

Your Inspection Report



13 Bradley Ave
Toronto, ON



PREPARED FOR:
JENNIFER PERCIVAL

INSPECTION DATE:
Thursday, March 9, 2017

PREPARED BY:
Adam Hannan



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report

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

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



March 9, 2017

Dear Jennifer Percival,

RE: Report No. 57110
13 Bradley Ave
Toronto, ON

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

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. Each tab takes you to a section describing each major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

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

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

Thanks again for choosing Carson Dunlop.

Sincerely,

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

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INVOICE

March 9, 2017

Client: Jennifer Percival

Report No. 57110

For inspection at:

13 Bradley Ave

Toronto, ON

on: Thursday, March 9, 2017

Sellers Home Inspection - Professional Inspector

\$460.00

Coupon

(\$25.00)

Subtotal

\$435.00

HST

\$56.55

#108348343

RT0001

Total

\$491.55

PAID IN FULL - THANK YOU!

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OVERVIEW

13 Bradley Ave , Toronto, ON March 9, 2017

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INTRODUCTION

This Overview lists some of the significant report items that may need attention in the short term. This summary must not be considered as the complete report. Please read the entire report and the appropriate text included in the hyperlinks. The goal of a home inspection is to identify significant issues that would affect a person's decision to buy a re-sale home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues. (That service is available at additional cost.)

FOR THE BUYER

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

When you move into the home you may find some issues not identified in the report. That is to be expected 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

SLOPED ROOFING \ Asphalt shingles

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

Typical Life Expectancy for this type of roof covering is 13-17 years. The current roof appears to be aging with typical wear - Granule loss, curling shingles, widening tabs. Plan to replace in less than 2 years.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Roof

Task: Replace

Time: Less than 2 years

Cost: \$5,000 - and up

Exterior

GARAGE \ General

Condition: • Typical low quality structure

Garage / Shed is very old and is leaning. Walls are bowing. Insulbrick siding noted.

Implication(s): Chance of water entering building | Chance of structural movement | Chance of pests entering building | Physical injury

Location: Garage

Task: Repair / Replace / Demolish

Time: Unpredictable

Cost: Major

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Heating

GAS FURNACE \ Life expectancy

Condition: • Although the furnace is near or at the end of its life expectancy, continue to use and maintain the unit until it fails.

Typical lifespan for this type of furnace is 18-25 years. The current unit is 15 years old

Implication(s): Potentially no heat.

Task: Replace

Time: Unpredictable

Cost: \$3,500 - \$7,000

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past normal lifespan

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Plumbing

SUPPLY PLUMBING \ Water service pipe

Condition: • Galvanized steel supply pipe should be replaced

The service pipe from ground to meter was steel. We could not determine the material from street to house. Check with local city for assistance in determining piping material .

Location: Basement

Task: Further evaluation

Time: Less than 1 year

CONCLUSION

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

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

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

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A Word About Water

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

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

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

ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

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

END OF OVERVIEW

NOTE: BALLPARK COSTS AND TIME FRAMES

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

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Descriptions

The home is considered to face : • North

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

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear mudroom and Garage/Shed

Task: Replace

Time: Less than 1 year



Old, worn out



Old, worn out

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

Typical Life Expectancy for this type of roof covering is 13-17 years. The current roof appears to be aging with typical wear - Granule loss, curling shingles, widening tabs. Plan to replace in less than 2 years.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Roof

Task: Replace

Time: Less than 2 years

Cost: \$5,000 - and up

Condition: • [Vulnerable areas](#)

Small gaps were noted.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Roof

Task: Repair

Time: Less than 1 year

Cost: Minor

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SLOPED ROOF FLASHINGS \ Flashings

Condition: • Replace when reroofing

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Inspection Methods and Limitations

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

Inspection performed: • Through Window - Limited View

Inspection performed: • With binoculars from the ground

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Descriptions

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces and trim: • Brick

Wall surfaces and trim:

• [Insulbrick](#)

at garage

• [Wood](#)

at mudroom

Observations and Recommendations

OPTIONAL \ Exterior

Condition: • Rear Mudroom requires maintenance.

Location: Rear

Task: Improve

Time: Regular Maintenance

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts discharging below grade](#)

While the current arrangement is convenient and a good method to deal with rain water, if the drain pipe becomes clogged and/or deteriorated, there is a greater risk of water backing up and leaking into the basement. Note: On newer houses the drain may go into the weeping tile (not the floor drain).

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Monitor/Improve

Time: If necessary

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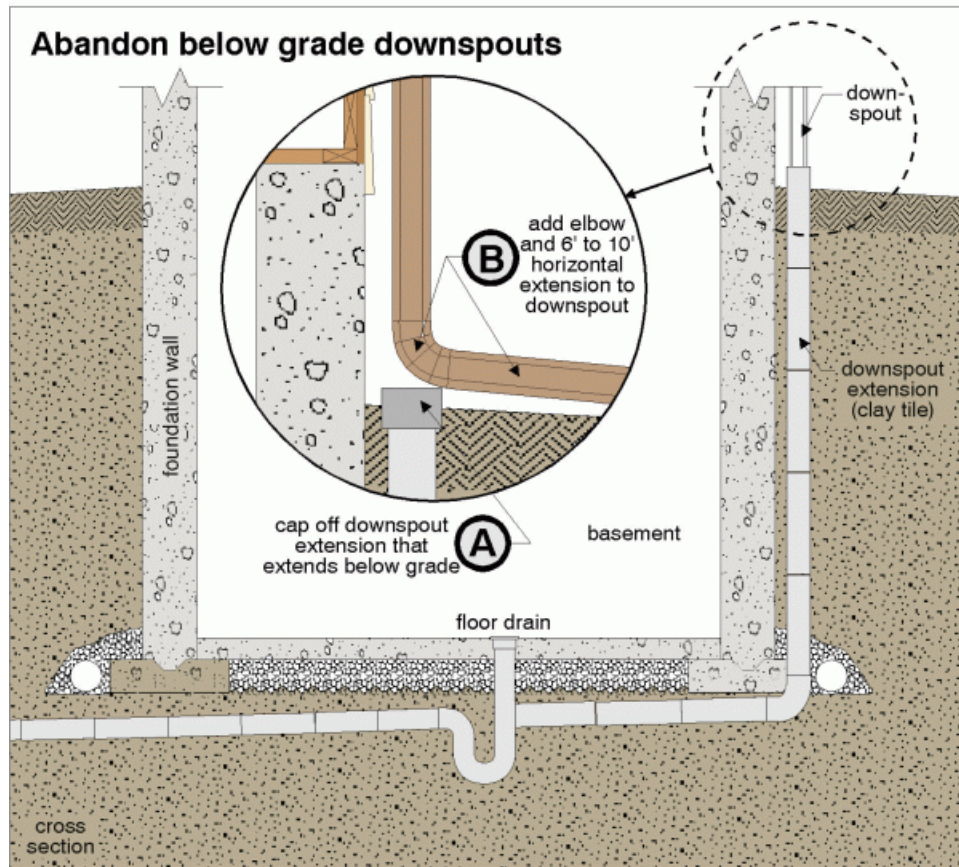
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WALLS \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

Implication(s): Chance of pests entering building | Chance of water damage to contents, finishes and/or structure | Cosmetic defects

Location: Left Exterior

Task: Repair

Time: As soon as possible

Cost: Minor

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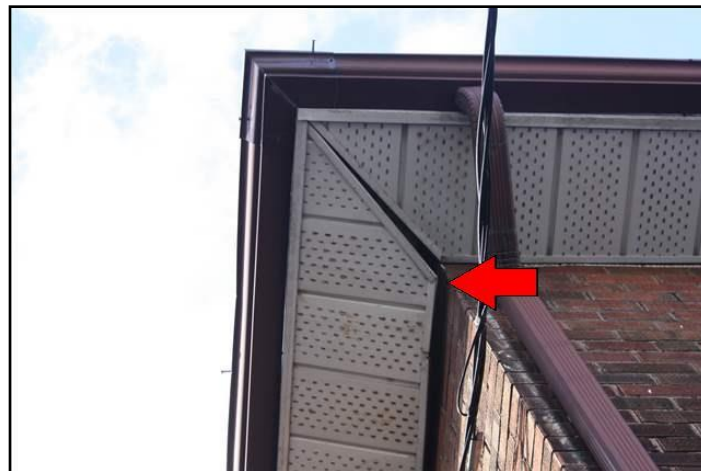
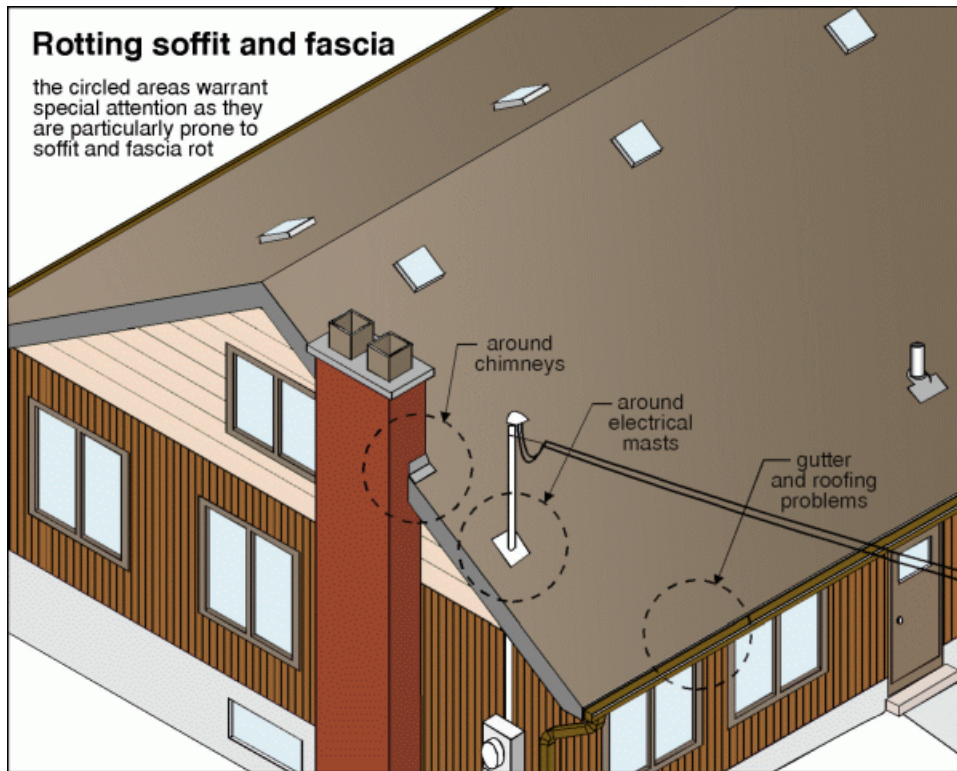
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Loose or missing pieces

WALLS \ Brick, stone and concrete

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

Condition: • [Mortar deterioration](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Various Wall and Sills

Task: Repair - tuckpointing (repointing)

Time: Regular maintenance

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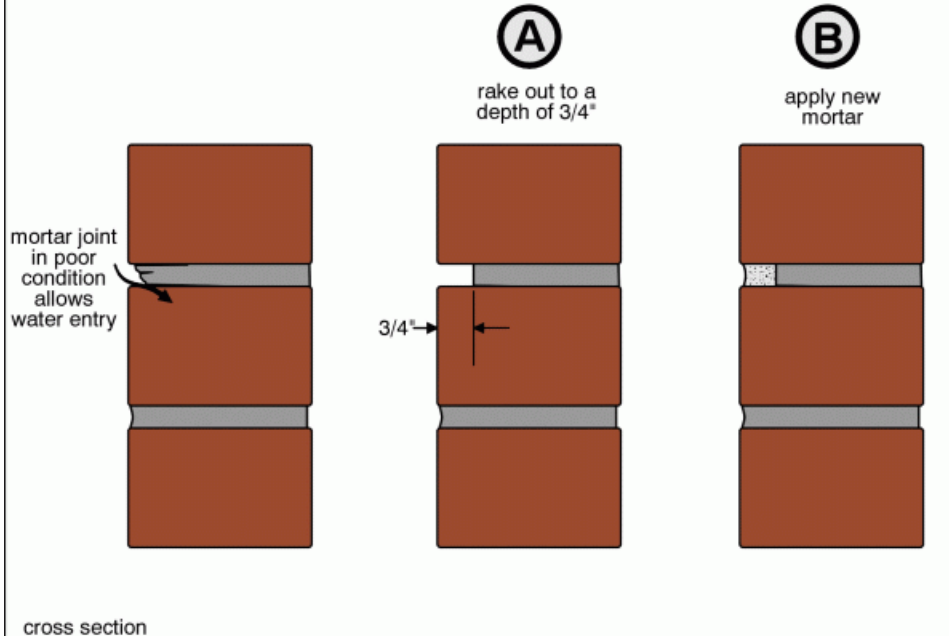
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Cost: Regular maintenance item

Repointing



Example of sill needing tuckpointing

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Weak](#)

Implication(s): Fall hazard

Location: Rear Exterior Deck

Task: Repair / Replace

Time: Regular maintenance

GARAGE \ General

Condition: • Typical low quality structure

Garage / Shed is very old and is leaning. Walls are bowing. Insulbrick siding noted.

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Implication(s): Chance of water entering building | Chance of structural movement | Chance of pests entering building |

Physical injury

Location: Garage

Task: Repair / Replace / Demolish

Time: Unpredictable

Cost: Major



Typical low quality structure



Typical low quality structure



Typical low quality structure



Typical low quality structure

Inspection Methods and Limitations

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

Inspection limited/prevented by: • Car/storage in garage • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Descriptions

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

Party walls: • [Masonry](#)

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

FLOORS \ Sheathing

Condition: • Sagging

Sag and slope noted in various areas. These flaws are typical for a home of this age. Leveling these floors would require invasive and expensive repairs.

Implication(s): Chance of structural movement | Weakened structure

Location: Various

Task: Monitor

Time: Ongoing

WALLS \ Solid masonry walls

Condition: • [Prior repairs](#)

Implication(s): Weakened structure

Location: Various Exterior

Task: Monitor

Time: Ongoing



example of Prior repairs

WALLS \ Arches

Condition: • [Cracked](#)

Implication(s): Chance of structural movement | Weakened structure

Location: Various Exterior Wall

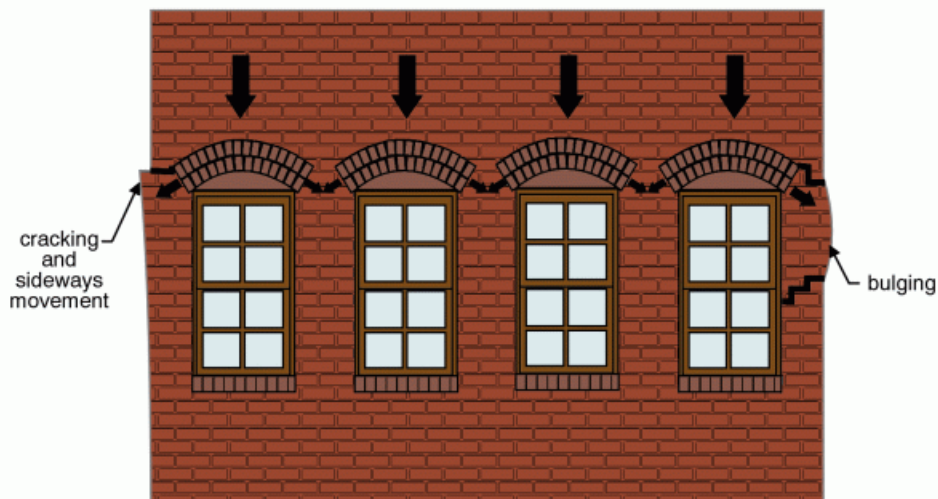
Task: Repair

Time: Regular maintenance

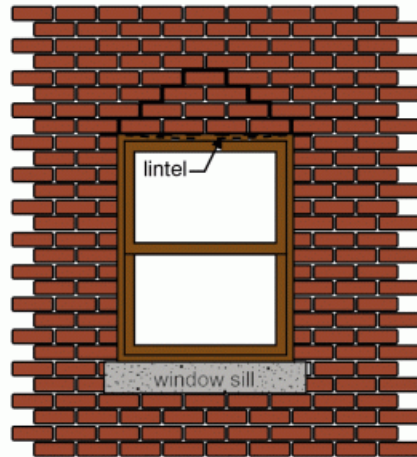
Cost: Regular maintenance item

Masonry arches - cracking due to lateral thrust

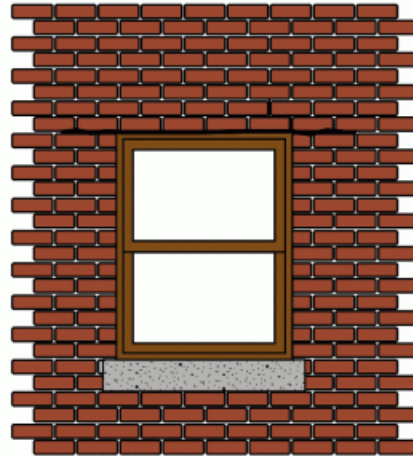
when the "columns" of brick next to windows are narrow, the lateral forces imposed by the arches can cause sideways displacement of the brick resulting in cracking or wall bulging



Lintel related wall cracks



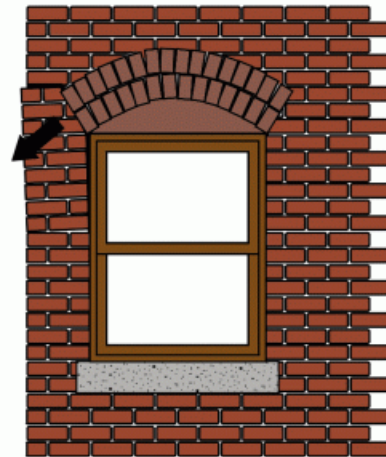
crack pattern commonly associated with sagging lintels due to undersizing or deterioration



horizontal crack is often caused by rusting steel lintels expanding



cracking caused by deterioration of wood lintel



cracking due to insufficient material beside arch to resist lateral thrust



Cracked



Cracked

Inspection Methods and Limitations

Inspection limited/prevented by:

- 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 and location: • [Overhead - cable type not determined](#)

Service size: • [100 Amps \(240 Volts\)](#)

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

System grounding material and type: • Bonding (for Gas Piping) noted

Distribution panel type and location: • [Breakers - basement](#)

Auxiliary panel (subpanel) type and location: • [Breakers - basement](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

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.

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [No links for multi-wire circuits](#)

Implication(s): Electric shock

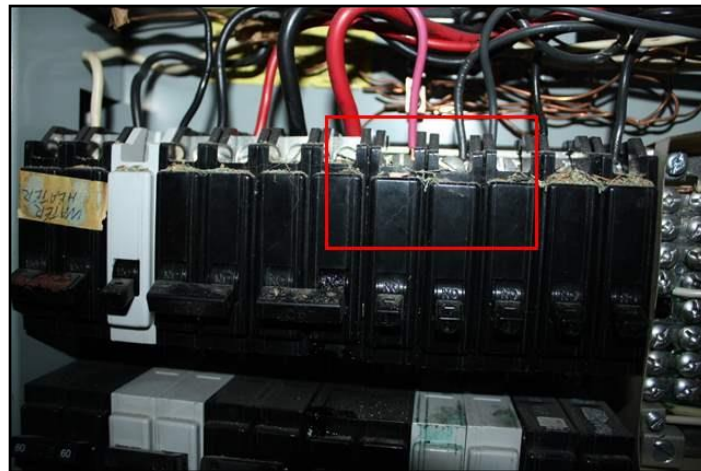
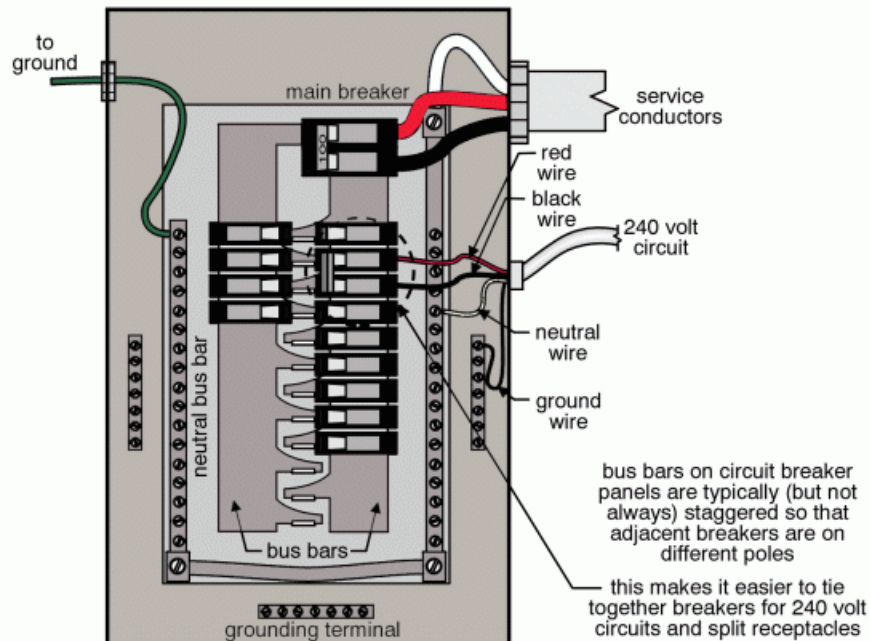
Location: Basement Panel

Task: Correct

Time: As soon as possible

Cost: Minor

Staggered bus bars on circuit breaker panels



No links for multi-wire circuits

DISTRIBUTION SYSTEM \ Knob-and-tube

Condition: • It is possible that there is knob-and-tube wiring in the home, based on the age of the property, although none was noted during the inspection.

Task: Have an inspection by a specialist to verify there is no knob and tube wiring.

If knob and tube is discovered, there are options.

- 1) Replace it. (Cost is typically \$750-\$1500/room, excluding repairs and painting.
- 2) Replace it when remodeling. GFCI receptacles provide short term improvements.

Some Insurance companies are reluctant to insure homes with knob and tube wiring. We work with insurers who will provide coverage based on our inspection (David Slack Insurance: 800-971-1363 or TD Insurance: 800-420-6994).

DISTRIBUTION SYSTEM \ Lights

Condition: • [Conventional lights in wet areas](#)

Implication(s): Fire hazard | Electric shock

Location: Second Floor Bathroom

Task: Replace

Time: As soon as possible

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Implication(s): Fire hazard | Electric shock

Location: Basement

Task: Protect

Time: Immediate

Cost: Minor



Cover loose or missing

Inspection Methods and Limitations

General: • 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.

General: • A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

Inspection limited/prevented by: • Main disconnect cover not removed - unsafe to do so. • Concealed electrical components are not inspected.

System ground: • Quality of ground not determined

Descriptions

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

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

Approximate age: • [15 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Chimney/vent: • [Metal](#)

Mechanical ventilation system for home: • None

Observations and Recommendations

General

• The furnace is working properly and airflow was noted at all registers. It is common to feel the airflow stronger at some registers, depending on the length of the ductwork and the number of turns required to get there. Different preferences and seasons often necessitate different setups (balancing).

A service agreement that covers parts and labour (for heating and cooling equipment) is typically advised.

Furnace cabinet in good, clean condition

Task: Inspect annually

Time: Regular maintenance

• Furnaces have life expectancies that range from 10 to 25 years depending on the type, heating load and maintenance. An annual maintenance contract is strongly recommended.

Task: Inspect annually

Time: Regular maintenance

GAS FURNACE \ Life expectancy

Condition: • Although the furnace is near or at the end of its life expectancy, continue to use and maintain the unit until it fails.

Typical lifespan for this type of furnace is 18-25 years. The current unit is 15 years old

Implication(s): Potentially no heat.

Task: Replace

Time: Unpredictable

Cost: \$3,500 - \$7,000

GAS FURNACE \ Ducts, registers and grilles

Condition: • HEATING\Recommendation\Additional\Comments\Insulation on or above the ducts may contain asbestos. Health Canada recommends the insulation be left in place undisturbed unless there is a risk of asbestos fibers being released into the house air. If this is a concern, a specialist should be consulted. If the insulation is damaged or is to be

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disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air.

Location: Basement

Task: Further evaluation

Time: If desired



Inspection Methods and Limitations

General: • Heat loss calculations are not performed as part of a home inspection.

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger:

• Only a small portion visible

The heat exchanger is substantially concealed and could not be inspected.

COOLING & HEAT PUMP

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Descriptions

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • More than 20 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

General

• Air conditioning systems are complex with life expectancies of 10 to 15 years, if well maintained and serviced regularly. An annual maintenance contract is strongly recommended.

RECOMMENDATIONS \ Overview

Condition: • An annual maintenance agreement that covers parts and labour is recommended. Duct systems should be balanced during regular servicing. Systems with heating and air conditioning require different balance setups for summer and winter.

AIR CONDITIONING \ Life expectancy

Condition: • Past normal lifespan

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

AIR CONDITIONING \ Compressor

Condition: • [Missing electrical shutoff](#)

Implication(s): Difficult to service

Location: Rear Exterior

Task: Provide

Time: Less than 1 year

Cost: Minor

COOLING & HEAT PUMP

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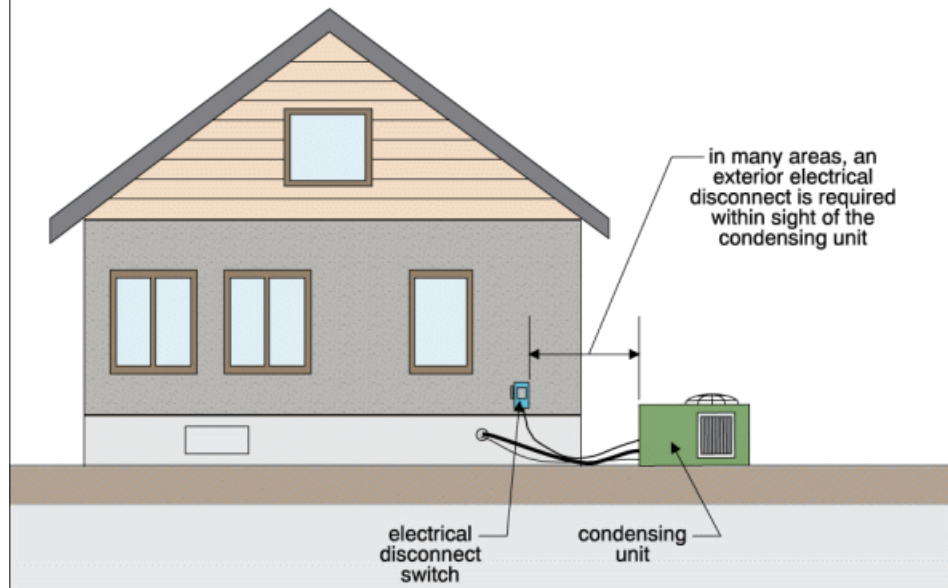
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Missing electrical shutoff



Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperatures prevented testing in the cooling mode.

Inspection limited/prevented by: • Outdoor unit covered

Heat gain calculations: • Not done as part of a building inspection

Descriptions

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-20](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [None found](#)

Wall insulation material: • Not determined • Not visible

Foundation wall insulation material: • Not determined

Foundation wall insulation amount/value: • Not visible

Observations and Recommendations

General

• 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.

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

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

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Upgrade

Time: Discretionary



Amount less than current standards

INSULATION AND VENTILATION

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Inspection Methods and Limitations

Inspection prevented by no access to: • Wall space - access not gained.

Attic inspection performed: • From access hatch

Roof ventilation system performance:

• Not evaluated

The performance of roof and attic ventilation are not verified as part of a home inspection.

Air/vapor barrier system: • Continuity not verified

Descriptions

Service piping into building: • [Galvanized steel](#)

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

Main water shut off valve at the: • Front of the basement

Water heater type: • Electric

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

Tank capacity: • 181 liters/48 US gallons

Water heater approximate age: • 3 years

Typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Not visible in some areas.

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

Floor drain location: • Center of basement

Backwater valve: • Not present

Observations and Recommendations

General

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

SUPPLY PLUMBING \ Water service pipe

Condition: • Galvanized steel supply pipe should be replaced

The service pipe from ground to meter was steel. We could not determine the material from street to house. Check with local city for assistance in determining piping material .

Location: Basement

Task: Further evaluation

Time: Less than 1 year



Galvanized steel supply pipe should be...

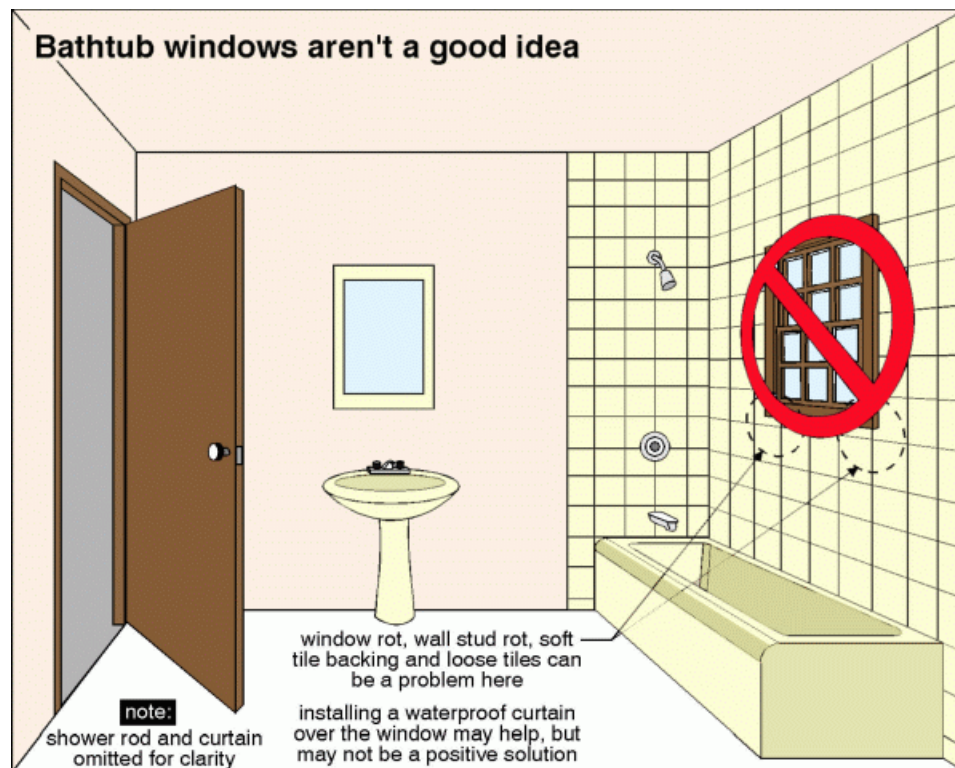
FIXTURES AND FAUCETS \ Bathtub

Condition: • Window in a bathtub enclosure.

Implication(s): Windows in tub enclosures are more prone to water damage. Extra attention should be paid to ensure the area is well sealed and efforts should be made to minimize the amount of water directed at the window.

Task: Monitor/Improve

Time: Undermined



Inspection Methods and Limitations

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

Descriptions

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Casement](#)

Exterior doors - type/material: • Hinged

Party walls: • [Masonry](#)

Evidence of basement leakage: • Efflorescence • Stains

Observations and Recommendations

General

- Work in Progress Noted
- Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

WINDOWS \ General

Condition: • [Original lower quality units](#)

Implication(s): Increased maintenance costs | Increased heating costs

Location: Basement

Task: Upgrade

Time: Discretionary

Cost: \$50 - \$100 per squar foot



Example

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Cosmetic defects

Location: Second Floor Bedroom

Task: Replace

Time: Discretionary

Cost: \$200 - \$500



Lost seal on double or triple glazing

DOORS \ Doors and frames

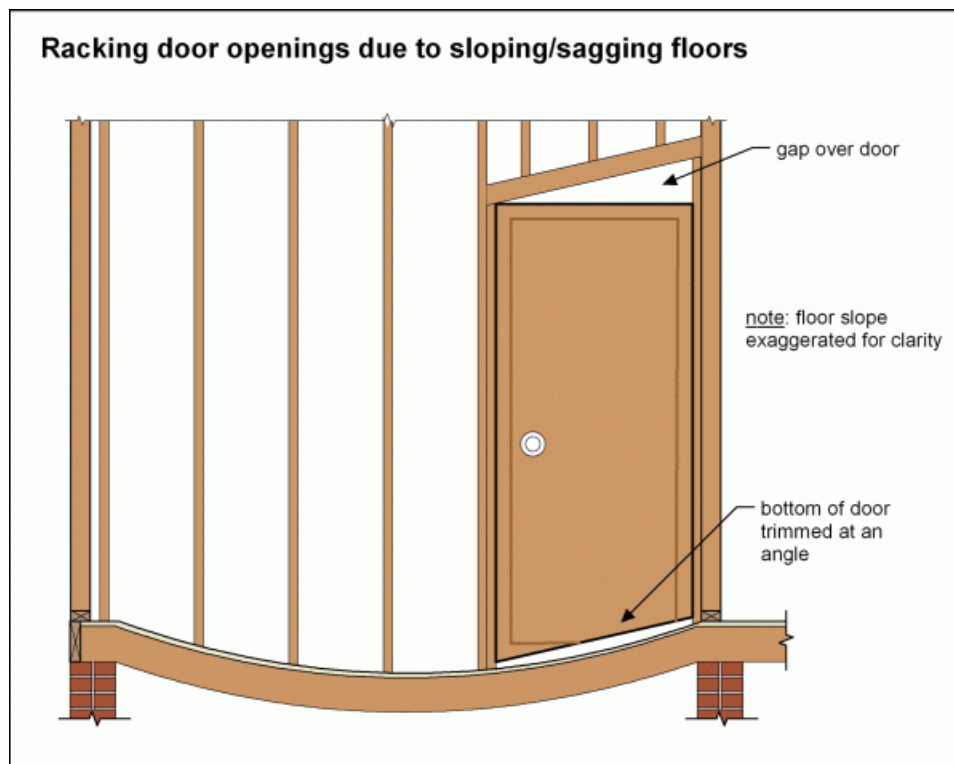
Condition: • [Racked/out-of-square](#)

Implication(s): Chance of damage to finishes and structure | Cosmetic defects

Location: Various Second Floor

Task: Adjust

Time: Discretionary



DOORS \ Hardware

Condition: • [Broken](#)

INTERIOR

13 Bradley Ave , Toronto, ON March 9, 2017

Report No. 57110

www.carsondunlop.com

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Implication(s): Cosmetic defects | System inoperative or difficult to operate

Location: Second Floor Bathroom

Task: Replace

Time: Regular maintenance

Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Various Second Floor Bathroom and bedrooms

Task: Repair / Replace

Time: Regular maintenance

STAIRS \ Handrails

Condition: • [Missing](#)

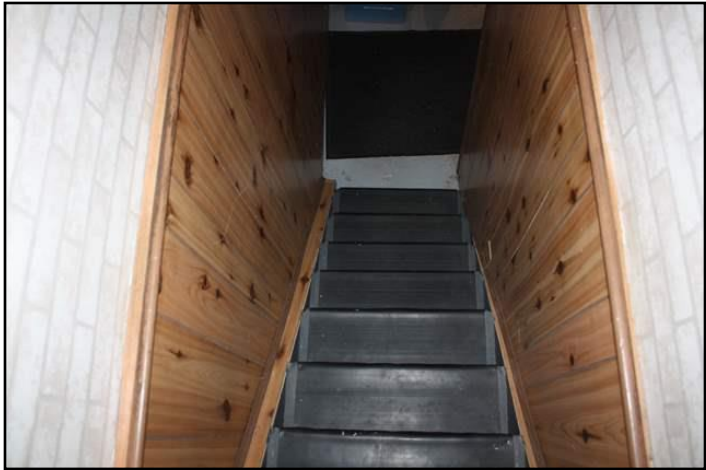
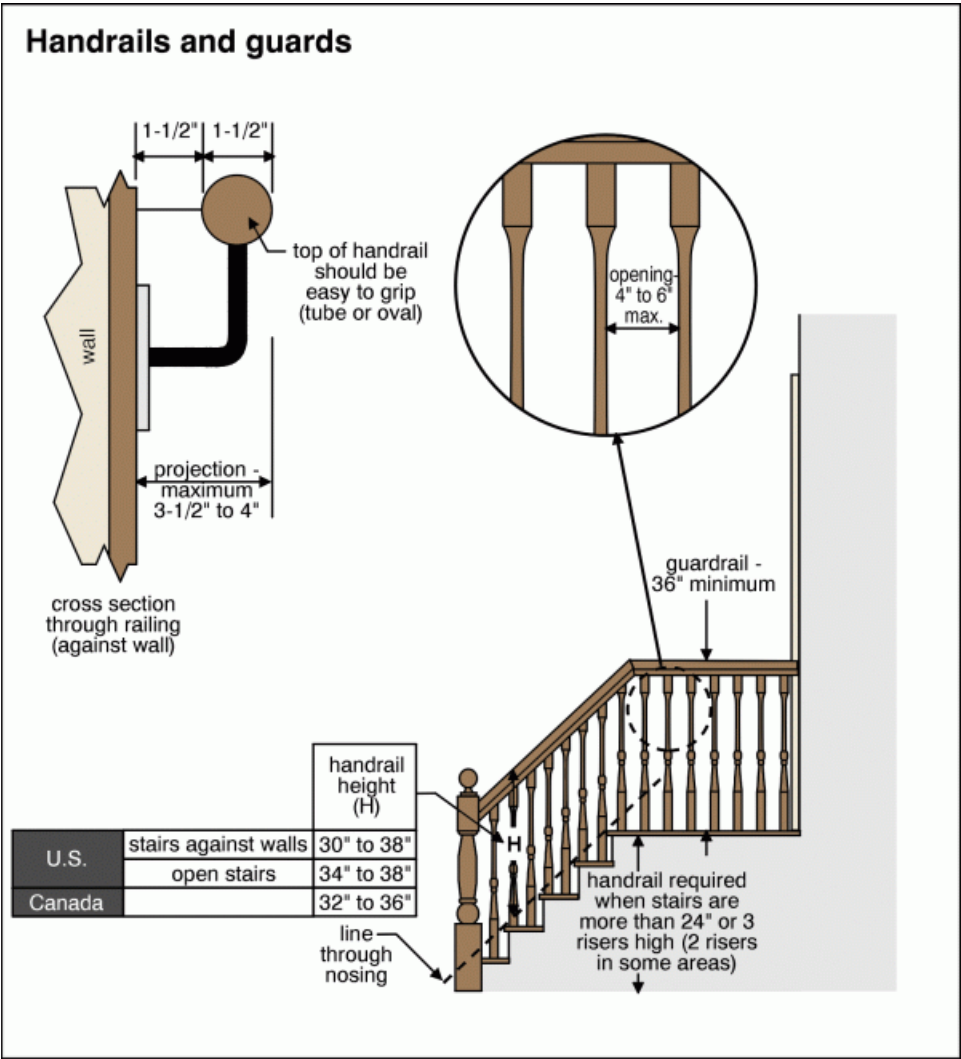
Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor



Missing handrails

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 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)

Inspection Methods and Limitations

Inspection limited/prevented by: • Limited access to cabinets and closets • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection.

Inspection limited/prevented by:

- Storage/furnishings

Storage/finishings in some areas limited inspection.

- New finishes/paint

Not included as part of a building inspection: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

Not included as part of a building inspection: • Cosmetic issues

Percent of foundation not visible: • 95 %

Basement leakage: • Basement leakage frequency or severity cannot be predicted during a home inspection

END OF REPORT

IMPORTANT ADVICE FOR LOOKING AFTER YOUR HOME

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

Priority Maintenance and Home Set-Up

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

Basement/Crawlspace Leakage

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

Roof - Annual Maintenance

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

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

Exterior - Annual Maintenance

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

Garage Door Operators

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

Electrical System – Label the Panel

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

Ground Fault Interrupters and Arc Fault Circuit Interrupters

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

Heating and Cooling System – Annual Maintenance

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

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

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

Bathtub and Shower Maintenance

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

Water Heaters

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

Washing Machine Hoses

We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished part of the home.

Clothes Dryer Vents

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

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

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

Fireplace and Wood Stove Maintenance

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

Smoke and Carbon Monoxide (CO) Detectors

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

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

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

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

The term Home Inspector in this document means the Home Inspector and the Home Inspection Company. The inspection is performed in accordance with the **STANDARDS OF PRACTICE** of the Ontario Association of Home Inspectors. To review the **STANDARDS OF PRACTICE**, click [here](#).

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the building. For more information on what a home inspection includes, click [here](#).

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

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

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

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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

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

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

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

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

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

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

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

Home Inspectors will not find conditions that are concealed by finishes, storage or furnishings. Inspectors do not remove wall coverings (including wallpaper), lift flooring (including carpet) or move storage or furniture.

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

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

4) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. Inspectors do NOT identify asbestos in roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. Inspectors do NOT look for lead or other toxic metals in such things as pipes, paint or window coverings. Health scientists can help in these areas.

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

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

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

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

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

6) WE DON'T LOOK FOR BURIED TANKS.

Home Inspectors do not look for fuel oil, septic or gasoline tanks that may be buried on the property. If there are fuel oil or other storage tanks on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to investigate.

7) CANCELLATION FEE

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

8) REPORT IS FOR OUR CLIENT ONLY.

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

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection and report are not a guarantee, warranty or an insurance policy with regard to the fitness of the property. A home warranty is available. For more information, visit www.carsondunlop.com/home-inspection/home-warranty-plan/

10) TIME TO INVESTIGATE

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

11) LIMIT OF LIABILITY

THE LIABILITY OF THE HOME INSPECTOR AND THE HOME INSPECTION COMPANY ARISING OUT OF THIS INSPECTION AND REPORT, FOR ANY CAUSE OF ACTION WHATSOEVER, WHETHER IN CONTRACT OR IN NEGLIGENCE, IS LIMITED TO A REFUND OF THE FEES THAT YOU HAVE BEEN CHARGED FOR THIS INSPECTION OR \$1,000, WHICHEVER IS GREATER.

12) TIME PERIOD

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

13) LEGAL ADVICE

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

14) CLIENT'S AGREEMENT

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

Carson Dunlop Homeowners Association



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

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



HOME WARRANTY & PROTECTION

Our warranty protects you from the high cost of repair due to breakdown of home systems and appliances. Three levels of protection to choose from. Click to learn more. Our home inspection identifies the present condition of the home. Our warranty protects you in the future.



HOME INSURANCE PARTNERS

David Slack Insurance Brokers has a group rate for Association members. Save 15 to 30% on your home and auto insurance. Special considerations for older homes. 800-971-1363 or email David@Davidslackinsurance.com.



JUNK REMOVAL

Association members receive a \$50 gift card toward junk removal services. Enter the promo code: Carson 50 at: www.1800gotjunk.com.



HVAC SYSTEMS

Our heating and air-conditioning partner, AtlasCare specializes in high efficiency furnaces, central air conditioning, boilers, fireplaces, air filters, humidifiers, duct cleaning and other comfort products and services. Association members receive exclusive discounts. Visit www.Atlascare.ca and quote Carson Dunlop.



LIFESTYLE DISCOUNTS

Perkopolis has provided us with very attractive discounts and offers for sports and entertainment tickets, hotel packages, travel deals, attractions, and even everyday items, such as clothing, automotive, home TV and other home services. To learn more or to register for free, please visit perkopolis.com/PerkLaunchpages/CarsonDunlopHomeownersAssociation. Please enter the following promo code when registering: CARSONHA





MOVING & PACKING SERVICES

Customers receive 15% off their packing supply requirements and 10% off our local moving rates. To use your discount, simply call 1-888-AMJ-MOVE and quote offer code "Carson Dunlop" when booking. For the packing supply discount, simply go to www.amjboxes.com and enter the code "cdunlop". To learn more about this partner, visit amjcampbell.com.



CAR & TRUCK RENTAL

Discount Car & Truck Rentals is proud to offer customers 10% off their car and truck rentals. To use your discount, simply use the on-line booking system when scheduling your rental and enter the code "HOMEOWNER" in the discount section. To learn more about this partner, visit discountcar.com.



PEST & WILDLIFE CONTROL

Orkin is pleased to offer customers with a 20% discount when booking a termite control or pest control treatment. 1.800.800.6754 to book their service and state you are a Carson Dunlop client to obtain your discount.



PLUMBING AND DRAIN SERVICES

Customers receive a \$50 discount towards plumbing, drain, sewer and water proofing services. To learn more about this partner, visit rotorooter.ca/roto-rooter-gta/get-coupons



HOME SECURITY SYSTEM

ADT Security Services is a leading provider of electronic security, interactive home and business automation and alarm monitoring services in Canada and America. They deliver an integrated customer experience by maintaining the industry's largest sales, installation, and service field force and most robust monitoring network, all backed by the support of nearly 16,000 employees. Their broad and pioneering set of products and services –from interactive home and business solutions to home health services – meet a range of customer need for today's active and increasingly mobile lifestyles. ADT Security Services is pleased to offer Homeowners Association members free installation of their Quick Connect Plus package. To redeem this offer, please call 1-888-556-6608 and quote promotional code A103857.



MORTGAGE RATE SERVICE

Ratesheet.ca is a website that connects users shopping for the best mortgage rates with local mortgage brokers using their Comprehensive Mortgage Quote system. Ratesheet.ca features a Mortgage Rate Search, a sophisticated calculator, and an interactive Map Search to help users locate ideal mortgage brokers and rates. Ratesheet.ca brings to life some incredible features to help users find their ideal mortgage broker and rates. This valuable service is available to Carson Dunlop clients for free. To learn more please visit <http://www.ratesheet.ca>.



HOME & AUTO INSURANCE

Receive a preferred rate when using TD Insurance for home or auto insurance. The ability to obtain insurance coverage at a preferred rate is what makes this program a real value add, especially for homes that are older. To learn more about these savings, visit: <http://www.mytdiservice.com/en/group/carson>.



Health
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safety... our priority.Votré santé et votre
sécurité... notre priorité.

Health Risks of Asbestos

Updated

January 2008

IT'S YOUR HEALTH



Health Risks of Asbestos

The Issue

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

Background

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

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

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

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

Sources of Asbestos

Occupational

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

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

Canada

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

Environmental

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

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

Buildings and Homes

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

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

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

The Health Risks of Asbestos

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

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

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

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

Minimizing Your Risk

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

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

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

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

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

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

Government of Canada's Role

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

Need More Info?

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

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

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

Health Risks of Asbestos

Updated

January 2008

IT'S YOUR HEALTH



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

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

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

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

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

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

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

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

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

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

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

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

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

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Canada

ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

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

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

ASBESTOS

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

VERMICULITE

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

MOULD

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

AIR QUALITY

[Indoor Air Quality](#) - Health Canada

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS