

# Your Inspection Report



9 Sandcliff Rd  
Toronto, ON M6N 2M4



**PREPARED FOR:**  
LESLIE BRLEC

**INSPECTION DATE:**  
Thursday, March 22, 2018

**PREPARED BY:**  
Hal Woolley



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report

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

416-964-9415  
[www.carsondunlop.com](http://www.carsondunlop.com)  
[inspection@carsondunlop.com](mailto:inspection@carsondunlop.com)



March 23, 2018

Dear Leslie Brlec,

RE: Report No. 61620  
9 Sandcliff Rd  
Toronto, ON  
M6N 2M4

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 anytime, for as long as you own your home. Our telephone and e-mail consulting services are available at no cost to you.

Thanks again for choosing Carson Dunlop.

Sincerely,

Hal Woolley  
on behalf of  
Carson, Dunlop & Associates Ltd.

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# OVERVIEW

9 Sandcliff Rd, Toronto, ON March 22, 2018

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## INTRODUCTION

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 are limited to the seller.

When you move into the home you may find some issues not identified in the report. That is to be expected for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly 1% of the value of the home annually for maintenance and repair.

---

## 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.

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

## A Word About Water

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

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

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

## ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

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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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## Description

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

## Observations and Recommendations

### General

- The roof shingles look relatively young and they are in good condition.

They are a premium grade and while warranties may range 30 years and up, a more realistic expectation is usually closer to 20-25 years.

Annual inspections are recommended (on any roof) to take care of any damage and/or regular maintenance items (flashings/caulking).



*Chimneys are in good condition*



*Shingles are in good condition*



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*Shingles are in good condition*



*Chimneys are in good condition*



*Shingles are in good condition*



*Shingles are in good condition*

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*Shingles are in good condition*

## 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:** • By walking on roof

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## Description

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

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

**Wall surfaces and trim:** • Brick

## Observations and Recommendations

### General

- The overall condition of the Exterior is good.

The wall surfaces are in good shape. Combined with the aluminum soffit/fascia/gutters/downspouts and vinyl windows, the exterior should be relatively low maintenance.

### ROOF DRAINAGE \ Downspouts

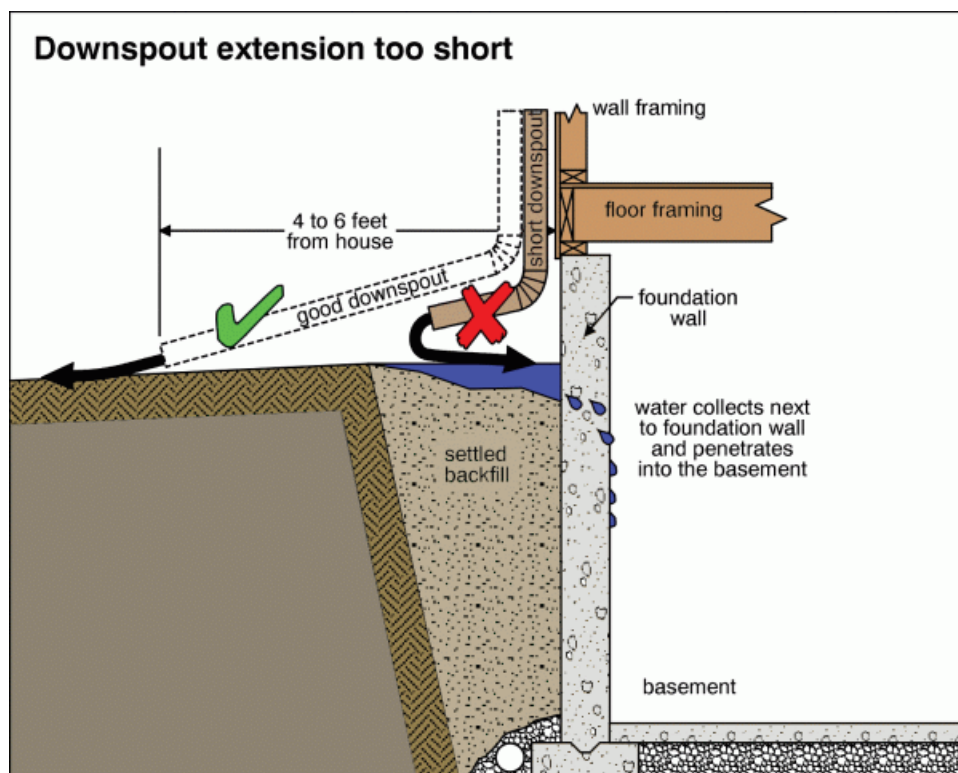
**Condition:** • Less-than-ideal downspout location

Downspouts that discharge on driveways or sidewalks may create ice problems in cold weather. Sometimes there isn't a practical option and care will have to be taken.

**Location:** Driveway

**Task:** Monitor / Improve

**Time:** If desired





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*Less-than-ideal downspout location*

**Condition:** • [Connections loose](#)

**Location:** Front

**Task:** Improve

**Time:** As soon as practical



*Connections loose*

## WALLS \ Brick, stone and concrete

**Condition:** • [Masonry deterioration](#)

Some brick doesn't handle water very well (it will absorb moisture and deteriorate).

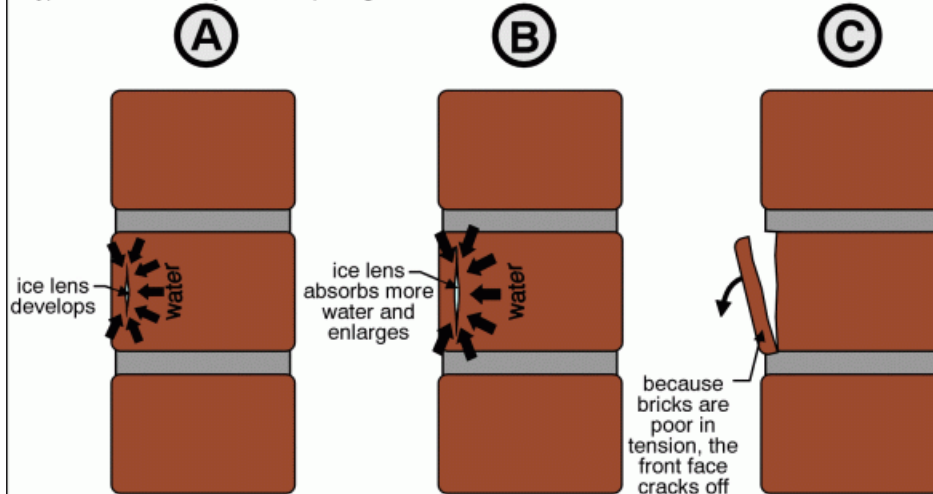
Parging can be applied as a sacrificial material and/or the grades should be sloped away to minimize future damage.

**Task:** Monitor / Improve

**Time:** As necessary

## Freezing water spalls bricks

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

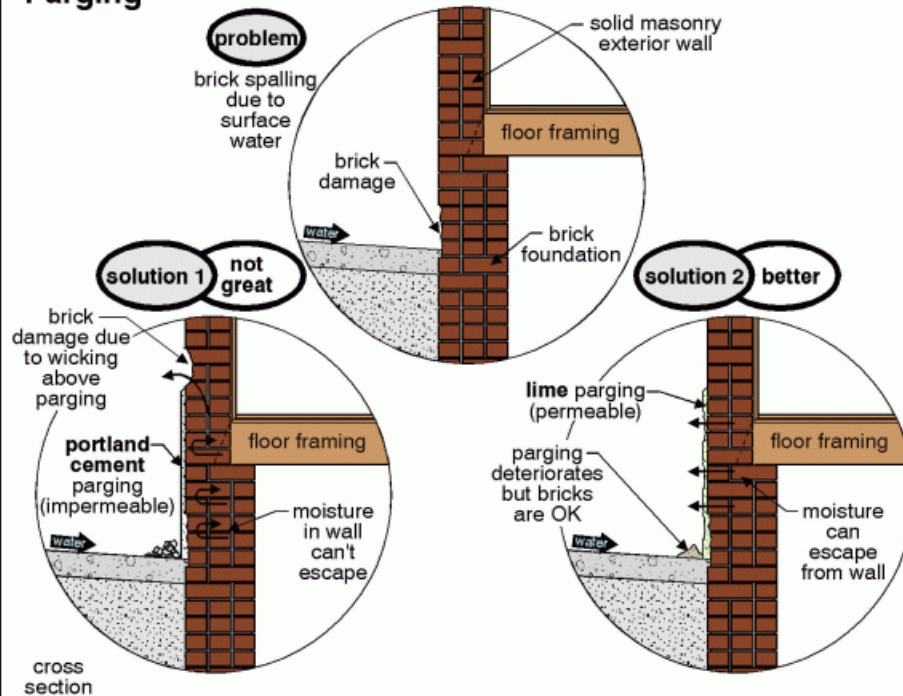


**note:**

cross section

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

## Parging





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Masonry deterioration



Brick at grade is more vulnerable

## LANDSCAPING \ General

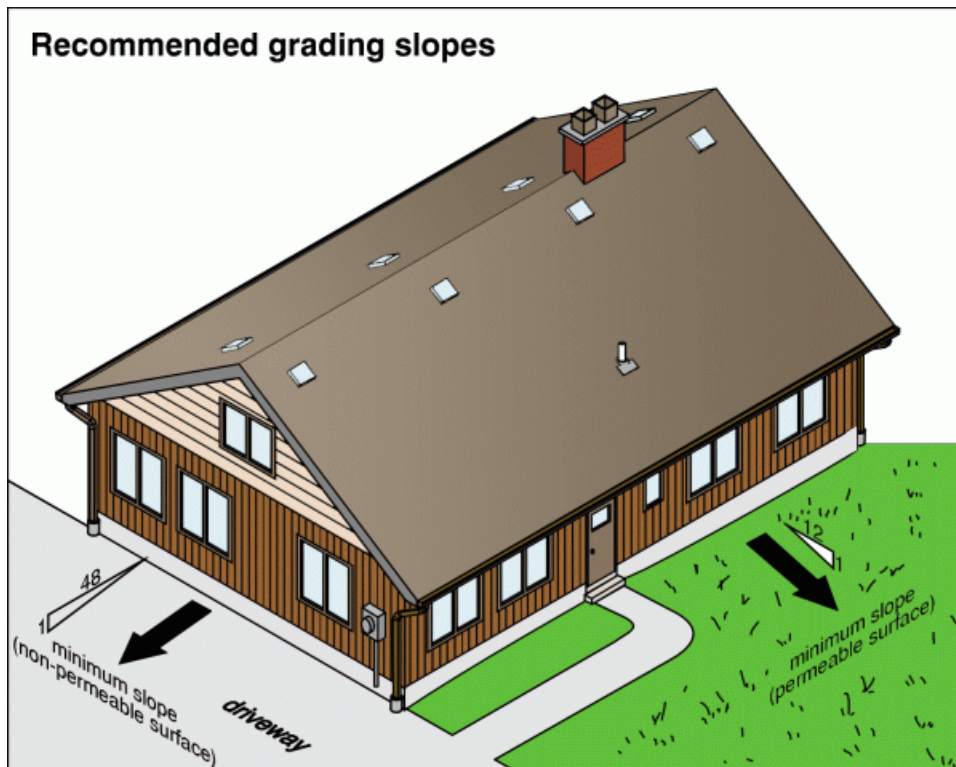
**Condition:** • Lot grading

The grading around portions of the house is relatively neutral.

**Implication(s):** When trying to minimize basement leakage, it is always best to be proactive and slope the grades away from the house.

**Task:** Monitor / Improve

**Time:** If necessary



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Maintain slope away from house



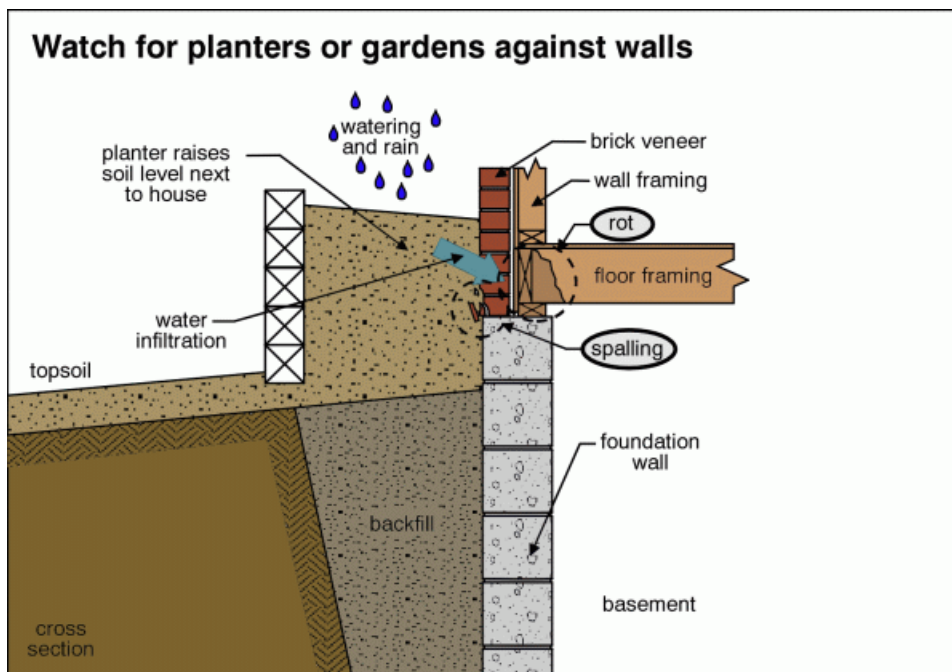
Maintain slope away from house

## Condition: • [Planters and gardens against walls](#)

Gardens and planters (and sprinklers) next to the house increase the risk of moisture problems in the basement, especially if they are watered regularly.

**Task:** Monitor / Improve

**Time:** If necessary





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*Watch gardens next to house*

## 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:** • Storage in garage • Poor access under steps, deck, porch

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Masonry](#)

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

## 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.

**Condition:** • No structure recommendations are offered as a result of this inspection.

### FLOORS \ Concrete slabs

**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.

## 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.

**Attic/roof space:** • Inspected from access hatch

## Description

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

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

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

**Type and number of outlets (receptacles):** • [Grounded and ungrounded - minimal](#)

## Observations and Recommendations

### General

- The panel and the panel wires look professionally organized and well put together.



*Panel and wiring are in good condition*

- 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 \ System grounding

**Condition:** • Bonding (for Gas Piping) - missing

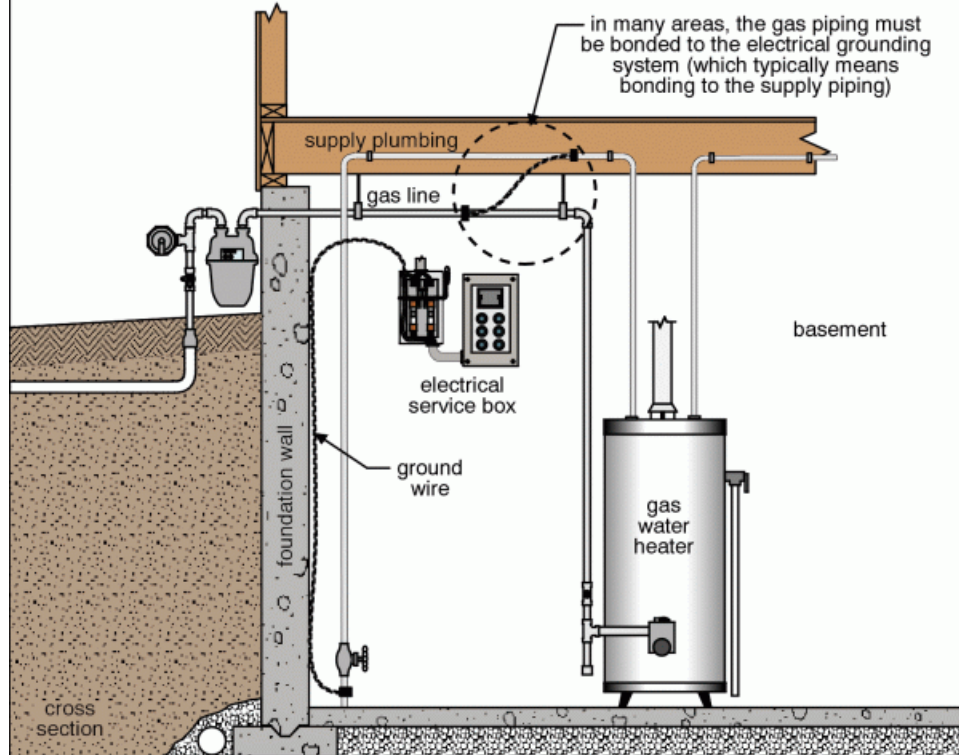
Two clamps and a piece of wire are normally installed above the water heater.

**Task:** Improve

**Time:** As required

**Cost:** Minor

### Grounding the gas piping



*Bonding (for Gas Piping) - missing*

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Ungrounded](#)

A number of ungrounded, three-pronged outlets were noted.

Often, in homes of this age, the original outlets were all two-pronged and the wiring was ungrounded. New or areas that have been renovated usually have grounded wiring.



When improving, if there is no ground wire in the outlet box (old wiring or it is cut too short), GFCI (ground fault circuit interrupters) are often a cost-effective option.

The other, more expensive, option is to run new wires to the affected outlets.

**Location:** Various

**Task:** Further evaluation / Repair

**Cost:** Depends on approach

## DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • [Missing](#)

Any missing cover plates should be replaced and, at the same time, any loose wiring should be improved.

**Location:** Garage

**Task:** Improve



*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.

**Sampling** - 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

## Description

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Approximate capacity:** • 45,000 BTU/hr

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [2 years](#)

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

**Main fuel shut off at:** • Meter

**Fireplace/stove:** • [Wood-burning fireplace](#)

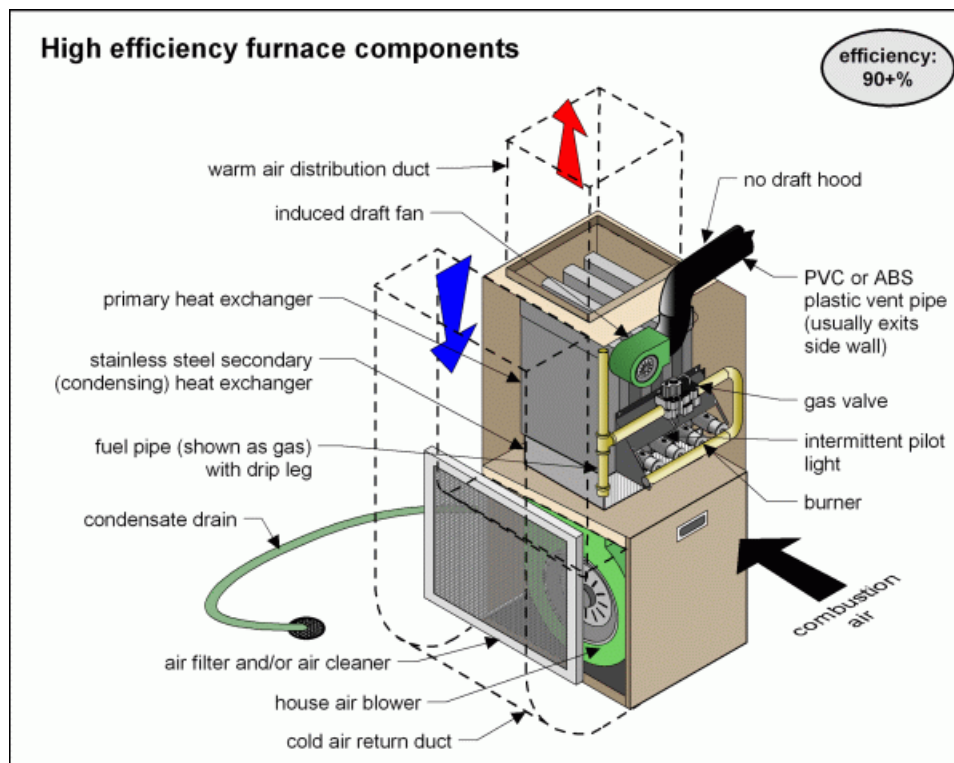
**Chimney/vent:** • [Masonry](#)

## Observations and Recommendations

### General

• The furnace is working properly and airflow was noted at all accessible 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.

**Task:** Inspect annually



# HEATING

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*Furnace cabinet is in good condition*

## GAS FURNACE \ Cabinet

**Condition:** • Water stains in cabinet (dry at inspection)

Usual cause is a leaky induced draft fan or a blocked condensate drain.

Watch for leaks when furnace is running for an extended period.



*Water stains in cabinet (dry at inspection)*

## GAS FURNACE \ Ducts, registers and grilles

**Condition:** • Ductwork - layout typical of older houses

Back-to-back registers in adjacent rooms, less-than-ideal register locations and close proximity of return air vents to

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supply air vents can make achieving an even air flow/distribution more of a challenge.  
Contact an HVAC specialist for further evaluation/improvement if needed



*Less-than-ideal register layout*

**Condition:** • [Leaky joints](#)

**Location:** Above Furnace

**Task:** Improve

**Cost:** Minor



*Leaky joints*

## **FIREPLACE \ General**

**Condition:** • The fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the unit is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association)



# HEATING

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*Inspect, sweep fireplace before using*

## Inspection Methods and Limitations

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

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

# COOLING & HEAT PUMP

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## Description

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

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

**Compressor approximate age:** • 12 years

**Typical life expectancy:** • 10 to 15 years

## Observations and Recommendations

### AIR CONDITIONING \ Life expectancy

**Condition:** • Aging

**Task:** Continue to operate and service until replacement is necessary

**Cost:** \$3,000 - and up

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

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

# INSULATION AND VENTILATION

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## Description

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

Attic/roof insulation amount/value: • [R-8](#)

Attic/roof air/vapor barrier: • Not determined

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

Wall insulation amount/value: • Not determined

Foundation wall insulation amount/value: • Not determined

## Observations and Recommendations

### ATTIC/ROOF \ Insulation

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

The insulation level is approximately R-8 while the standard for a new house is thicker at anywhere from R-40 to R-60. Upgrading makes the most sense if at the current level the house is not comfortable (and the longer you anticipate staying in the house).

Otherwise, the insulation is evenly distributed and the roof sheathing is in good condition.

Task: Upgrade

Time: Discretionary

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



*Insulation level less than current standards*



*Insulation is evenly distributed*

# INSULATION AND VENTILATION

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*Roof sheathing is in good condition*

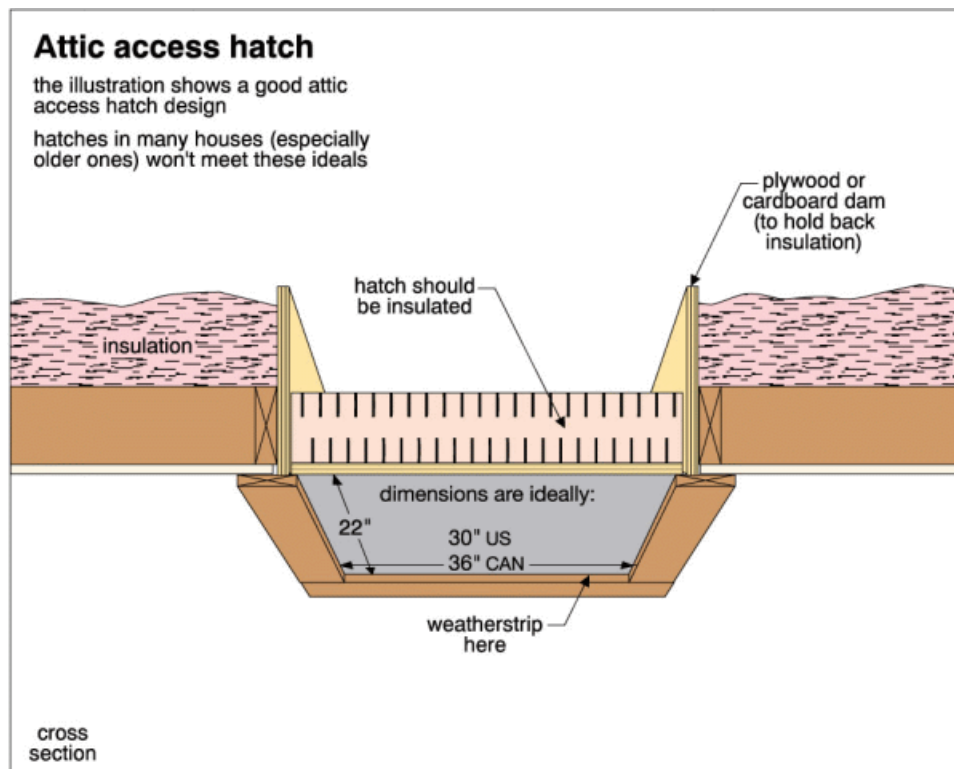
## ATTIC/ROOF \ Hatch/Door

**Condition:** • Not insulated

Insulating the hatch could save some heat loss.

**Task:** Improve

**Cost:** Minor





# INSULATION AND VENTILATION

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*Attic access hatch not insulated*

## WALLS \ Insulation

**Condition:** • [Exposed combustible insulation](#)

Styrofoam/rigid insulations may give off toxic fumes if ignited.

The usual recommendation is to cover it with something non-combustible (e.g. drywall) or remove it.

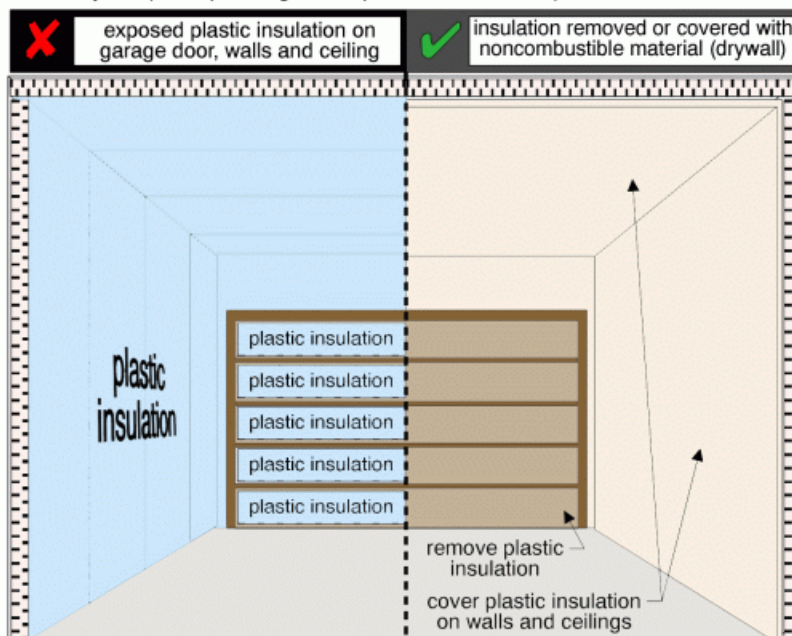
**Location:** Under Basement Stairs

**Task:** Improve

**Time:** As soon as practical

### **Exposed combustible insulation**

combustible insulation in basements, crawlspaces, garages or any other areas exposed to people, heating and/or electricity sources should be covered with drywall (wood paneling is acceptable in most areas)





*Exposed combustible insulation*

## 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

## Description

**Service piping into building:** • [Copper](#)

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

**Main water shut off valve at the:** • Basement

**Water heater type:** • [Conventional](#)

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

**Tank capacity:** • 151 liters

**Water heater approximate age:** • 11 years

**Typical life expectancy:** • 10 to 15 years

**Waste and vent piping in building:** • [Plastic](#) • [Copper](#) • [Cast Iron](#)

**Floor drain location:** • Center of basement

## Observations and Recommendations

### General

- The plumbing fixtures are in good overall condition and functioned normally at the time of inspection
- 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 \ Supply piping in building

**Condition:** • [Galvanized steel](#)

Steel piping rusts from the inside out and will eventually leak.

As the diameter gets smaller, water pressure can also get weaker.

**Location:** Basement

**Task:** Replace

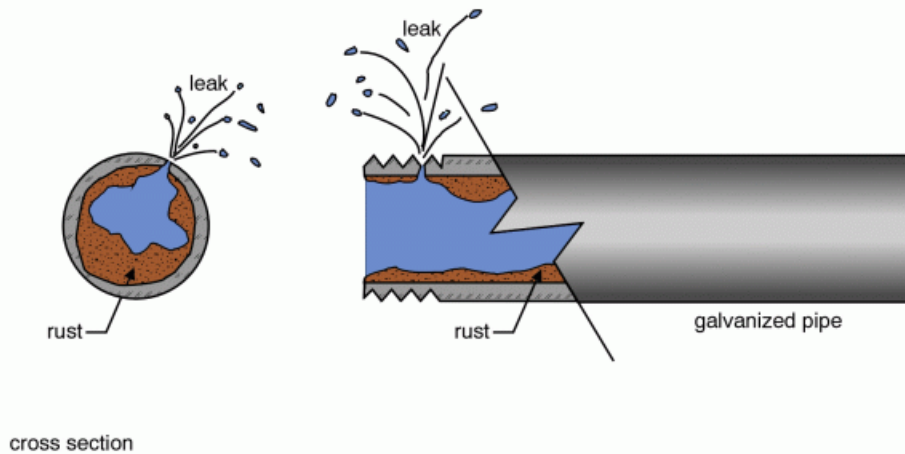
**Time:** Less than 1 year

**Cost:** Minor

## Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections

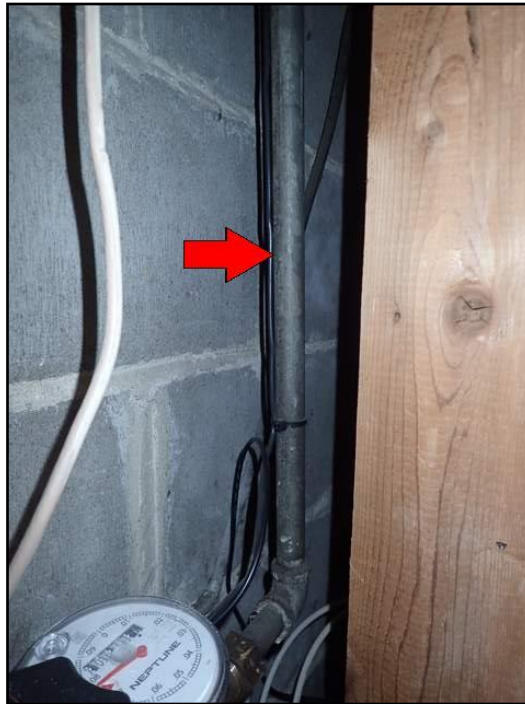


Galvanized steel by water meter



Galvanized steel by water meter





*Galvanized steel by water meter*

## **WASTE PLUMBING \ Drain piping - performance**

**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.

## **WASTE PLUMBING \ Floor drain**

**Condition:** • Dry floor drain

If the floor drain is not used on a regular basis, the water in the trap can become foul or sometimes the water will evaporate.

The easiest solution is to pour a bucket of water down the drain once in a while.

A trap primer is an effective method for keeping fresh water in the floor drain and preventing sewer gases from entering the house.

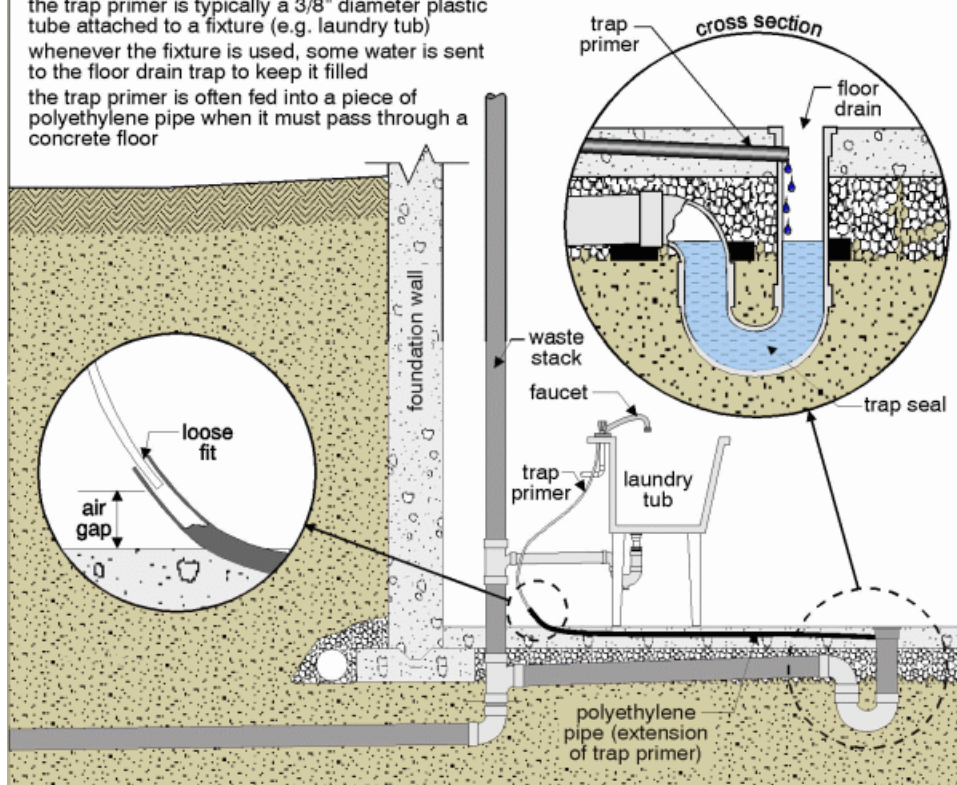
They are required in new construction and are often installed when floor drain work is done.

**Task:** Monitor / Improve

**Time:** As necessary

## Trap primer

the trap primer is typically a 3/8" diameter plastic tube attached to a fixture (e.g. laundry tub) whenever the fixture is used, some water is sent to the floor drain trap to keep it filled the trap primer is often fed into a piece of polyethylene pipe when it must pass through a concrete floor



*Keep water in basement trap*

## FIXTURES AND FAUCETS \ Faucet

**Condition:** • Leaky faucet

**Location:** Basement Kitchen

**Task:** Repair / Replace

**Time:** Less than 1 year

**Cost:** Minor



*Leaky faucet*

## **FIXTURES AND FAUCETS \ Shower stall enclosure**

**Condition:** • [Tile loose, broken or missing tile](#)

There is some slight movement and some of the tiles are slightly displaced.

Spot repairs could be done.

Otherwise, replacing/updating a tile shower should be \$2,500 and up.

**Location:** Basement Bathroom

**Task:** Repair / Replace

**Time:** Unknown

**Cost:** Not determined



*Loose, displaced tile in Basement shower*

## Inspection Methods and Limitations

**Items excluded from a building inspection:**

- 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.



## Description

**Windows:** • [Fixed](#) • [Sliders](#) • [Awning](#)

**Exterior doors - type/material:** • Hinged

## Observations and Recommendations

### General

• Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear. The overall condition of the interior is good. It appears to have been well maintained and generally, the house looks lightly lived in.

### WINDOWS \ General

**Condition:** • Windows of varying ages

At some point the older windows may be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are roughly \$30 to \$60/sq. ft. installed for moderate quality units.

**Task:** Upgrade

**Time:** If desired



*Window painted shut in Basement*

### EXHAUST FANS \ General

**Condition:** • [Missing](#)

Exhaust fans are advised in Bathrooms, especially when/where there is no operable window. Adding one to the main Bathroom would be a good upgrade, especially if renovating.

**Location:** Basement Bathroom

**Task:** Provide

**Time:** As required

### BASEMENT \ Leakage

**Condition:** • There was no evidence to suggest any kind of ongoing problem; there was no musty smell, peeling paint, water stained or damaged drywall, etc.

That said, even when there is no leakage, basement dampness can be common to houses of this age (especially in the spring and summer).

We are often reminding people that when these houses were built, the same attention to detailing the foundation (i.e. waterproofing to prevent leakage) wasn't usually done and the condition of any original drainage/weeping tile is not likely pristine.

See other comments in Exterior and Interior sections for best strategies to minimize the potential for future water problems in the basement.

A dehumidifier is also advised (especially for the summer).

**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

**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.

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

**Percent of foundation not visible:** • 100 %

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

INTERIOR

9 Sandcliff Rd, Toronto, ON    March 22, 2018

Report No. 61620

[www.carsondunlop.com](http://www.carsondunlop.com)

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

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/](http://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.

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