

Your Inspection Report

121 Eighth Street
Toronto, ON



PREPARED FOR:
KEVIN ALVAREZ

INSPECTION DATE:
Monday, May 7, 2012

PREPARED BY:
Milo Petrovic


CARSONDUNLOP



Scan to download
report

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

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



May 7, 2012

Dear Kevin Alvarez,

RE: Report No. 31601
121 Eighth Street
Toronto, ON

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

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with an executive Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the text for more information on that subject or condition. There is further reference material at the end.

Carson Dunlop has partnered with UNIRISC and Trisura Guarantee Insurance Company to offer the HORIZON HOME PROTECTION PLAN. For a small investment, this plan protects you from the high cost of breakdown of home systems and appliances. As our home inspection client, we are able to offer you this plan at a preferred price, providing peace of mind all year round. More information can be found in the Appendix at the back of this report.

Please feel free to contact us with questions about the report or the home itself any time, for as long as you own your home. Our telephone and e-mail consulting service is available at no cost to you. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

Thanks again for choosing Carson Dunlop.

Sincerely,

Milo Petrovic
on behalf of
Carson, Dunlop & Associates Ltd.

Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2
416-964-9415
www.carsondunlop.com
info@carsondunlop.com



INVOICE

May 7, 2012

Client: Kevin Alvarez

Report No. 31601
For inspection at:
121 Eighth Street
Toronto, ON

on: Monday, May 7, 2012

| | | |
|--|------------|-----------------|
| Sellers Home Inspection - Professional Inspector | | \$430.00 |
| | HST | \$55.90 |
| | #108348343 | |
| | RT0001 | |
| | Total | <u>\$485.90</u> |

PAID IN FULL - THANK YOU!

Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2
416-964-9415
www.carsondunlop.com
info@carsondunlop.com

AGREEMENT

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

PARTIES TO THE AGREEMENT

Company

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

Client

Kevin Alvarez

This is an agreement between Kevin Alvarez and Carson, Dunlop & Associates Ltd..

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

The inspection is performed in accordance with the STANDARDS OF PRACTICE of the Ontario Association of Home Inspectors.

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

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

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

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

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

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

Initial here: _____

Powered by Knowledge

AGREEMENT

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

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

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

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

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

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mould or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mould or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mould and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or

Initial here: _____

Powered by Knowledge

AGREEMENT

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

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

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection and report are not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection, or \$1,000, whichever is greater.

I, **Kevin Alvarez (Signature)** _____, **(Date)** _____, have read, understood and accepted the terms of this agreement.

Initial here: _____

Powered by Knowledge

SUMMARY

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

INTRODUCTION

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

HEATING

SUPPLY/RETURN DUCTWORK, GRILLES AND REGISTERS \ 5.8

Condition: • [No heat in some rooms](#)

Location: Rear basement bedroom and bathroom/laundry

Task: Improve

Time: Discretionary

Cost: \$500+ / room

COOLING

AIR CONDITIONING SYSTEM \ General

Condition: • [Near end of normal life expectancy](#)

Continue to operate until replacement is necessary

Task: Replace

Time: Unpredictable

Cost: \$2,500 - \$5,000

INSULATION

ATTIC \ Insulation (3.1)

Condition: • [Insulation level below modern standards \(R 40\)](#)

Attic insulation levels are low. Live with current levels for one year and then determine whether or not an upgrade is required. The payback period for insulation improvements can be lengthy, so consider upgrading sooner rather than later.

Task: Improve

Time: If necessary

Cost: \$1,000 - \$2,000

INTERIOR

PARTY WALLS \

Condition: • [Missing \(cost to add may be \\$4000-\\$8000\)](#)

Task: Provide

Time: If necessary

END OF SUMMARY

SUMMARY

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

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

NOTE: BALLPARK COSTS AND TIME FRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

ROOFING

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

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

Chimneys:

• [Metal - masonry covered](#)

Original chimney was completely masonry and can be seen in attic

Observations and Recommendations

SLOPED ROOF(S) \ Roof Coverings

Condition: • Roof is in the last half of its life expectancy. Several more years of service are likely with regular maintenance. An inspection every 2 years by a roofing professional is recommended.

VULNERABLE AREAS \ 1.14.1

Condition: • [Upper roof draining onto lower roof causes wear](#)

Location: Various

Task: Improve

Time: Less than 2 years

Cost: Minor / Each



Ex: Upper roof draining onto lower roof

Inspection Methods and Limitations

Roof inspection method: • Binoculars from the ground • Ladder at the edge of the roof

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

EXTERIOR

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

Gutters and Downspouts: • [Aluminum](#)

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

Wall Surfaces: • [Artificial stone](#) • [Brick](#) • [Metal siding](#)

Observations and Recommendations

LOT GRADING \ General

Condition: • [Garden against wall](#)

Location: Front

Task: Remove

Time: If necessary

Cost: Minor



Garden against wall

Condition: • [Window well - missing](#)

In the short term, ensure snow does not pile up near window

Location: Northeast

Task: Provide

Time: When re-paving / re-grading

Cost: \$500+ / each

EXTERIOR

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

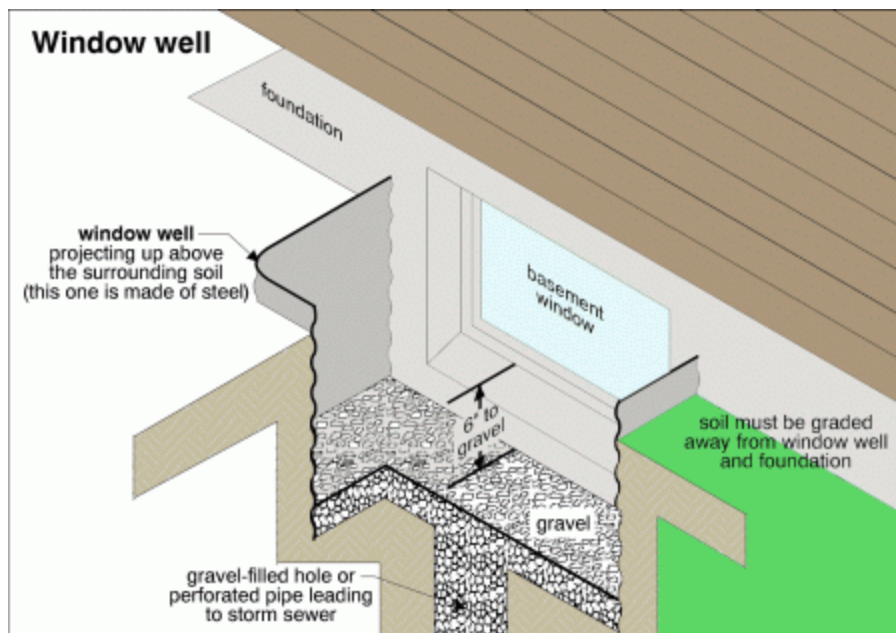
PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



[Click on image to enlarge.](#)



Window well - desirable

DOORS - EXTERIOR SIDE \ 4.0

Condition: • Gap under side door may allow water/moisture into basement

Location: North

Task: Improve

Time: Less than 1 year

Cost: Depends on approach

EXTERIOR

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE



Gap under door

SOFFIT, FASCIA AND TRIM \ 4.0

Condition: • [Paint/stain](#)

Location: Front

Task: Improve

Time: Less than 1 year

Cost: Minor



Paint/stain

EXTERIOR

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

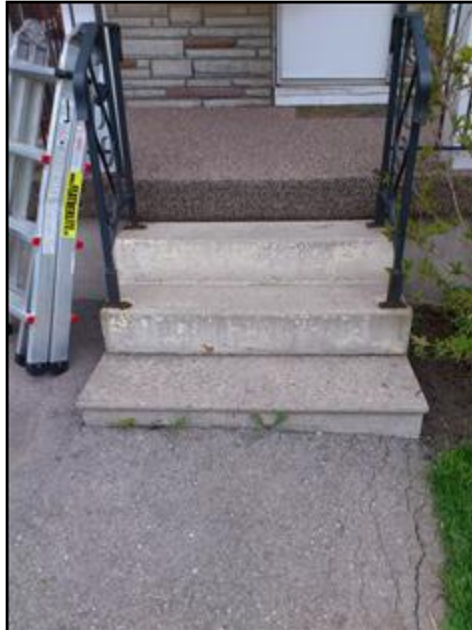
APPENDIX

REFERENCE

EXTERIOR STRUCTURE \ Steps (5.1)

Condition: • [Trip hazard](#)

Non-uniform steps create a trip hazard



Trip hazard

EXTERIOR STRUCTURE \ Railings (5.2)

Condition: • [Loose](#)

Location: Front

Task: Improve

Cost: Minor

Inspection Methods and Limitations

Exterior inspection method: • The exterior was inspected from ground level.

Limitations: • Fences, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

Limitations: • Deck/porch/steps - carpeting over • Deck/porch/steps - restricted/no access under

Descriptions

Foundations (4.0): • [Brick](#)

Configuration (4.1): • [Basement](#)

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

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

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

Observations and Recommendations

CONCRETE FLOORS \ General

Condition: • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

FOUNDATIONS AND MASONRY WALLS \ Cracks

Condition: • Most foundation walls and masonry walls have small cracks due to shrinkage or settlement that occurred shortly after construction was completed. These will not be individually noted, unless leakage or building movement is noted.

Inspection Methods and Limitations

Structure inspection method: • Roof structure inspected from attic access hatch

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

Descriptions

Service Entrance Cable: • [Overhead - The wire material was not determined](#)

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

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

Distribution Panel Rating: • [125 amps](#)

Distribution Panel Type & Location: • [Breakers - basement](#)

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

Outlet Type & Number: • [Grounded](#)

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

Arc Fault Circuit Interrupters: • Panel

Observations and Recommendations

General

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

GROUND FAULT CIRCUIT INTERRUPTERS \ 3.4

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

Location: Kitchen

COVER PLATES \ 5.1

Condition: • [Missing on outlets](#)

Location: Front (pink) Bedroom

Task: Provide

Cost: Minor

Inspection Methods and Limitations

Limitations: • Concealed electrical components are not inspected. • Pot lights not verified as rated for use in insulated ceilings. This should be checked by a qualified electrician. • Main disconnect cover not removed - unsafe to do so. • The continuity and quality of the system ground are not verified as part of a home inspection. • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc.

HEATING

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

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

Efficiency: • [Mid-efficiency](#)

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

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

Approximate Age: • [8 years](#)

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

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

Observations and Recommendations

FURNACE \ General

Condition: • Furnace cabinet dusty

Task: Clean

Time: Regular maintenance

Cost: Minor

SUPPLY/RETURN DUCTWORK, GRILLES AND REGISTERS \ 5.8

Condition: • [Ducts - layout typical of older house; it may be possible to adjust airflow to provide more even heating/cooling. Improve layout if necessary; consult HVAC specialist for further evaluation if needed.](#)

Condition: • [No heat in some rooms](#)

Location: Rear basement bedroom and bathroom/laundry

Task: Improve

Time: Discretionary

Cost: \$500+ / room

THERMOSTAT \ 3.1

Condition: • [Programmable types help save energy](#)

Task: Provide

Time: Discretionary

Cost: Minor

Inspection Methods and Limitations

Limitations: • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected.

HEATING

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

COOLING

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Descriptions

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

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

Approximate Compressor Age: • [12 years](#)

Typical Life Expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING SYSTEM \ General

Condition: • [Near end of normal life expectancy](#)

Continue to operate until replacement is necessary

Task: Replace

Time: Unpredictable

Cost: \$2,500 - \$5,000

SUPPLY/RETURN DUCTS, REGISTERS AND GRILLES \ 1.1.8

Condition: • See HEATING: SUPPLY / RETURN DUCTS, REGISTERS and GRILLES

Inspection Methods and Limitations

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

Descriptions

Attic insulation - value & material (2.0): • R-12 • [Cellulose](#)

Wood frame wall insulation - value & material (2.0): • Not determined

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

Basement wall insulation - value & material (2.0): • Not determined

Air/vapour barrier (5.0): • [Not visible](#)

Roof ventilation (6.1): • [Roof vents](#)

Observations and Recommendations

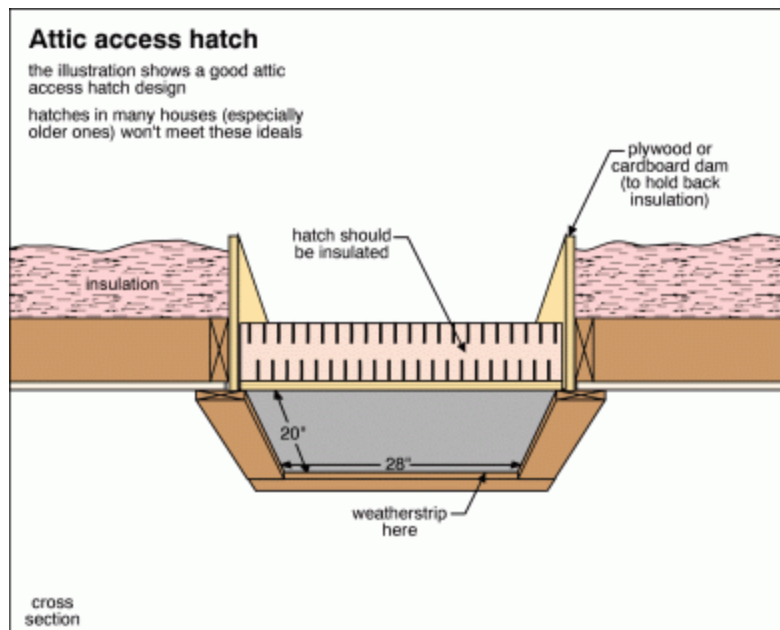
ATTIC \ Insulation (3.1)

Condition: • Access hatch weatherstripping/fit less than ideal

Task: Improve

Time: Discretionary

Cost: Minor



Condition: • [Insulation level below modern standards \(R 40\)](#)

Attic insulation levels are low. Live with current levels for one year and then determine whether or not an upgrade is required. The payback period for insulation improvements can be lengthy, so consider upgrading sooner rather than later.

Task: Improve

Time: If necessary

Cost: \$1,000 - \$2,000

AIR SEALING \ Leakage Control

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

Inspection Methods and Limitations

Insulation inspection method: • Attic inspected from access hatch

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

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

Descriptions

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

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

Main Shut-off Valve Location: • Basement

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

Water Heater Age (Estimated): • 4 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity: • [151 liters/40 US gallons](#)

Waste Piping Material: • Plastic • Not visible in some areas

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

Observations and Recommendations

WASTE PIPING \ General

Condition: • A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipe. This is common on older properties, especially when mature trees are nearby. This is a great precautionary measure and can help prevent a sewage backup, although many homeowners wait until there are problems with the drains. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

EXHAUST FAN \ 3.12 & 3.13

Condition: • [Desirable](#)

Location: Second Floor Bathroom

Task: Provide

Time: As required

Cost: Up to - \$750

TOILET \ 3.6

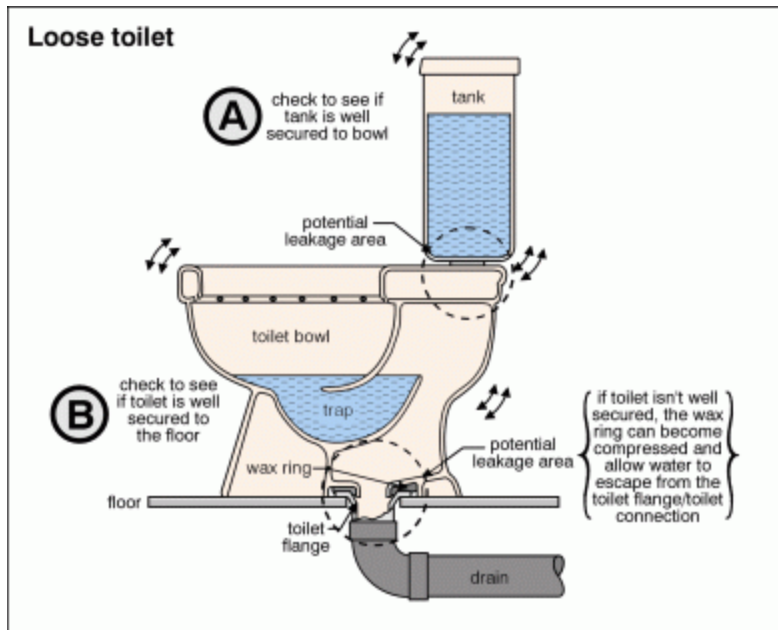
Condition: • [Loose](#)

Location: Second Floor Bathroom

Task: Improve

Time: As soon as possible

Cost: Minor



BATHTUB \ 3.7 & 3.8

Condition: • Caulking and grout should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Task: Monitor / Improve

Time: Regular maintenance

Inspection Methods and Limitations

Limitations: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Environmental issues outside the scope of a home inspection: • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

Descriptions

Major Floor Finishes: • [Carpet](#) • [Ceramic/Quarry Tile](#) • [Concrete](#) • Engineered

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

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

Windows: • [Casement](#) • [Fixed](#) • [Sliders](#) • [Single/Double Hung](#)

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

Party Walls: • [None in attic](#)

Observations and Recommendations

WINDOWS \ General

Condition: • The windows are old but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly \$30 to \$50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

STAIRS \ 8.0

Condition: • One step is starting to sag

Location: Stairs to second floor

Task: Further evaluation/Improve

Time: If necessary

Cost: Minor



Sagging step

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

Condition: • [Railing missing](#)

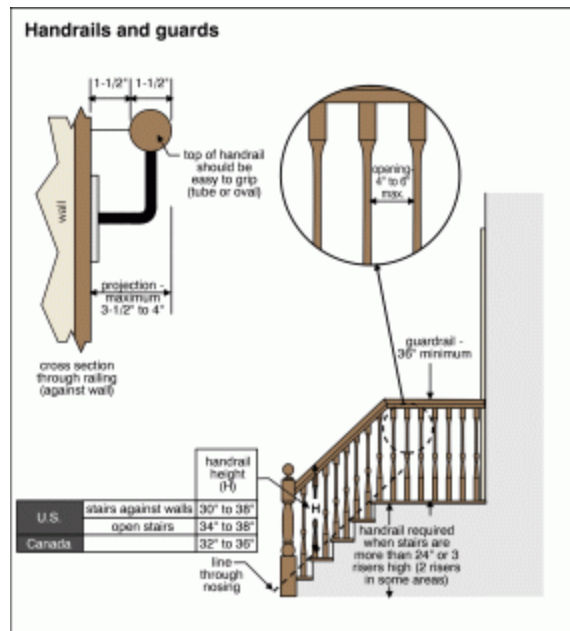
Guard needed on open side of stairs to eliminate fall hazard for children and pets

Location: Basement

Task: Provide

Time: As soon as possible

Cost: Minor



[Click on image to enlarge.](#)



Railing missing

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0

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

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

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

PARTY WALLS \ /

Condition: • [Missing \(cost to add may be \\$4000-\\$8000\)](#)

Task: Provide

Time: If necessary

Inspection Methods and Limitations

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

Limitations: • Basement finishes restricted the inspection • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 95

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.](#)

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. • For boiler/hot water systems, we recommend that any balancing or adjusting of radiator valves be performed by a specialist, due to the risk of leakage. Heating system valves are not operated during a home inspection. • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Bathtub and Shower Maintenance : • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for more information.](#)

MORE INFO

121 Eighth Street, Toronto, ON May 7, 2012

Report No. 31601

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

APPENDIX

REFERENCE

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

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 area of the home.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

END OF REPORT

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



Horizon Home Protection Plan

For homeowners, many of the systems are out of sight and out of mind until something goes wrong. When a major appliance, water heater or furnace breaks down, who do you call? How do you know what contractor to choose? How will you pay for the repair?

Carson Dunlop has partnered with UNIRISC and Trisura Guarantee Insurance Company to offer the HORIZON HOME PROTECTION PLAN. For a small investment, this plan protects you from the high cost of breakdown of home systems and appliances. As our home inspection client, we are able to offer you this plan at a preferred price, providing peace of mind all year round.

Coverage: The Horizon Home Protection Plan coverage limits are substantial because Carson Dunlop has already performed the home inspection. We have created a unique opportunity for Carson Dunlop customers to select the coverage they want. Coverage options include:

| <u>Essentials Plan</u> | <u>Plus Plan</u> | <u>Premium Plan</u> |
|---|---|---|
| • \$10,000 of annual coverage | • \$20,000 of annual coverage | • \$30,000 of annual coverage |
| • \$2,500 for heating and AC systems up to 12 years old | • \$5,000 for heating and AC systems up to 12 years old | • \$7,500 for heating and AC systems up to 12 years old |
| • \$2,000 for appliances up to 12 years old | • \$4,000 for appliances up to 12 years old | • \$6,000 for appliances up to 12 years old |
| • \$500 for roof repairs | • \$1,000 for roof repairs | • \$1,500 for roof repairs |

Lower coverage limits are included for systems and appliances greater than 12 years old.

Optional Coverage: Swimming pools, spas, well pumps and additional appliances

The Horizon Home Protection Plan is cost effective, flexible and helps protect against sudden breakdowns or mechanical failures. Qualified service professionals are a simple phone call away to give you the peace of mind you deserve.

To learn more or purchase the Horizon Home Protection Plan
call us 877.326.8770 or online at carsondunlop.com

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.

[1. Roofing, Flashings and Chimneys](#)

[2. Exterior](#)

[3. Structure](#)

[4. Electrical](#)

[5. Heating](#)

[6. Cooling/Heat Pumps](#)

[7. Insulation](#)

[8. Plumbing](#)

[9. 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](#)

ASHI Standards of Practice

CAHPI Standards of Practice