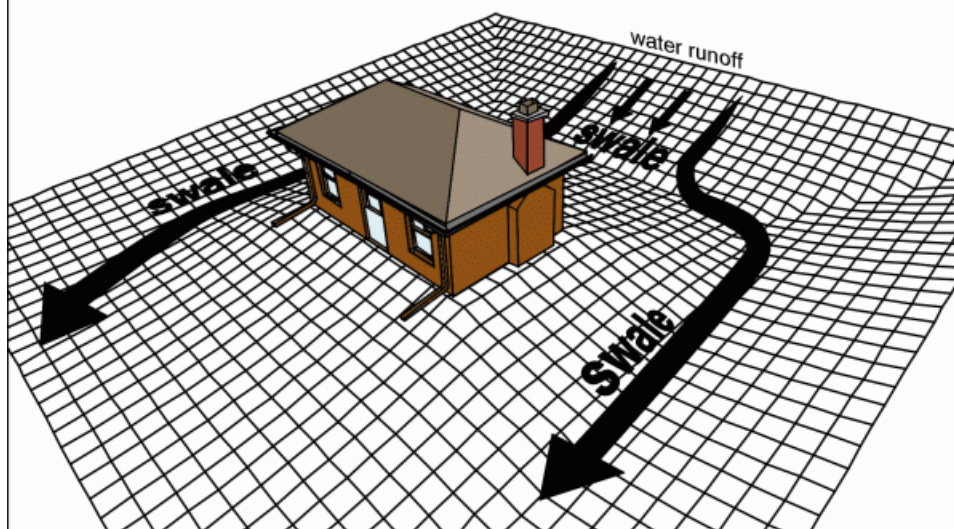
Cost: Dependent

Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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Improper slope or drainage



Improper slope or drainage



Improper slope or drainage



Improper slope or drainage

Condition: • Swales incomplete/missing

Location: Left, right

Inspection Methods and Limitations

Inspection limited/prevented by: • New finishes/paint/trim • Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

Description

Configuration: • [Basement](#)

Foundation material: • [Brick](#) • Not visible

Floor construction: • [Joists](#) • Slab - concrete

Exterior wall construction: • [Wood frame](#) • [Masonry](#)

Roof and ceiling framing: • Rafters

Observations and Recommendations

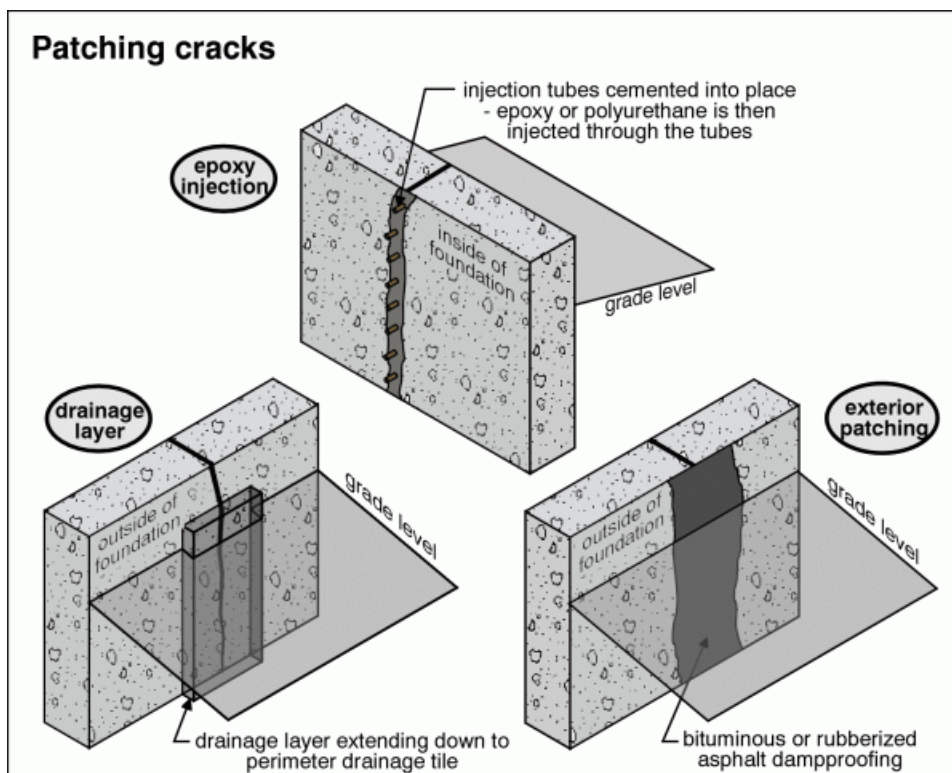
FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Location: Various

Task: Monitor

Time: Ongoing



WALLS \ Solid masonry walls

Condition: • Typical minor cracks

Location: Various

Task: Monitor

Time: Ongoing

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Typical minor cracks



Typical minor cracks

Condition: • Prior repairs

Location: Various

Task: Monitor

Time: Ongoing



Prior repairs

Condition: • Arch - movement, cracks

Mortar - deteriorated/missing

Location: Right rear second floor

Task: Repair

Time: Less than one year

Cost: Dependent \$1000-\$2000

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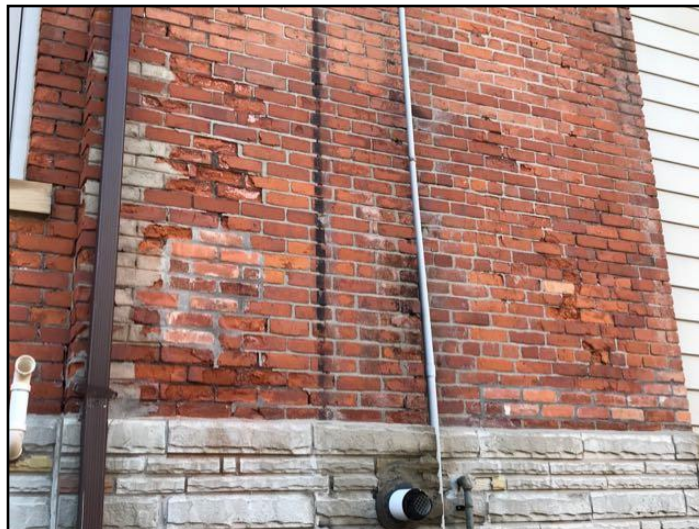
Arch - movement, cracks

Condition: • Freeze/thaw damage

Location: Various

Task: Monitor

Time: Ongoing



Freeze/thaw damage

Condition: • Masonry and mortar - incomplete/missing, leak

Siding (plywood) - water damage

Paint and caulking - missing

Location: Rear second floor

Task: Repair

Time: Immediate

Cost: Dependent \$1000-\$2000



Masonry and mortar - incomplete/missing...

COMMENTS \ Additional

Condition: • Knee walls - no access (due to no access hatches)

Location: Third floor

Task: Further evaluation

Time: Less than one year

Cost: Dependent

Condition: • Attic - no access (due to no access hatch)

Location: Third floor

Task: Further evaluation

Time: Less than one year

Cost: Dependent

Inspection Methods and Limitations

Attic/roof space: • No access • Flat roof space - no access • Cathedral roof - no access

Knee wall areas: • No access

Description

Service size:

- [200 Amps \(240 Volts\)](#)



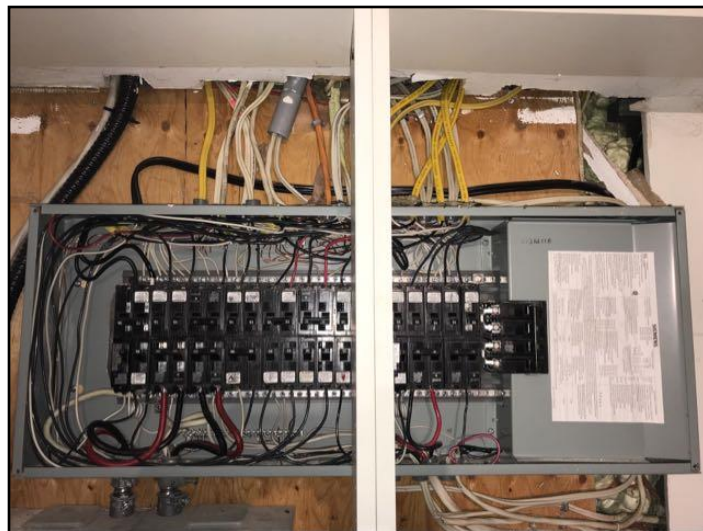
200 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers - basement](#)**Distribution panel type and location:**

- [Breakers - basement](#)



Breakers - basement



Breakers - basement

Auxiliary panel (subpanel) type and location:

- [Breakers - basement](#)

*Breakers - basement**Breakers - basement*

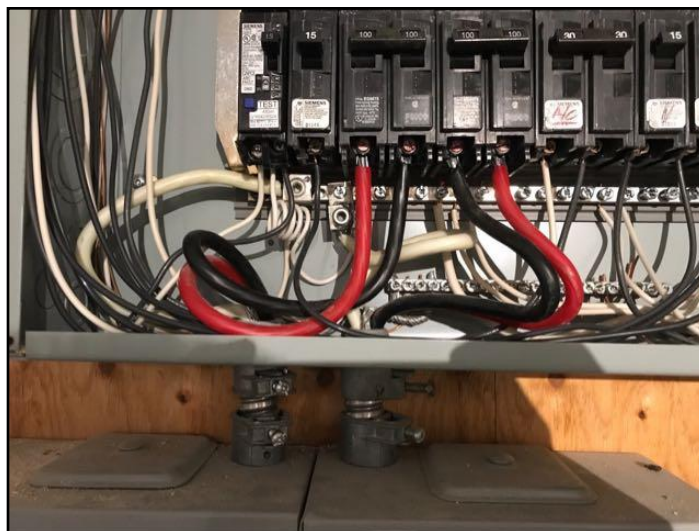
Auxiliary panel (subpanel) type and location: • Breakers - Rear first floor

*Breakers - Rear first floor**Breakers - Rear first floor*

Distribution wire (conductor) material and type:

- [Copper - non-metallic sheathed](#)
- [Copper - metallic sheathed](#)
- [Copper - knob and tube](#)
- [Aluminum - non-metallic sheathed](#)

To Meter bases only



Aluminum - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • [AFCIs present](#)

Observations and Recommendations

RECOMMENDATIONS \ General

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

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • [Mast loose](#)

Location: Right front

Task: Repair

Time: Immediate

Cost: Minor



Mast loose

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Bonding (for gas piping) - not visible/missing

Location: Basement

Task: Further evaluation/provide

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Knob and Tube Wiring - in use (active/live)

See Appendix for more information

Location: Various, front first floor foyer

Task: Further evaluation/replace

Time: Immediate/when necessary

Cost: Dependent \$500-\$2,000 per room/area



Knob and Tube Wiring - in use

Condition: • Outlet - ungrounded (on Knob and tube circuit?)

Location: Front second floor

Task: Upgrade to GFCI outlet

Time: Immediate

Cost: Minor

Condition: • Some home insurance providers are reluctant to insure houses with knob-and-tube wiring.

Carson Dunlop works with insurers who will often provide coverage based on our inspection.

David Slack Insurance: 1-800-971-1363

TD Home and Auto: 1-800-420-6994

DISTRIBUTION SYSTEM \ Outlets (receptacles)

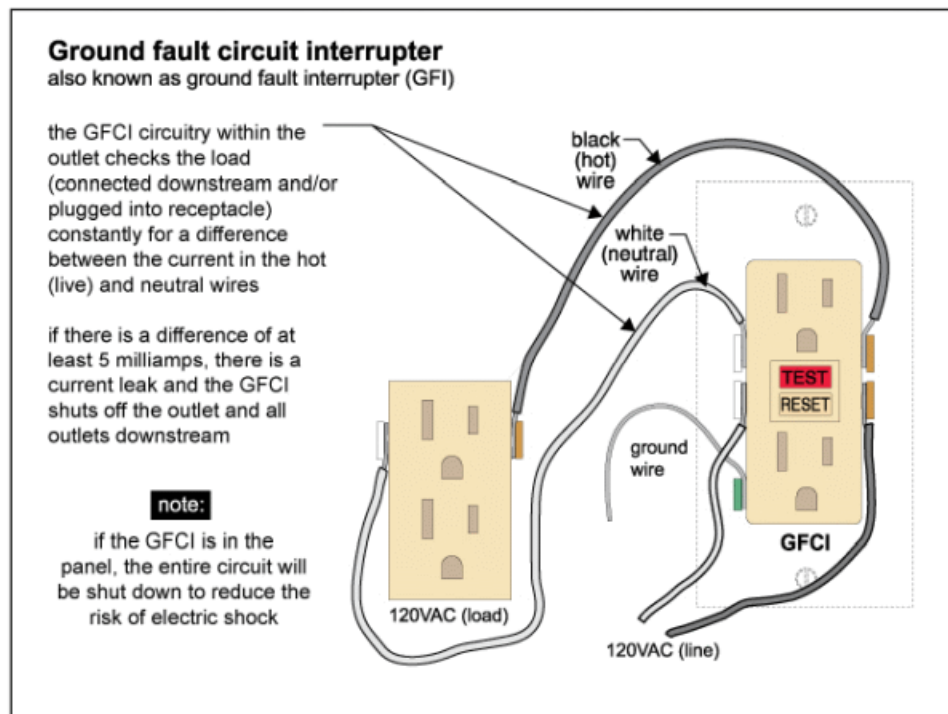
Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Location: Rear first floor and basement laundry areas

Task: Provide

Time: Immediate

Cost: Minor



Condition: • GFCI outlet - wrong type (not exterior grade)

Location: Exterior front

Task: Replace/upgrade

Time: Immediate

Cost: Minor



GFCI outlet - wrong type

Condition: • GFCI outlet - reversed polarity

Location: Third floor bathroom

Task: Repair

Time: Immediate

Cost: Minor

Condition: • Number marginal

Location: Various

Task: Upgrade

Time: If necessary

Cost: Dependent \$200-\$500 each

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Location: Front first floor hall

Task: Provide

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Lights

Condition: • [Missing](#)

Wiring exposed

Location: Exterior left rear first floor

Task: Provide/repair

Time: Immediate

Cost: Minor

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Missing

Condition: • Cages or lenses - missing

Location: Various, closets, basement

Task: Provide/upgrade

Time: Immediate

Cost: Minor

Inspection Methods and Limitations

General: • Knob and tube wiring - extent not determined as part of the home inspection

Inspection limited/prevented by: • Main disconnect cover not removed - unsafe to do so.

Description

System type:

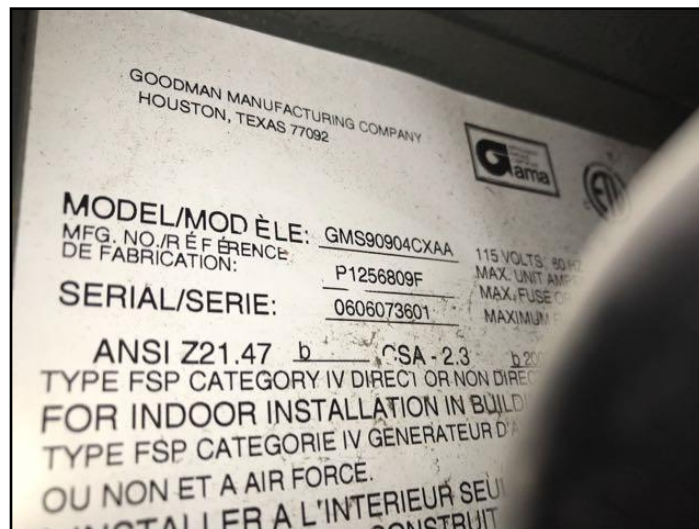
- [Furnace](#)



Furnace



Furnace



Furnace

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [90,000 BTU/hr](#)

HEATING

57 Kenneth Ave, Toronto, ON October 16, 2020

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Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Induced draft](#)

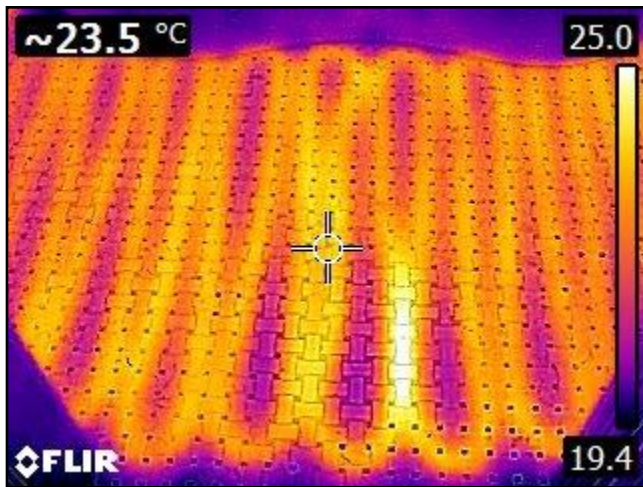
Approximate age: • [14 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Auxiliary heat:

• Radiant floor heating (electric)

At third floor bathroom



Radiant floor heating (electric)



Radiant floor heating (electric)

Fireplace/stove:

• Non-functional

At front second floor



Non-functional



Non-functional

Chimney/vent:

- [Masonry](#)

Abandoned at right rear



Masonry

- [Masonry](#)

Abandoned and partially removed at right front

Observations and Recommendations

FURNACE \ General notes

Condition: • Secondary heat exchanger - prior condensate leak, suspect prior repair

Location: Right rear basement

Task: Further evaluation/repair

Time: Immediate

Cost: Dependent



Prior condensate leak...

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FURNACE \ Life expectancy

Condition: • Near end of lifespan

Location: Right rear basement

Task: Continue to service and use until replacement

Time: Unpredictable

Cost: Dependent \$3500-\$7000

FURNACE \ Ducts, registers and grilles

Condition: • Ductwork - various conditions noted:

Task: Further evaluation/upgrade

Time: Less than one year/if necessary

Cost: Dependent

Condition: • Supply register - not visible/missing

Location: Third floor bathroom

Condition: • Supply registers - locations poor (near interior walls)

Location: Various, front and rear third floor, rear first floor addition

Condition: • Supply register - not visible/missing

Location: Rear second floor bathroom

Condition: • Supply register - location poor (near exhaust fan)

Location: Basement bathroom (at ceiling)

Condition: • Return grilles - not visible/missing

Location: Various

COMMENTS \ Additional

Condition: • Duct insulation - may contain asbestos

See Appendix for more information

Location: Various

Task: Further evaluation/remove

Time: If necessary

Cost: Dependent \$1000-\$2000

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Duct insulation - may contain asbestos

Inspection Methods and Limitations

Inspection prevented/limited by: • The performance of radiant floor heating is not determined during a home inspection.

Inspection prevented/limited by: • Mild outdoor temperature

COOLING & HEAT PUMP

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- REFERENCE

Description

Air conditioning type:

- Central



Central

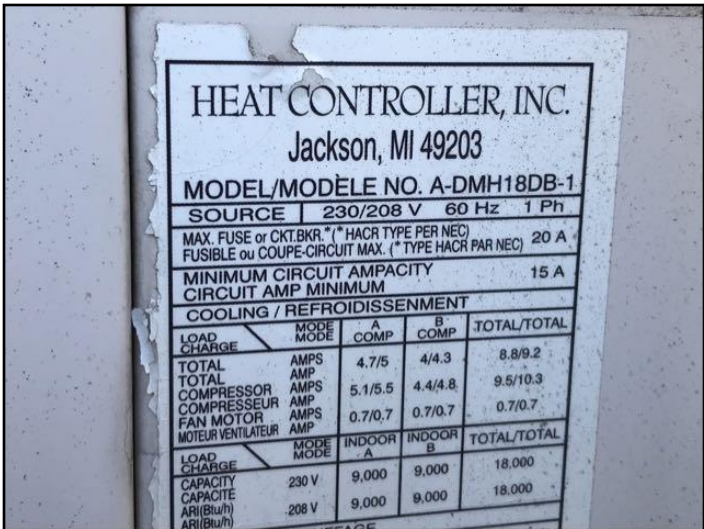
- Ductless (Mini split) system



Central



Ductless (Mini split) system



Ductless (Mini split) system

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Ductless (Mini split) system



Ductless (Mini split) system

Cooling capacity: • [24,000 BTU/hr](#)

Cooling capacity: • 18,000 BTU/hr (Mini split system)

Compressor approximate age: • 11 years

Compressor approximate age: • 13 years (Mini split system)

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Central system - near end of lifespan

Location: Left rear exterior

Task: Continue to service and use until replacement

Time: Unpredictable

Cost: Dependent \$2500-\$4000

Condition: • Mini split system - near end of lifespan

Location: Exterior left rear third floor

Task: Continue to service and use until replacement

Time: Unpredictable

Cost: Dependent \$2500-\$4000

AIR CONDITIONING \ Refrigerant lines

Condition: • Insulation - incomplete/missing

Location: Exterior rear third floor

Task: Replace

Time: Immediate

Cost: Minor

COOLING & HEAT PUMP

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Insulation - incomplete/missing

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • See HEATING: Furnace | Ducts, registers and grilles

Inspection Methods and Limitations

Inspection limited/prevented by: • Mild outdoor temperature

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Description

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • [Not visible](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • Insulation - not visible (due to no access)

Location: Third floor attic and knee walls

Task: Further evaluation/upgrade

Time: Less than one year

Cost: Dependent

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Attic • Roof space • Wall space • Floor space • Knee wall areas

Roof ventilation system performance: • Not evaluated

Description

Service piping into building:

- [Not visible](#)



Not visible

Supply piping in building: • [Copper](#)

Supply piping in building: • Not visible

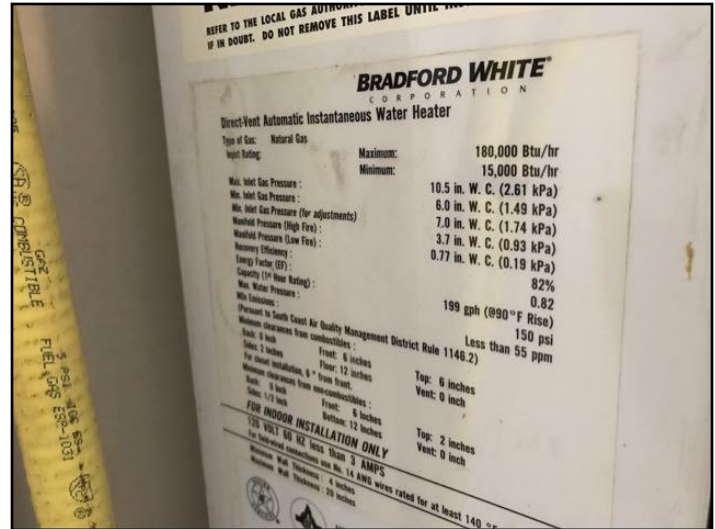
Main water shut off valve at the: • Front basement

Water heater type:

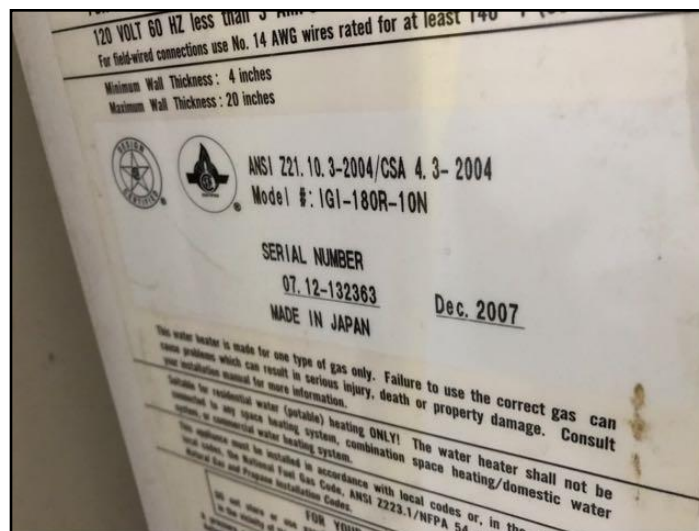
- Tankless/On demand



Tankless/On demand



Tankless/On demand



Tankless/On demand

Water heater fuel/energy source: • [Gas](#)

Water heater approximate age: • 13 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [Plastic](#) • [Cast iron](#)

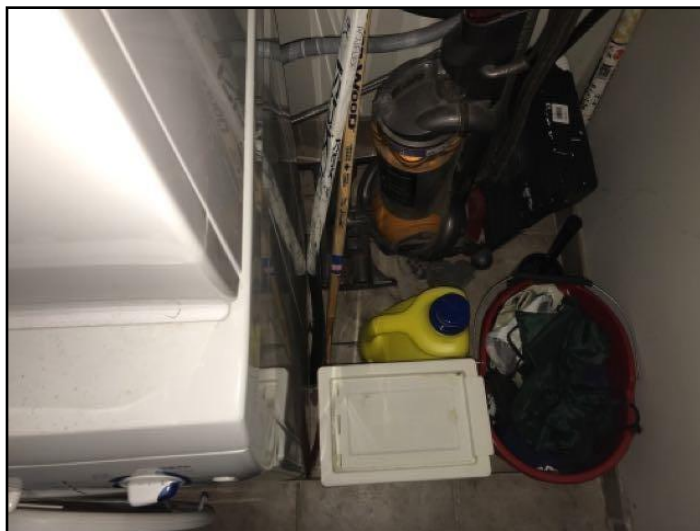
Pumps: • None

Floor drain location: • Right rear basement (near water heater)



Floor drain

Floor drain location: • Rear first floor laundry area



Floor drain

Observations and Recommendations

SUPPLY PLUMBING \ Water service pipe

Condition: • Not visible (due to sprayed insulation)

Consult Seller for more information

Location: Front Basement

Task: Further evaluation

Time: Immediate

Cost: Dependent

WATER HEATER \ Life expectancy

Condition: • Near end of lifespan

Location: Right rear basement

Task: Continue to service and use until replacement

Time: Unpredictable

Cost: Minor (for rental unit); dependent \$3000-\$5000 (for owned unit)

WASTE PLUMBING \ Drain piping - installation

Condition: • Backwater valve - not visible

*Recommended to reduce risk of City sewer backing up into basement

Location: Front basement

Task: Further evaluation/upgrade

Time: If necessary

Cost: Dependent \$1500-\$3000

WASTE PLUMBING \ Drain piping - performance

Condition: • Waste piping (cast iron) - near end of lifespan

Location: Various

Task: Monitor/replace

Time: Ongoing/if necessary

Cost: Dependent \$1000-\$2000 per floor/location

WASTE PLUMBING \ Floor drain

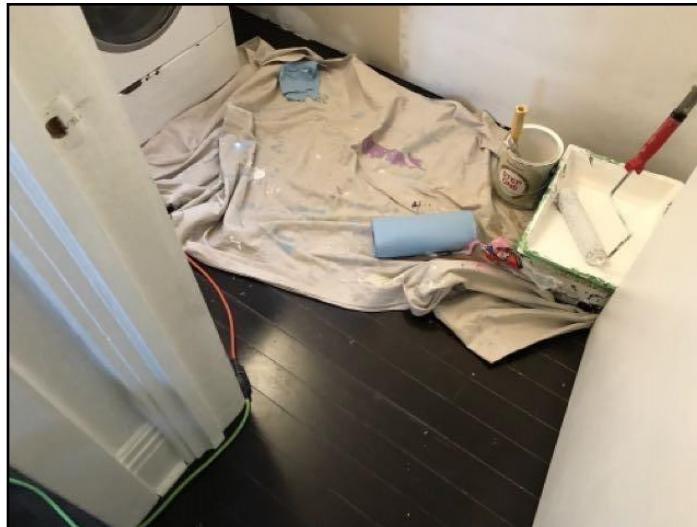
Condition: • Floor drains - not visible/missing

Location: Left and rear second floor laundry areas

Task: Further evaluation/provide

Time: If necessary

Cost: Dependent \$1500-\$3000 each



Floor drain - not visible/missing

Condition: • Floor drain - not visible/missing

Location: Basement laundry area

Task: Further evaluation/provide

Time: If necessary

Cost: Dependent \$1500-\$3000



Floor drain - not visible/missing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

At trap and tail piece

Location: Basement kitchen

Task: Repair

Time: Immediate

Cost: Minor



Leak

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Condition: • [Loose](#)

Location: Basement bathroom

Task: Repair

Time: Immediate

Cost: Minor

Condition: • Overflow missing

Location: Third floor bathroom

Task: Upgrade

Time: If necessary

Cost: Minor

Condition: • Sink - missing

Location: Left second floor powder room

Task: Provide

Time: Immediate

Cost: Dependent \$1500-\$3000

Condition: • Faucet - loose

Tail piece - leak

Location: Rear first floor kitchen

Task: Repair

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Faucet diverter - does not shut off fully

*The seller reports that repairs are in progress

Location: Third floor bathroom

Task: Repair

Time: Immediate

Cost: Minor

Condition: • Faucet - leak

Grout and caulking - deteriorated/missing

Location: First floor bathroom

Task: Repair/replace

Time: Immediate

Cost: Minor

Condition: • Faucet: Temperature limiter - inoperative

Spout - loose

Grout and caulking - deteriorated/missing

Location: Basement bathroom

Task: Repair/replace

Time: Immediate

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Cost: Minor

FIXTURES AND FAUCETS \ Toilet

Condition: • Toilet - missing

Location: Rear second floor bathroom

Task: Provide

Time: Immediate

Cost: Dependent \$2500-\$5000

Inspection Methods and Limitations

Items excluded from a building inspection: • Tub/sink overflows

Observations and Recommendations

FLOORS \ General notes

Condition: • Not water resistant

Location: Left second floor laundry area

Task: Upgrade

Time: If necessary

Cost: Minor

WINDOWS \ General notes

Condition: • Casement - mechanism inoperative

Location: Front third floor

Task: Repair/replace

Time: Less than one year

Cost: Minor

Condition: • Counter balance - mechanism missing

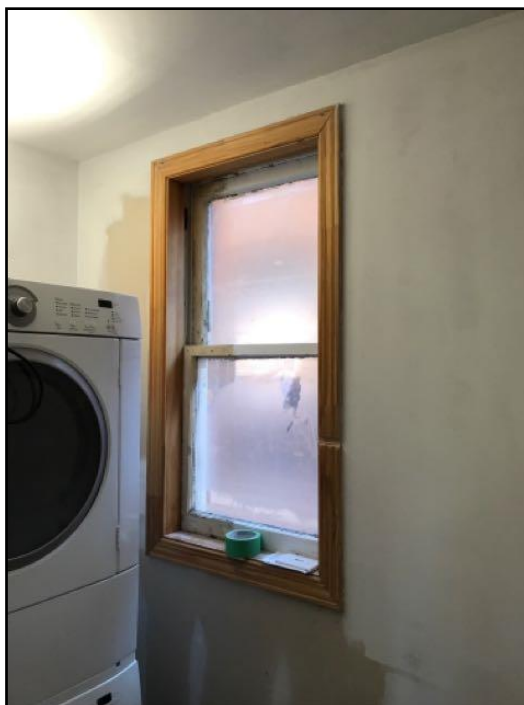
Storm window - missing

Location: Left second floor laundry area

Task: Repair/replace

Time: Less than one year

Cost: Dependent \$500-\$1000



Counter balance - mechanism missing

Condition: • Upper sash - sagging

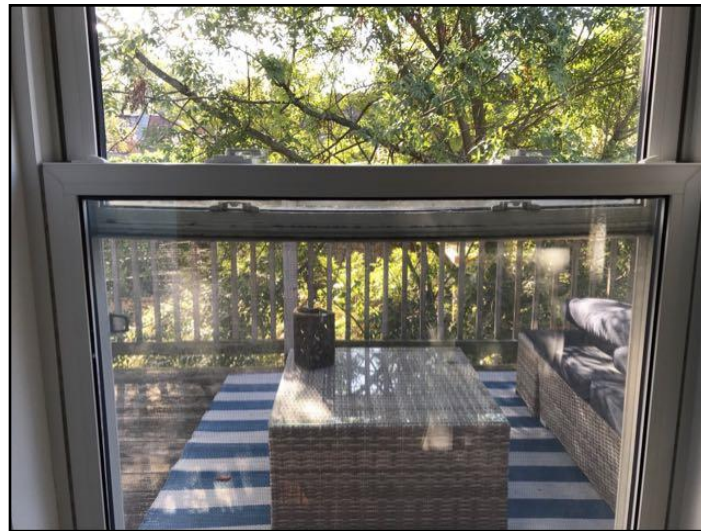
Locks - do not align

Location: Rear third floor

Task: Repair/replace

Time: Less than one year

Cost: Minor



Upper sash - sagging

DOORS \ General notes

Condition: • Rubs on floor

Location: Front second floor bedroom closet

Task: Repair

Time: Immediate

Cost: Minor

EXHAUST FANS \ General notes

Condition: • Does not discharge to exterior

Location: Front first floor kitchen

Task: Repair

Time: Immediate

Cost: Dependent \$500-\$1000

BASEMENT \ Leakage

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 consultation, 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. You can find this in the Reference tab at the end of the report.

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)

Condition: • Dampness

Location: Right and right rear basement



Dampness



Dampness

Inspection Methods and Limitations

Percent of foundation not visible: • 99 %

Description

OUR 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. • 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 labeling.

Ground Fault Circuit 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. • 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 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/Alarms: • 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. We strongly recommend photoelectric smoke detectors rather than ionization type 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.

Backwater Valve: • A backwater valve protects your home from a backup of the municipal sewer system. The valve may be equipped with an alarm to notify you of a backup. Please note: if the valve is closed due to a municipal sewer backup, you cannot use the plumbing fixtures in the home. The waste water is unable to leave the building and will back up through floor drains and the lowest plumbing fixtures. • The valve should be inspected and cleaned as necessary at least twice a year. The video provides instructions on how to do this. - <https://www.youtube.com/watch?v=vJN9YKvnIYk>

Sump Pump: • A sump pump collects storm water below the basement floor and discharges it safely to the exterior to prevent flooding. The discharge point should be at least 6 feet (2 m) away from the home. Best installations include backup power for the sump pump, so it will work in the event of a power outage. A high water alarm in the sump pump will notify you if the pump fails. Some installations include a backup pump.

The sump and pump should be inspected and tested four times a year.

For condominium owners: • Condominium owners - Maintenance and Repairs: There are two types of repairs that may be performed in a condo - repairs to an individual condo unit and repairs to common elements. Common elements are set out in the Condominium Declaration and will differ from one building to another. If repairs must be made inside your unit, you are responsible for making the repairs at your own expense. You are also responsible for the ongoing maintenance of your unit. The condominium corporation's board of directors is responsible for maintenance and repair of the common elements. Exclusive-use common elements, such as parking spaces or balconies are generally maintained by the condominium board.

Be Ready for Emergencies: Be sure you know where to shut off the water. Some condos have more than one shut off, and others need a special tool (key) to turn off water. Label each circuit on the electrical panel, and make sure you should know how to turn off the power. Keep a fire extinguisher suitable for grease fires near the kitchen.

Property Manager and Concierge/Security: Keep the contact information for these folks handy (perhaps on your phone) wherever you are. • 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 a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

END OF REPORT



CARSON DUNLOP HOMEOWNERS' ASSOCIATION

As a Carson Dunlop client, you receive complimentary membership in the Carson Dunlop Homeowners Association. Don't forget to take advantage of all the savings you receive just for being a member.



Free Heating or Cooling Tune-Up from AtlasCare (\$200 value)

To redeem, please call **416-626-1785** and ask for the Carson Dunlop promo.



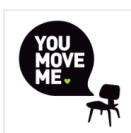
Free Sewer Videoscan (\$350 value)

To redeem, please call **416-626-1785** and ask for the Carson Dunlop promo.



A free 1-year Jiffy+ exclusive membership (\$200 value) program where homeowners access member rates, perks and benefits on all your household repair and maintenance items all year round (*up to \$500 savings*).

Click [here](#) to get started.



\$100 Gift Card from You Move Me (Moving Company)

<https://www.youmoveme.com/ca/save-100-off-moving-services>



\$70 Gift Card from 1-800-GOT-JUNK?

<https://www.1800gotjunk.com/ca/en/carson-dunlop>



David Slack Insurance Brokers LTD.

Save 15% off home and auto insurance with David Slack Insurance Brokers.

Call **800-971-1363** and speak to Dave Slack.

Questions? Call us at 800-268-7070

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 substantial accordance with the **STANDARDS OF PRACTICE** of the Ontario Association of Home Inspectors. We comply with the Standards, inspecting every listed item, although we do not include descriptions of all items. To review the STANDARDS OF PRACTICE, click <http://www.oahi.com/download.php?id=138>. There is also a copy attached herewith.

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the building.

In addition to the limitations in the STANDARDS, the Inspection of this property is subject to Limitations and Conditions set out in this Agreement.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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.

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.

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, storage or furniture. This includes inaccessible elements such as wiring, heating, cooling, structure, plumbing and insulation.

Intermittent problems may not be visible 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.

Representative sampling is used for components where there are several similar items. The list includes but is not limited to – roof shingles, siding, masonry, windows, interior doors, electrical wiring, receptacles and switches, plumbing pipes, heating ducts and pipes, attic insulation and air/vapor barriers, and floor, wall and ceiling surfaces.

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.

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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.

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) THERMAL IMAGING (If included with this inspection)

The use of a thermal imager by your home inspector is for the purpose of screening for water leakage issues. While the use of this equipment improves the odds of detecting a moisture issue, it is not a guarantee, as numerous environmental conditions can mask the thermal signature of moisture. Additionally, leakage is often intermittent, and cannot be detected when not present.

9) MOULD ASSESSMENT (If included with this inspection)

The services provided include a complete visual inspection from basement to attic for signs of water intrusion and mould growth. Moisture readings will be collected throughout the home. Two indoor air samples and one outdoor reference sample will be collected. Should visible mould growth be identified, one surface sample will be collected. The results of the sample and investigation will be summarized in our written report.

10) 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.

11) 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.

12) 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.

13) 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.

The client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Carson Dunlop within 10 business days of discovery. Further, the client agrees to allow Carson Dunlop the opportunity to re-inspect the claimed discrepancy except for an emergency condition, before the client or client's agent, employees or

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independent contractor repairs, replaces, alters or modifies the claimed discrepancy. The client understands and agrees that any failure to notify Carson Dunlop as stated above shall constitute a waiver of any and all claims the client may have against the inspector and/or Carson Dunlop.

14) 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.

15) 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.

16) 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.



Canadian Association Of Home & Property Inspectors

2012 NATIONAL STANDARDS OF PRACTICE

The National Standards of Practice are a set of guidelines for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home inspection guidelines in use, and address all the home's major systems and components. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive Standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home and Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide guidelines for home and property inspectors regarding both the inspection itself and the drafting of the inspection report, and to define certain terms relating to the performance of home inspections to ensure consistent interpretation.

To ensure better public protection, home and property inspectors who are members of CAHPI should strive to meet these Standards and abide by the appropriate provincial/regional CAHPI Code of Ethics.

These Standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, Standards or regulations governing the construction industry or the health and safety industry, or Standards and regulations governing insurability.

Any terms not defined in these Standards shall have the meaning commonly assigned to it by the various trades and professions, according to context.

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Glossary Note: Italicized words are defined in the Glossary.

1. INTRODUCTION

- 1.1** The Canadian Association of Home and Property Inspectors (CAHPI) is a not-for-profit association whose members include the following seven provincial/regional organizations: CAHPI-British Columbia, CAHPI-Alberta, CAHPI-Saskatchewan, CAHPI-Manitoba, OAH (Ontario), AIBQ (Quebec), and CAHPI-Atlantic. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

- 2.1** The purpose of these National Standards of Practice is to establish professional and uniform Standards for private, fee-paid home inspectors who are members of one of the provincial/regional organizations of CAHPI. Home Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as inspected at the time of the Home Inspection. This does NOT include building code inspections.

These National Standards of Practice enable the building being inspected to be compared with a building that was constructed in accordance with the generally accepted practices at the time of construction, and which has been adequately maintained such that there is no significant loss of *functionality*.

It follows that the building may not be in compliance with current building codes, standards and regulations that are applicable at the time of inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semi-detached or row house
- multi unit residential building
- residential building held in divided or undivided co ownership
- residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 THE INSPECTOR SHALL:

A. inspect:

1. *readily accessible*, visually observable *installed systems*, and *components* of buildings listed in these National Standards of Practice.

B. report:

1. on those *systems* and *components* installed on the building inspected which, in the professional opinion or judgement of the *inspector*, *have a significant deficiency* or are unsafe or are near the end of their *service lives*.
2. a reason why, if not self-evident, the *system* or *component* has a *significant deficiency* or is unsafe or is near the end of its *service life*.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

2.3 *These National Standards of Practice are not intended to limit inspectors from:*

- A.** including other inspection services in addition to those required by these National Standards of Practice provided the *inspector* is appropriately qualified and willing to do so.
- B.** excluding *systems* and *components* from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

- A.** Inspections performed in accordance with these National Standards of Practice
1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects.

3.2 GENERAL EXCLUSIONS:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:

1. condition of *systems* or *components* which are not *readily accessible*.
2. remaining life of any *system* or *component*.
3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. suitability of the property for any use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. advisability of the purchase of the property.
11. presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.
12. presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. effectiveness of any *system* installed or methods utilized to control or remove suspected hazardous substances.
14. operating costs of *systems* or *components*.
15. acoustical properties of any *system* or *component*.
16. design adequacy with regards to location of the home, or the elements to which it is exposed.

C. *Inspectors* are NOT required to offer or perform:

1. any act or service contrary to law, statute or regulation.
2. *engineering, architectural* and technical services.
3. work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:

1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:

1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.

2. *confined spaces*.

3. spaces which are not readily accessible.

F. *Inspectors* are NOT required to *inspect*:

1. underground items including, but not limited to storage tanks or other indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not readily accessible in accordance with these National Standards of Practice.
5. detached structures.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing when inspecting an individual unit(s), including the roof and building envelope.
7. test and/or operate any installed fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, intercom, cable/internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, spas and their associated safety devices, including fences.

G. *Inspectors* are NOT required to:

1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these National Standards of Practice.

4. STRUCTURAL SYSTEMS

4.1 THE INSPECTOR SHALL:

A. inspect:

1. *structural components* including visible foundation and framing.
2. by *probing* a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. *Probing* is NOT required when *probing* would damage any finished surface or where no deterioration is visible.

B. describe:

1. foundation(s).
2. floor structure(s).
3. wall structure(s).
4. ceiling structure(s).
5. roof structure(s).

C. report:

1. on conditions limiting access to structural components.
2. methods used to *inspect* the *under-floor crawl space*
3. methods used to *inspect* the attic(s).

4.2 THE INSPECTOR IS NOT REQUIRED TO:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

5. EXTERIOR SYSTEMS

5.1 THE INSPECTOR SHALL:

A. inspect:

1. exterior wall covering(s), flashing and trim.
2. all exterior doors.
3. attached or *adjacent* decks, balconies, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. attached garage or carport.
9. garage doors and garage door operators for attached garages.

B. describe

1. exterior wall covering(s).

C. report:

1. the method(s) used to inspect the exterior wall elevations.

5.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. detached garages and outbuildings.
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 THE INSPECTOR SHALL:

A. inspect:

1. *readily accessible* roof coverings.
2. *readily accessible* roof drainage systems.
3. *readily accessible* flashings.
4. *readily accessible* skylights, chimneys, and roof penetrations.

B. describe

1. roof coverings.

C. report:

1. method(s) used to inspect the roof(s).

6.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof system(s).

7. PLUMBING SYSTEMS

7.1 THE INSPECTOR SHALL:

A. inspect:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste and vent *systems* including all fixtures.
3. water heating equipment and associated venting systems.
4. water heating equipment fuel storage and fuel distribution systems.
5. fuel storage and fuel distribution *systems*.
6. drainage sumps, sump pumps, and related piping.

B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

7.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. clothes washing machine connections.
2. wells, well pumps, or water storage related equipment.
3. water conditioning *systems*.
4. solar water heating *systems*.
5. fire and lawn sprinkler *systems*.
6. private waste disposal *systems*.

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. operate:

1. safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS**8.1 THE INSPECTOR SHALL:****A. inspect:**

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI) (if appropriate).
10. arc fault circuit interrupters (AFCI) (if appropriate).

B. describe:

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and subpanel(s).
3. *wiring methods*.

C. report:

1. presence of solid conductor aluminum branch circuit wiring.
2. absence of carbon monoxide detectors (if applicable).
3. absence of smoke detectors.
4. presence of ground fault circuit interrupters (GFCI).
5. presence of arc fault circuit interrupters (AFCI).

8.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. remote control devices unless the device is the only control device.
2. alarm *systems* and *components*.
3. low voltage wiring, *systems* and *components*.
4. ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.

5. telecommunication equipment.

B. measure:

1. amperage, voltage, or impedance.

9. HEATING SYSTEMS**9.1 THE INSPECTOR SHALL:****A. inspect:**

1. *readily accessible* components of installed heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and fuel distribution *systems*.

B. describe:

1. energy source(s).
2. heating method(s) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).
4. combustion air sources.
5. exhaust venting methods (naturally aspirating, induced draft, direct vent, direct vent sealed combustion).

9.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. electronic air filters.
5. solar heating *systems*.

B. determine:

1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

(Unless prohibited by the authority having jurisdiction)

10.1 THE INSPECTOR SHALL:**A. inspect:**

1. system components
2. vent systems and chimneys

B. describe:

1. fireplaces and solid fuel burning appliances
2. chimneys

10.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. interior of flues or chimneys
2. screens, doors and dampers
3. seals and gaskets
4. automatic fuel feed devices
5. heat distribution assists whether fan assisted or gravity

B. ignite or extinguish fires**C. determine draught characteristics****D. move fireplace inserts, stoves, or firebox contents**

11. AIR CONDITIONING SYSTEMS**11.1 THE INSPECTOR SHALL:****A. inspect**

1. permanently *installed* central air conditioning equipment.

B. describe:

1. energy source.
2. cooling method by its distinguishing characteristics.

11.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect**

1. electronic air filters.
2. portable air conditioner(s).

B. determine:

1. system adequacy or distribution balance.

12. INTERIOR SYSTEMS**12.1 THE INSPECTOR SHALL:****A. inspect:**

1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows.
5. walls, doors and ceilings separating the habitable spaces and the garage.

B. describe:

1. materials used for walls, ceilings and floors.
2. doors.
3. windows.

C. report

1. absence or ineffectiveness of guards and handrails or other potential physical injury hazards.

12.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. *decorative* finishes.
2. window treatments.
3. central vacuum *systems*.
4. *household appliances*.
5. *recreational facilities*.

13. INSULATION AND VAPOUR BARRIERS**13.1 THE INSPECTOR SHALL:****A. inspect:**

1. insulation and *vapour barriers* in unfinished spaces.

B. describe:

1. type of insulation material(s) and *vapour barriers* in unfinished spaces.

C. report

1. absence of insulation in unfinished spaces within the building envelope.
2. presence of vermiculite insulation

13.2 THE INSPECTOR IS NOT REQUIRED TO:**A. disturb**

1. insulation.
2. *vapour barriers*.

B. obtain sample(s) for analysis

1. insulation material(s).

14. MECHANICAL AND NATURAL VENTILATION SYSTEMS**14.1 THE INSPECTOR SHALL:****A. inspect:**

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as kitchen, bathrooms, laundry rooms.

B. describe:

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

C. report:

1. absence of ventilation in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

14.2 THE INSPECTOR IS NOT REQUIRED TO:

1. determine indoor air quality.
2. determine system adequacy or distribution balance.

GLOSSARY

Adjacent

Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems

Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls

Devices designed and installed to protect *systems* and *components* from unsafe conditions.

Component

A part of a *system*.

Confined Spaces

An enclosed or partially enclosed area that:

1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
 - a. its design, construction, location or atmosphere.
 - b. the materials or substances in it, or
 - c. any other conditions which prevent normal inspection procedure.

Decorative

Ornamental; not required for the operation of the essential *systems* and *components* of a building.

Describe

To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*.

Determine

To find out, or come to a conclusion by investigation.

Dismantle

To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*.

Home Inspection

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a building and which *describes* those *systems* and *components* in accordance with these National Standards of Practice.

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

Inspect

To examine *readily accessible systems* and *components* of a building in accordance with these National Standards of Practice, *where applicable* using *normal operating controls* and opening *readily openable access panels*.

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these National Standards of Practice.

Installed

Set up or fixed in position for current use or service.

Monitor

Examine at regular intervals to detect evidence of change.

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate

To cause to function, turn on, to control the function of a machine, process, or system.

Probing

Examine by touch.

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report

To communicate in writing.

Representative Number

One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*.

Roof Drainage Systems

Components used to carry water off a roof and away from a building.

Sample

A representative portion selected for inspection.

Service Life/Lives

The period during which something continues to function fully as intended.

Significant Deficiency

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls*.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe

A condition in a *readily accessible, installed system* or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

Vapour Barrier

Material used in the building envelope to retard the passage of water vapour or moisture.

Visually Accessible

Able to be viewed by reaching or entering.

Wiring Methods

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity not emphasis.

(CAHPI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000)

(AUGUST 22/12 VER. F)



FLASH

09-09-FL

May 1, 2009

Supersedes FLASH 06-04-FL

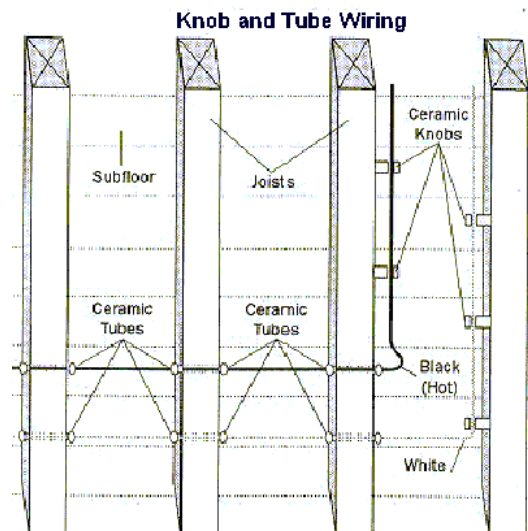
Knob and tube wiring in residential installations

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:

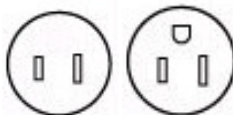
- Improper use of extension cords – using improperly rated extension cords, or using extension cords as permanent wiring;
- Improper fuse replacement – using 20 or 30 amp fuses to replace 15 amp;
- Improper connections - adding receptacles and outlets on existing circuits or improperly connecting to 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.

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Health Risks of Asbestos

Updated

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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

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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

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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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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