

Your Inspection Report



32 Edgewood Cres
Toronto, ON M4W 3A9



PREPARED FOR:
HELEN BRAITHWAITE

INSPECTION DATE:
Wednesday, June 16, 2021

PREPARED BY:
Gordon Mathieu, B.Sc Elec Eng, MBA



Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
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www.carsondunlop.com
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Excellence in home inspection



June 16, 2021

Dear Helen Braithwaite,

RE: Report No. 77815
32 Edgewood Cres
Toronto, ON
M4W 3A9

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

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

To the prospective buyer: We strongly recommend a Buyers Review of the home to help you understand the inspection report and protect your investment. The Review includes a phone conversation with the inspector giving you the opportunity to ask questions and discuss the information in the report, and ensures that you can take advantage of the special offers listed in the appendix, most of which are free. You also receive free technical support for as long as you own your home. The Buyers review fee is \$149.

Thanks again for choosing Carson Dunlop.

Sincerely,

Gordon Mathieu, B.Sc Elec Eng, MBA
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

32 Edgewood Cres, Toronto, ON June 16, 2021

Report No. 77815

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

FOR THE BUYER

There are two elements to a home inspection - the inspection itself and the report. This report is helpful, but the inspection is equally important. You need both elements to make an informed decision. Call us at 416-964-9415 to book a Buyers Review with the inspector over the phone, or engage your own inspector. Our fee is \$149. Without a Buyers 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 few 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 \ Wood shingles and shakes

Condition: • At or near end of life

Location: Small right side porch roof

Task: Replace

Time: Less than 1 year

Cost: Minor

Heating

FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Although the furnace is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace the furnace at any time.

Implication(s): Equipment failure | No heat for building

Location: Furnace room

Task: Replace

Time: When necessary

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

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner past typical life expectancy

Be prepared to replace at any time.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Soon

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Cost: \$3,000 - \$6,000

Plumbing

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Implication(s): No hot water

Task: Replace

Time: When necessary

Cost: \$1,000 - \$3,000 (Depends on several variables)

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

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

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

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

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

END OF OVERVIEW

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)

At the rear.



Asphalt shingles

- [Wood shingles](#)



Asphalt shingles



Left side



Front

Observations and Recommendations

SLOPED ROOFING \ General notes

Condition: • Complex roof layout creates numerous vulnerable areas

Task: Monitor

Time: Ongoing

SLOPED ROOFING \ Wood shingles and shakes

Condition: • At or near end of life

Location: Small right side porch roof

Task: Replace

Time: Less than 1 year

Cost: Minor



At or near end of life

Condition: • [Moss, mildew, etc.](#)

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

Location: Various

Task: Clean

Time: Ongoing

SLOPED ROOF FLASHINGS \ Skylights

Condition: • Skylight(s) - vulnerable area for leaks

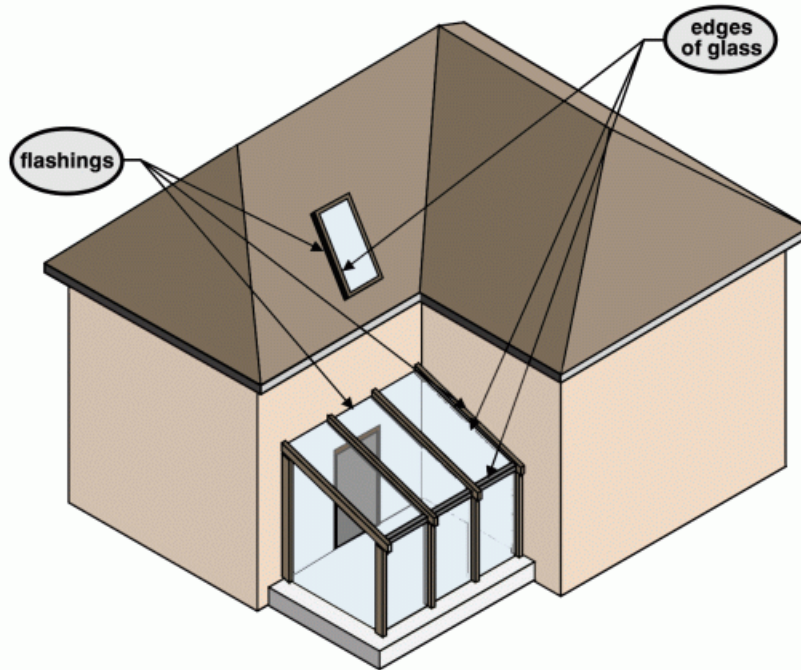
Location: Various at the rear

Task: Correct if needed

Time: Ongoing

Skylight and solarium leaks

skylights and solariums are very prone to leakage
leakage typically occurs through the flashings or at
the edges of the glass



Skylight(s) - vulnerable area -

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Inspection Methods and Limitations

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

Inspection performed: • Camera on extension pole • With binoculars

Inspection performed: • From windows.

Description

General: • Several components have been updated.

Wall surfaces and trim:

- [Brick](#)
- [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

At the rear

- Wood shingles

Observations and Recommendations

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

Condition: • Paint - deteriorated / missing

Location: Various

Task: Provide

Time: As required



Condition: • Minor damage.

Task: Repair

Time: As required

Cost: Minor

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WALLS \ Flashings and caulking

Condition: • The gap at the wall should be well sealed.

Location: Right Side

Task: Provide

Time: As required

Cost: Minor



WALLS \ Wood siding

Condition: • Worn/weathered siding

Location: Left Side

Task: Monitor

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Missing shingle noted.

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

Condition: • This type of siding system is susceptible to damage if there are cracks or gaps that allow water penetration into the wall assembly.

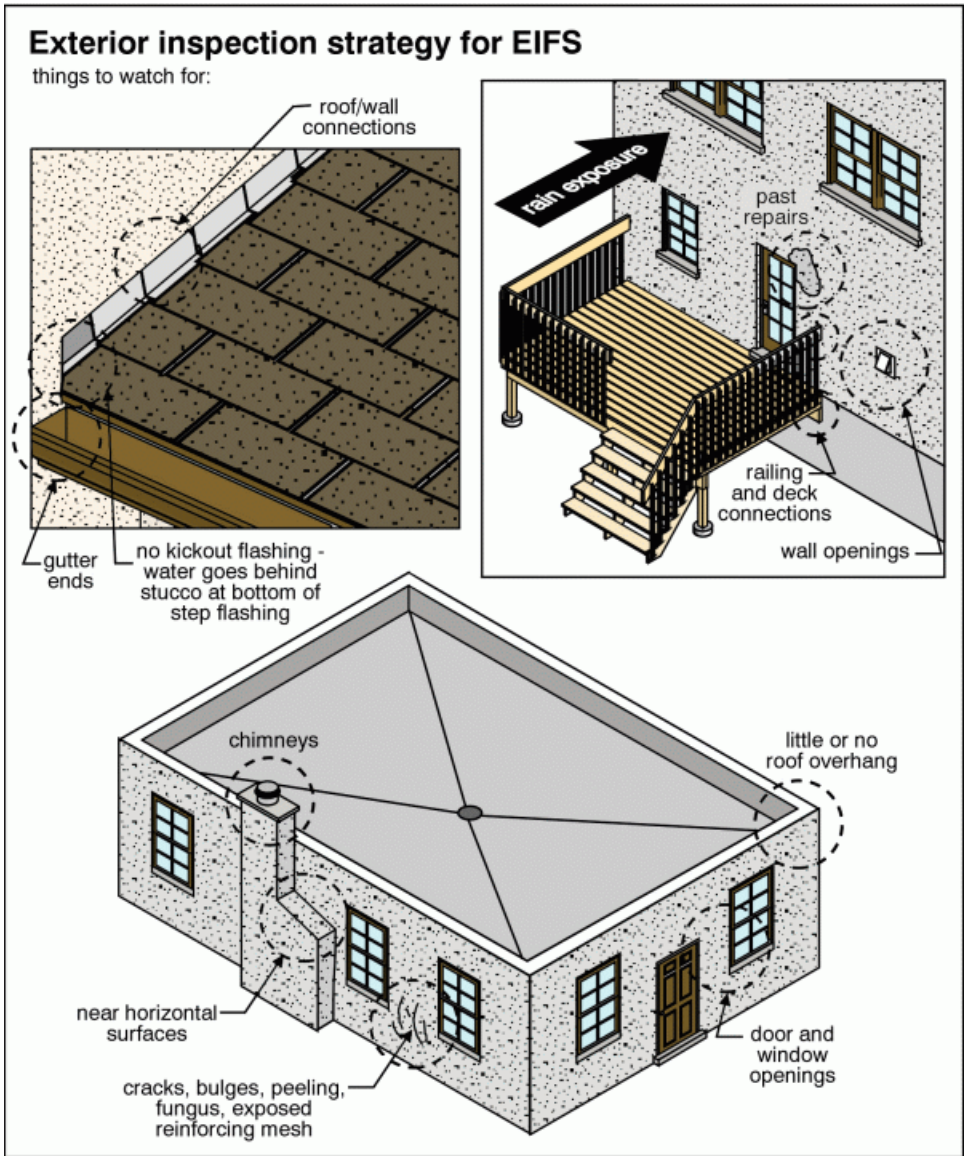
Implication(s): Significant concealed structure damage including rot as well as siding damage

Task: Provide annual inspections and repairs as needed. Focus on intersections, penetrations, joints and horizontal surfaces. Watch for anywhere moisture may collect or enter the wall assembly.

Time: Annually

Cost: Inspections and minor repairs are low cost. Repairs to structural damage are expensive.

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WALLS \ Masonry (brick, stone) and concrete

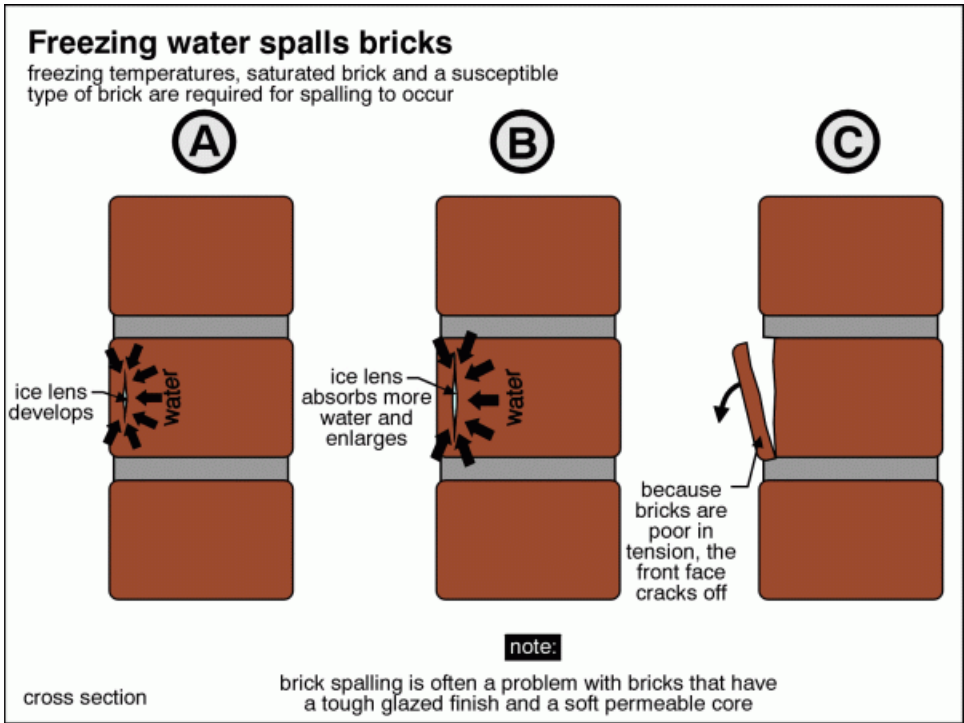
Condition: • [Spalling](#)

This is typical of most older homes.

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

Location: Various

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Spalling

WINDOWS \ General notes

- Condition:** • Paint and caulking - deteriorated / missing
- Implication(s):** Increased heating and cooling costs | Reduced comfort
- Location:** Various
- Task:** Provide
- Time:** Regular maintenance

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

Condition: • [Steps or landings settling or heaving](#)

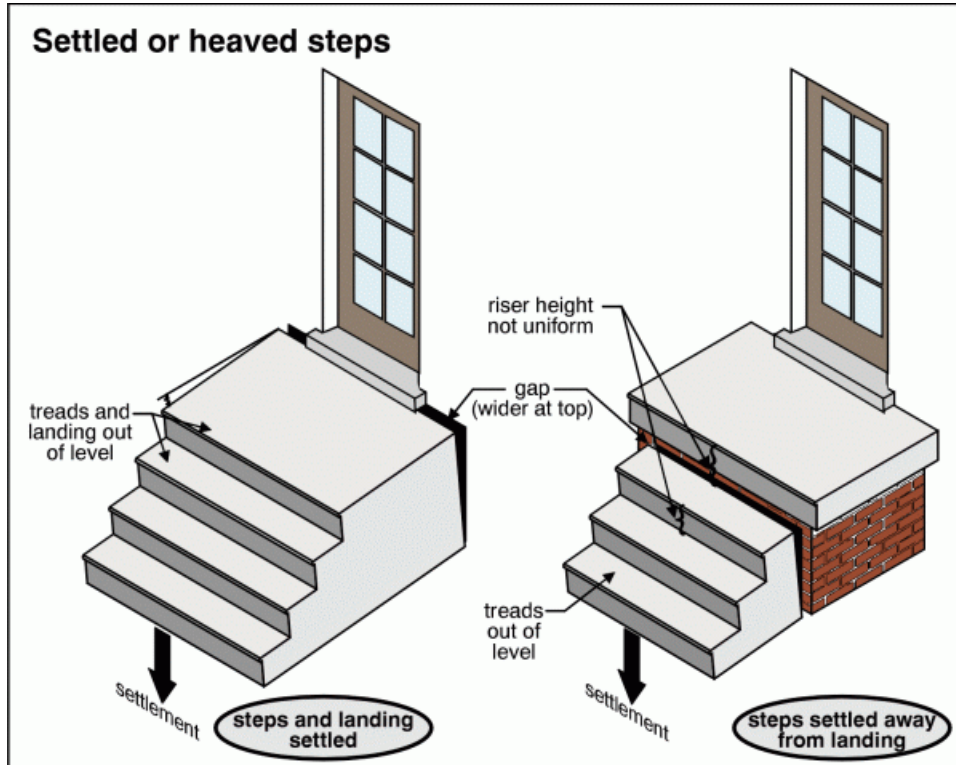
Implication(s): Weakened structure | Trip or fall hazard

Location: Front of property

Task: Improve

Time: As required

Cost: Not determined



Steps settling

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

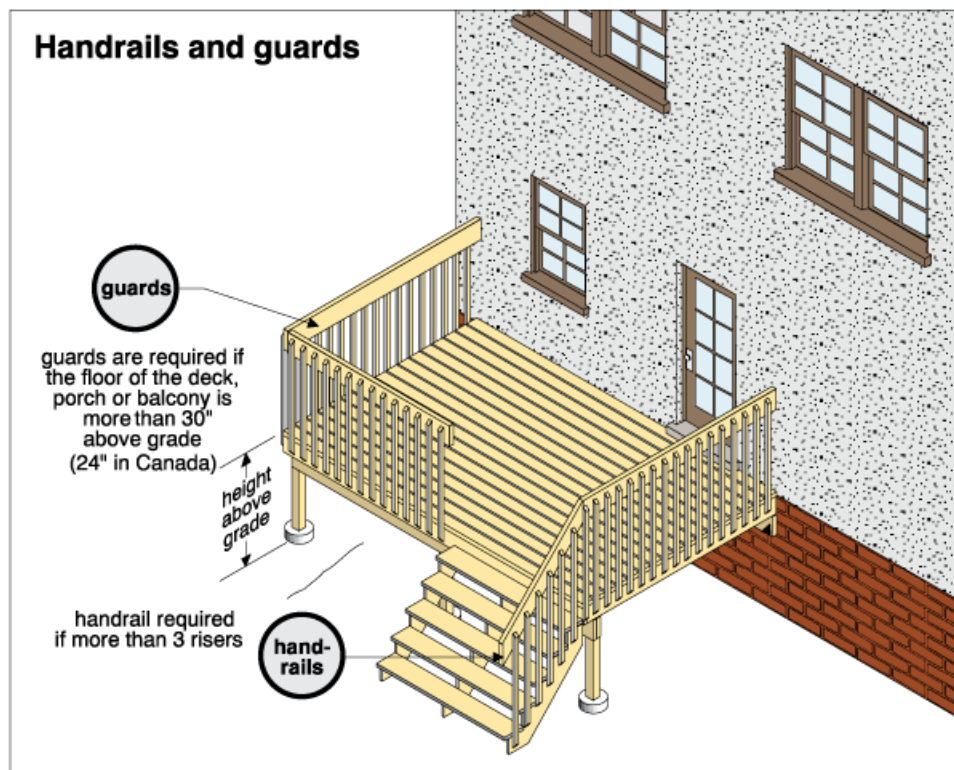
Condition: • Missing railings

Location: Various

Task: Provide

Time: Immediate

Cost: Minor



LANDSCAPING \ General notes

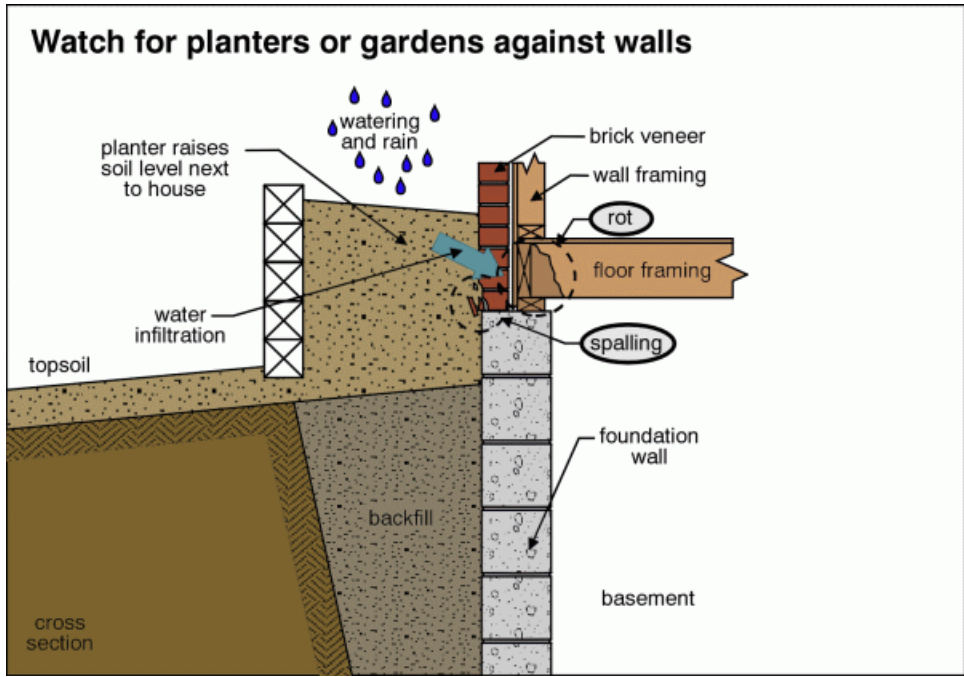
Condition: • Raised gardens against the house

Implication(s): Raised gardens against the home increase the risk of moisture problems in the basement, especially if they are watered regularly.

Task: Monitor and re-arrange if necessary.

Time: Ongoing

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Inspection Methods and Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Description

General: • The structure has performed well, with no evidence of significant movement.

Configuration: • [Basement](#)

Foundation material:

• [Brick](#)

Not visible from inside the basement.

Floor construction: • [Joists](#) • [Concrete](#)

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

Roof and ceiling framing:

• [Rafters/roof joists](#)

Not visible in most areas.



Rafters/roof joists



Rafters/roof joists

Observations and Recommendations

RECOMMENDATIONS \ General

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.

FOUNDATIONS \ General notes

Condition: • [Basement lowered](#)

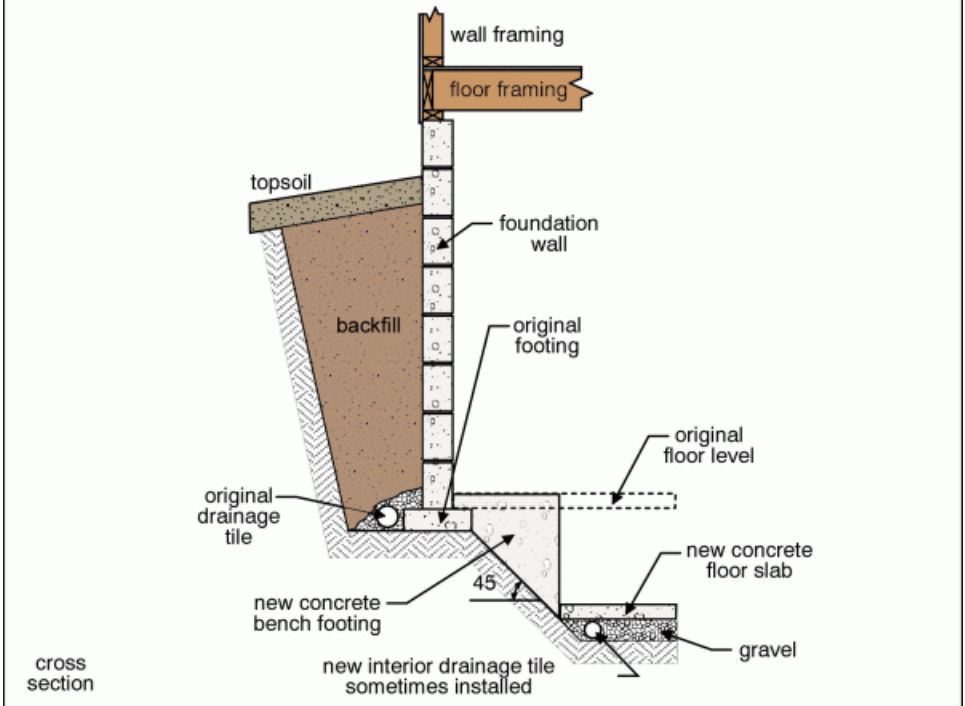
Evaluation of this work is beyond the scope of a Home Inspection.

Implication(s): Chance of structural movement

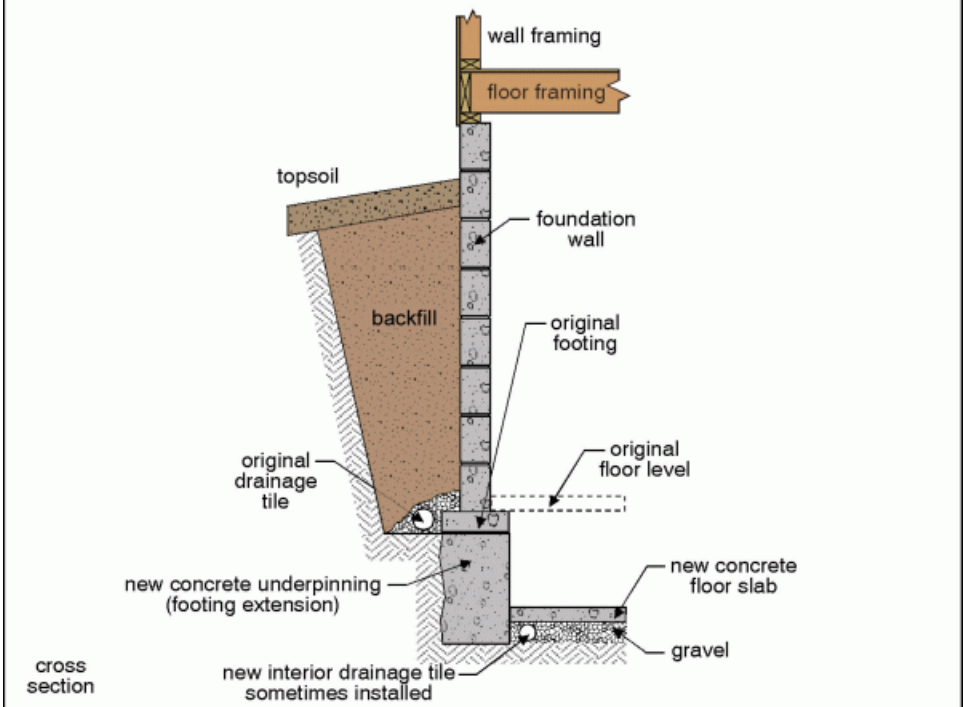
Task: Further evaluation

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Lowering basement floors - bench footing



Lowering basement floors - underpinning



STRUCTURE

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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

Attic/roof space:

- Inspected from access hatch
- Limited view due to fixed shelving and the opening being too small.
- No access
- Most of the roof space/structure is not visible
- Cathedral roof - no access

Knee wall areas: • No access

Description

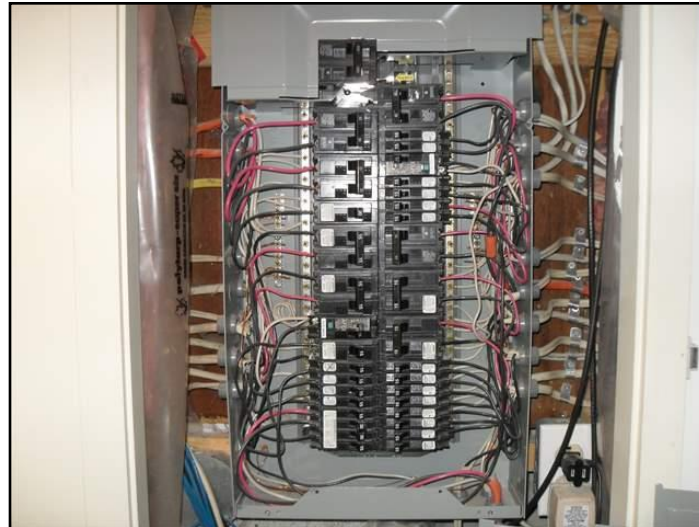
General: • The electrical system has been substantially updated.

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

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

Distribution panel type and location:

• [Breakers - basement](#)



Breakers - basement

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

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

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • [No jumper for meters and valves](#)

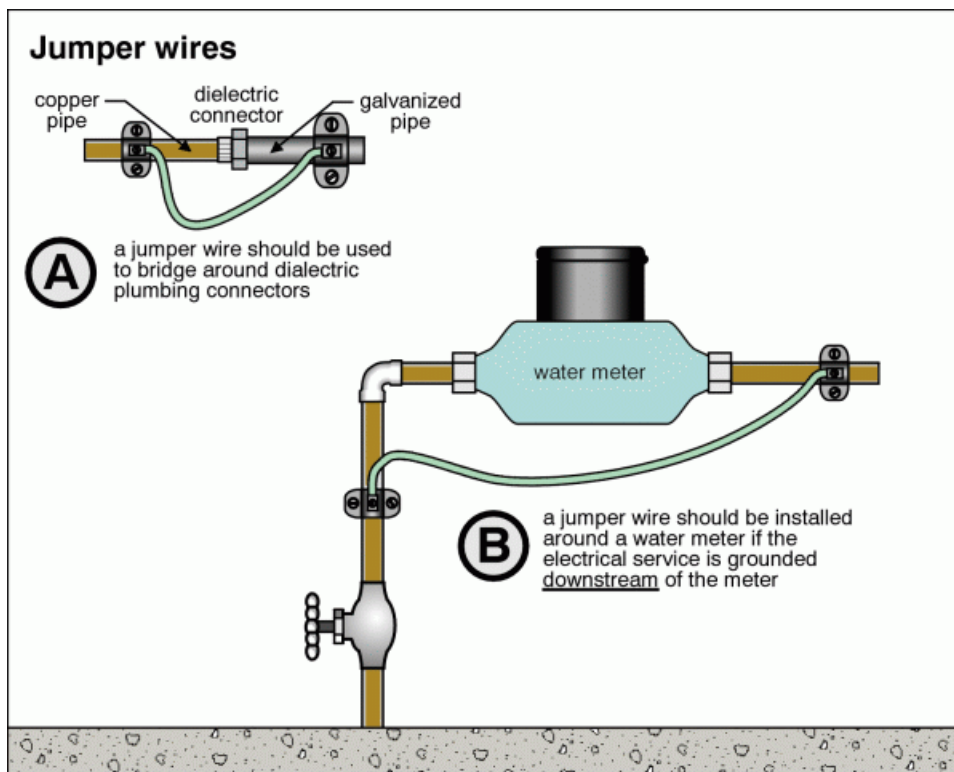
Implication(s): Electric shock

Task: Provide

Time: As required

Cost: Minor

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DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • [No knob-and-tube wiring was noted although there may be some present based on the age of the home.](#)

Click on the line above to see the Ontario Electrical Safety Authority's position on this wiring system.

Implication(s): Possible fire or electrical shock hazard and difficulties obtaining homeowners insurance.

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Task: Provide

Time: As required

Cost: Minor

DISTRIBUTION SYSTEM \ Lights

Condition: • Exposed to mechanical damage (No cage or protective lens).

Implication(s): Glass breaking or physical injury.

Task: Protect

Time: As soon as practical

Cost: Minor

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Inspection Methods and Limitations

Inspection limited/prevented by: • Concealed electrical components are not inspected.

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

System ground: • Quality of ground not determined

Description

System type:

- [Furnace](#)



Furnace

Fuel/energy source: • [Gas](#)

Approximate capacity: • 115,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age: • [15 years](#)

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

Main fuel shut off at: • Meter

Auxiliary heat:

- Radiant floor heating (electric)
For example, in the 2nd floor bathroom.

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • 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.

Location: Throughout

Task: Monitor / improve

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FURNACE \ General notes

Condition: • No gas pressure-test tag was found.

Task: Provide

Time: As required

Cost: Minor

FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Although the furnace is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace the furnace at any time.

Implication(s): Equipment failure | No heat for building

Location: Furnace room

Task: Replace

Time: When necessary

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

FURNACE \ Ducts, registers and grilles

Condition: • [Excessively long runs, excessive elbows](#)

Implication(s): Increased heating costs | Reduced comfort

Task: Further evaluation / Improve

Time: As required

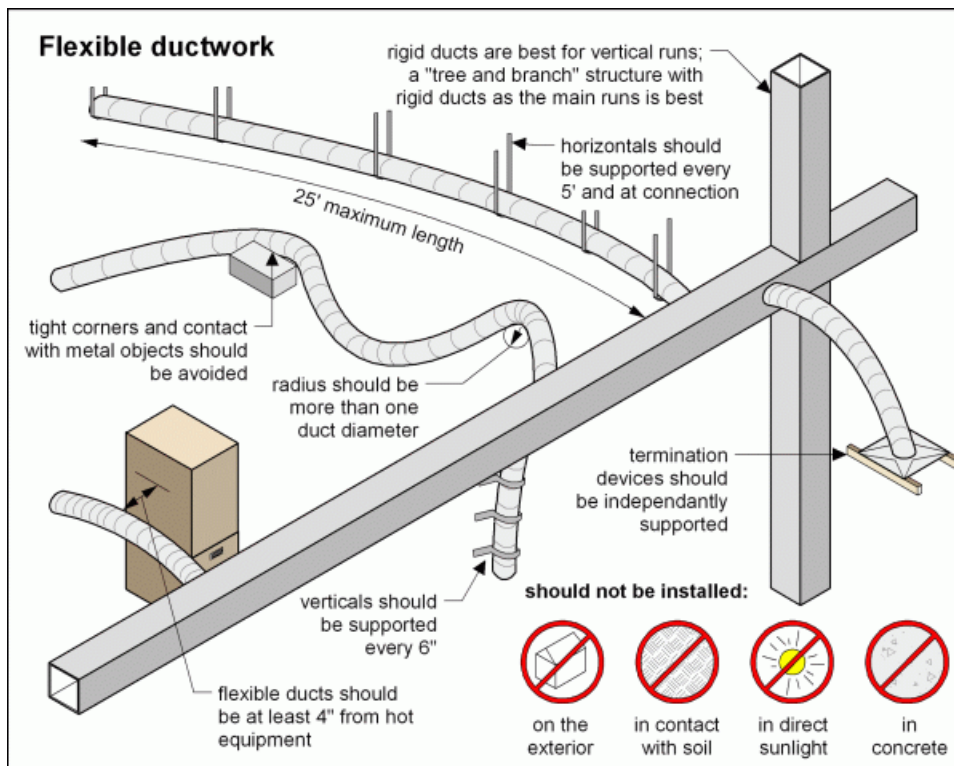
Condition: • [Weak airflow](#)

Implication(s): Increased heating costs | Reduced comfort

Task: Further evaluation / Improve

Time: As required

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FURNACE \ Venting system

Condition: • [ABS plastic venting systems are no longer used for high efficiency gas furnaces \(as of July 1, 2007\).](#) The venting will have to be replaced when replacing the furnace, or earlier if problems are noted. Cracks in the venting system and loose connections have developed in some cases. The heating system should be checked annually by a specialist. We recommend an annual maintenance program for all heating and cooling systems.

Location: Furnace room

Task: Correct

Time: When Replacing furnace

Cost: \$ 500 - \$ 1000



ABS Piping

FIREPLACE \ Gas fireplace or gas logs

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

Task: Provide

Time: Before using

Inspection Methods and Limitations

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

Description

Air conditioning type:

- [Air cooled](#)



Air cooled

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 16 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ General notes

Condition: • In homes where air conditioning is not present or not effective in some areas, supplemental cooling can be provided with a ductless air conditioning system. Portable window air conditioners are available, but there are also more sophisticated split systems, with an outdoor unit and an indoor (or through-the-wall) unit. These systems can help improve the comfort of a home. In most cases, you won't know whether such a unit is necessary until you have lived in the home for some time.

Task: Further evaluation / Improve

Time: As required

Cost: Not determined

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner past typical life expectancy
Be prepared to replace at any time.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Soon

Cost: \$3,000 - \$6,000

Description

Attic/roof insulation material:

- Fiberglass



Fiberglass

Attic/roof insulation amount/value: • [R-32](#)

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

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: If desired

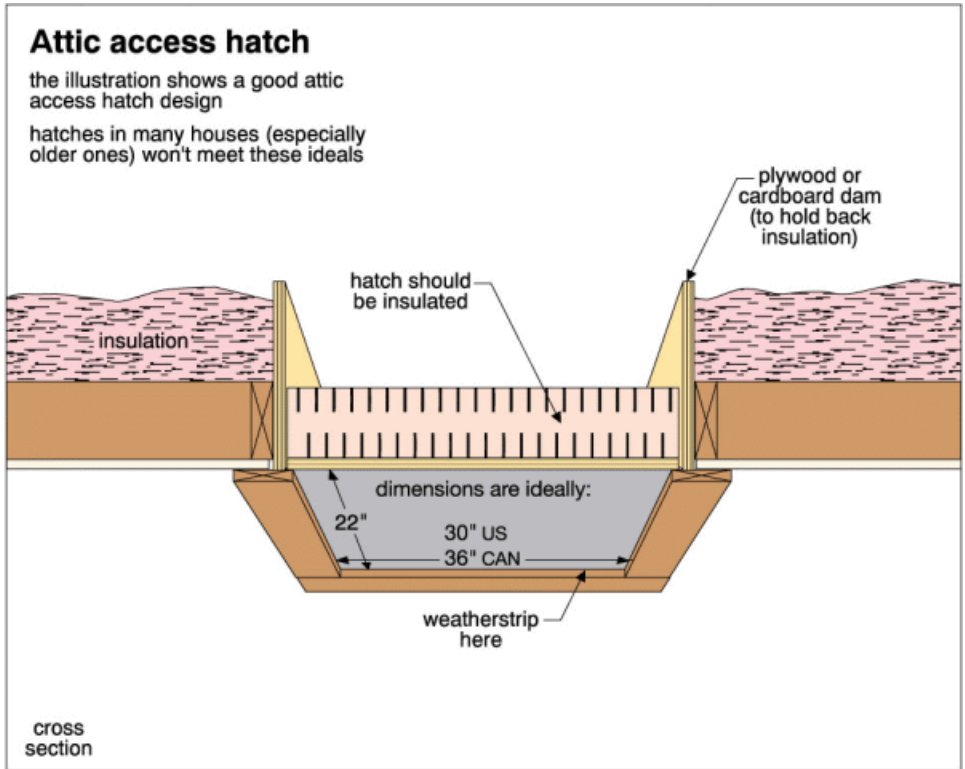
Cost: \$1,500 - and up

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

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- Condition:** • The hatch opening is too small
- Task:** Improve
- Time:** As soon as possible
- Cost:** Minor

Inspection Methods and Limitations

- Inspection limited/prevented by lack of access to:** • Roof space
- Inspection limited/prevented by lack of access to:** • Wall space - access not gained.
- Attic inspection performed:**
 - From access hatchLimited view due to fixed shelving and the opening being too small.
- Roof ventilation system performance:** • Not evaluated

Description

General: • Several fixtures have been updated. • The kitchen and bathrooms have been updated.

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

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Supply piping in building: • Not visible in most areas.

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

Water heater type:

- Tank



Tank

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

Water heater tank capacity: • 65 US gal

Water heater approximate age: • 14 years

Water heater typical life expectancy: • 10 to 15 years

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

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

Pumps:

- [Sump pump](#)

...with backup system.

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Sump pump



The pit is active.



Floor drain location: • Near heating system • Near laundry area

Backwater valve: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

WATER HEATER \ General notes

Condition: • No gas pressure-test tag was found.

Task: Provide

Time: As required

Cost: Minor

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Implication(s): No hot water

Task: Replace

Time: When necessary

Cost: \$1,000 - \$3,000 (Depends on several variables)

WASTE PLUMBING \ Drain piping - installation

Condition: • Clean-outs missing or inaccessible

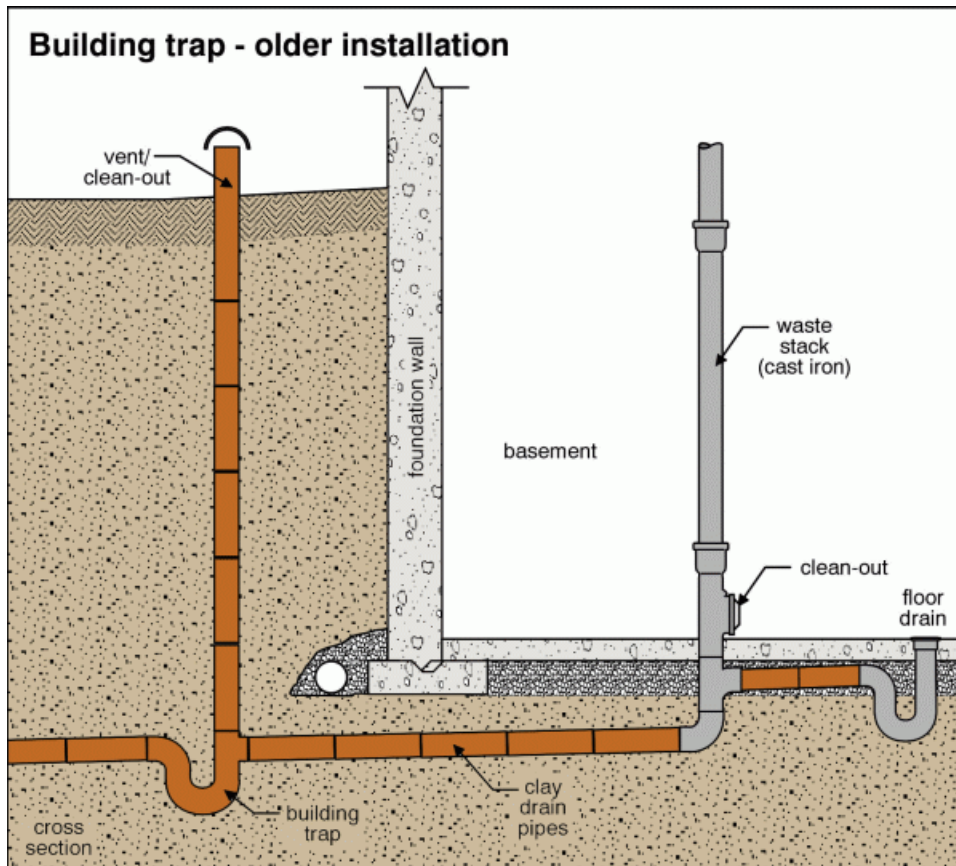
May be concealed.

Implication(s): Increased maintenance costs | Difficult to service

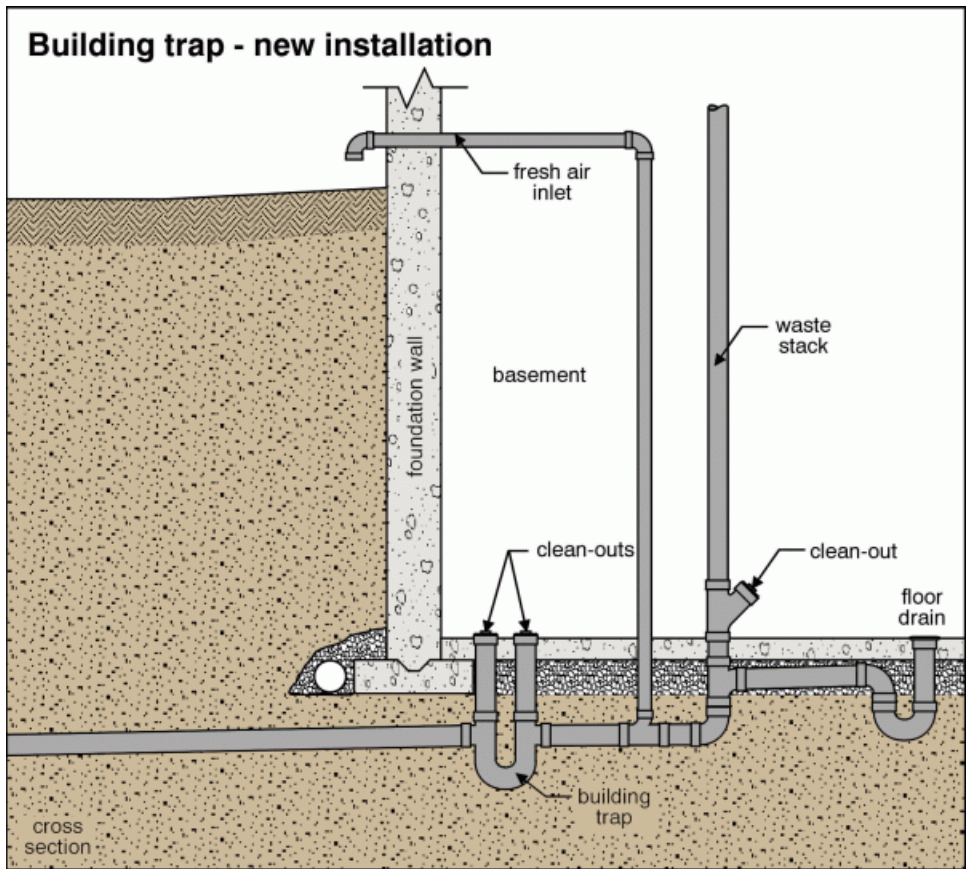
Task: Locate, or provide if missing

Time: Discretionary.

Cost: Minor if a clean out is in place (typical). Up to \$1000 if there is none.



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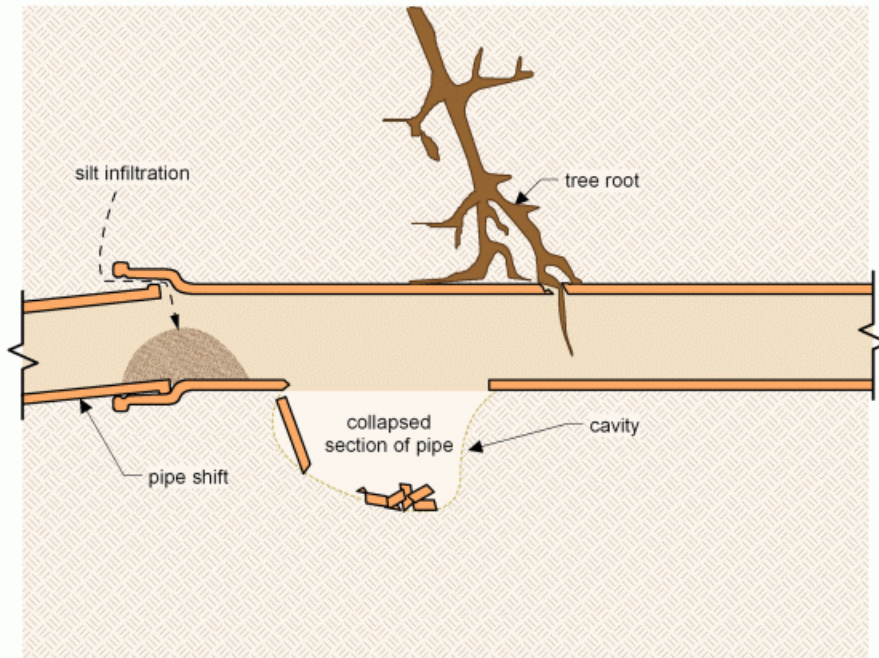
WASTE PLUMBING \ Drain piping - performance

Condition: • The main sewer line to the street cannot be inspected during a home inspection. A video scan dramatically reduces the risk of expensive and unhealthy sewer backups. Bosco provides this \$350 service free of charge to Carson Dunlop clients.

Task: Provide after possession of the home.

Cost: Free from our plumbing business partner - see appendix for deals

Old clay pipe sewer issues - shift, collapse, roots, silt



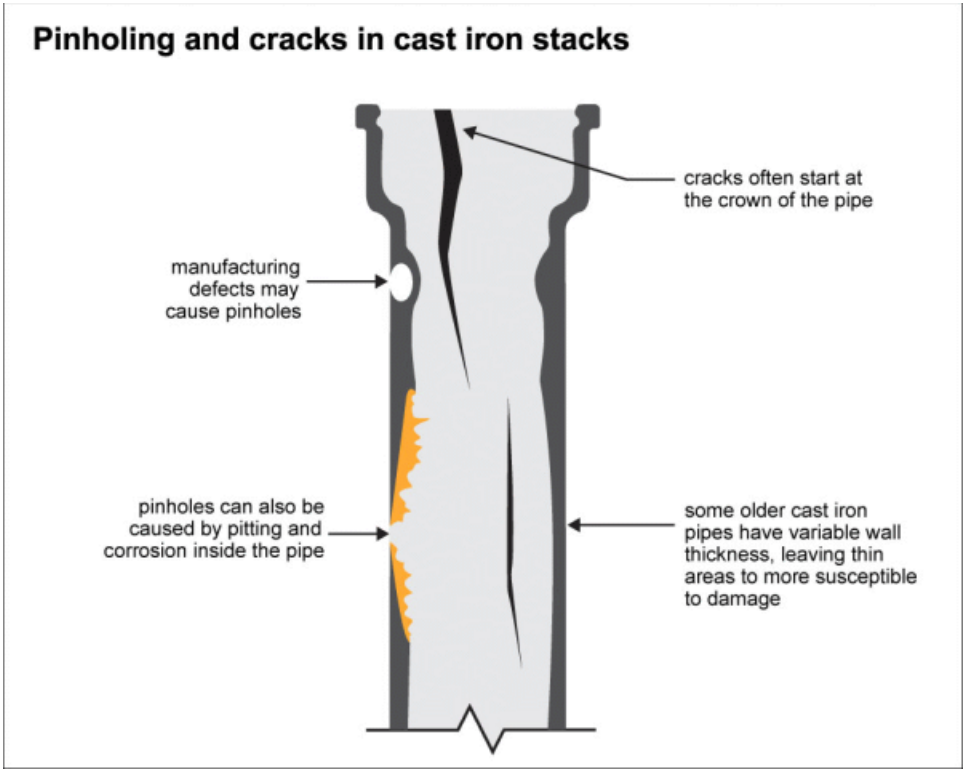
Condition: • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

Task: Further evaluation

Time: As required

Cost: Not determined

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WASTE PLUMBING \ Traps - installation

Condition: • Not visible

It may be below between the joists.

Implication(s): Difficult access

Location: Kitchen

Task: Improve

Time: If necessary

Cost: Minor



Not visible

WASTE PLUMBING \ Sump pump

Condition: • [Discharge pipe problems](#)

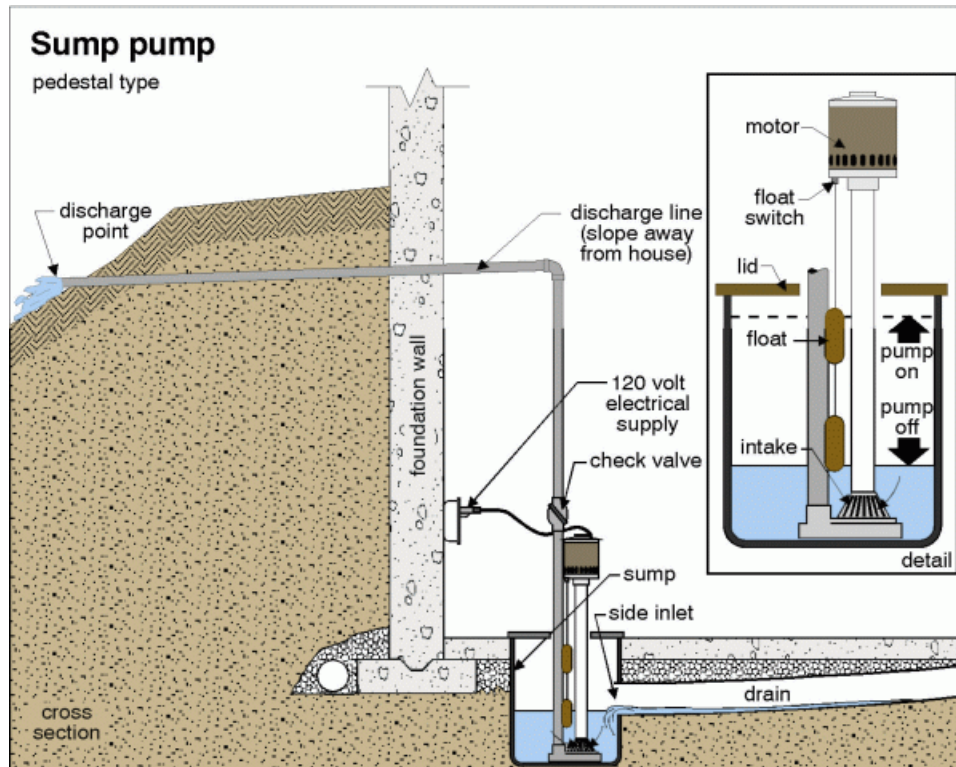
The discharge point was not found. It may discharge into the sewer.

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

Task: Further evaluation / Improve

Time: As required

Cost: Minor



WASTE PLUMBING \ Backwater valve

Condition: • None noted

Adding a backwater valve to the main drain line is an improvement you may consider to help protect your home against sewer backups. Some municipalities provide rebates or financial assistance for installing these devices. Some insurance companies offer premium discounts or other benefits for homeowners with backwater valves. The cost is typically \$2,000 to \$4,000, with \$2,500 being a common number. Once installed, they should be inspected twice annually.

Implication(s): Sewage entering the building

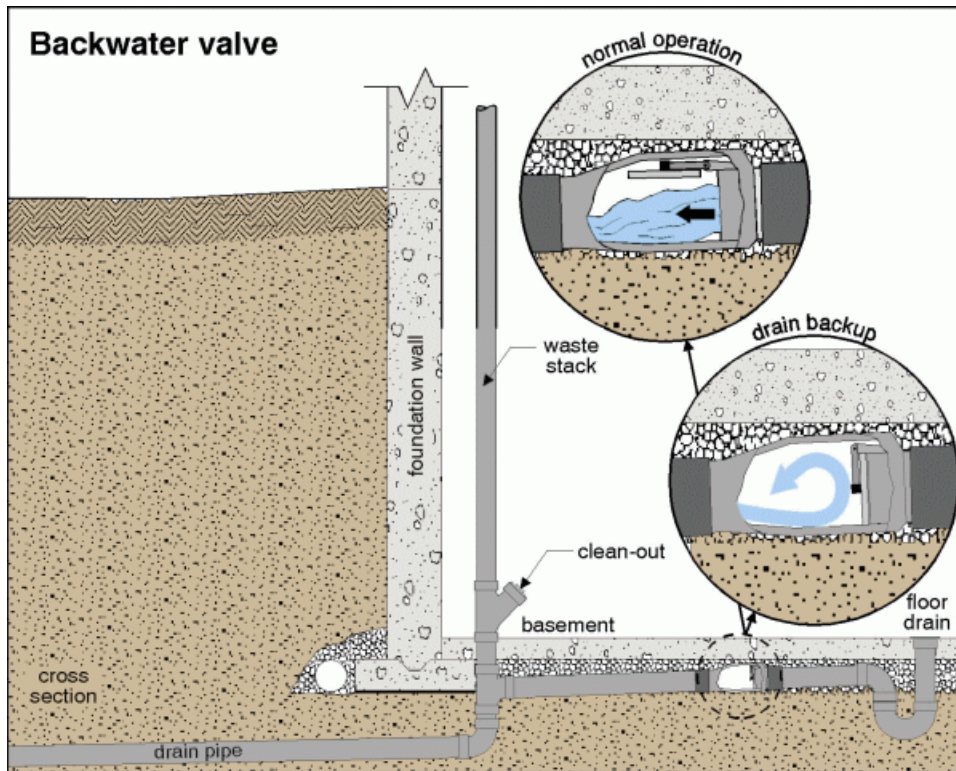
Location: Basement

Task: Provide

Time: Discretionary

Cost: \$2,000 - \$4,000

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FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

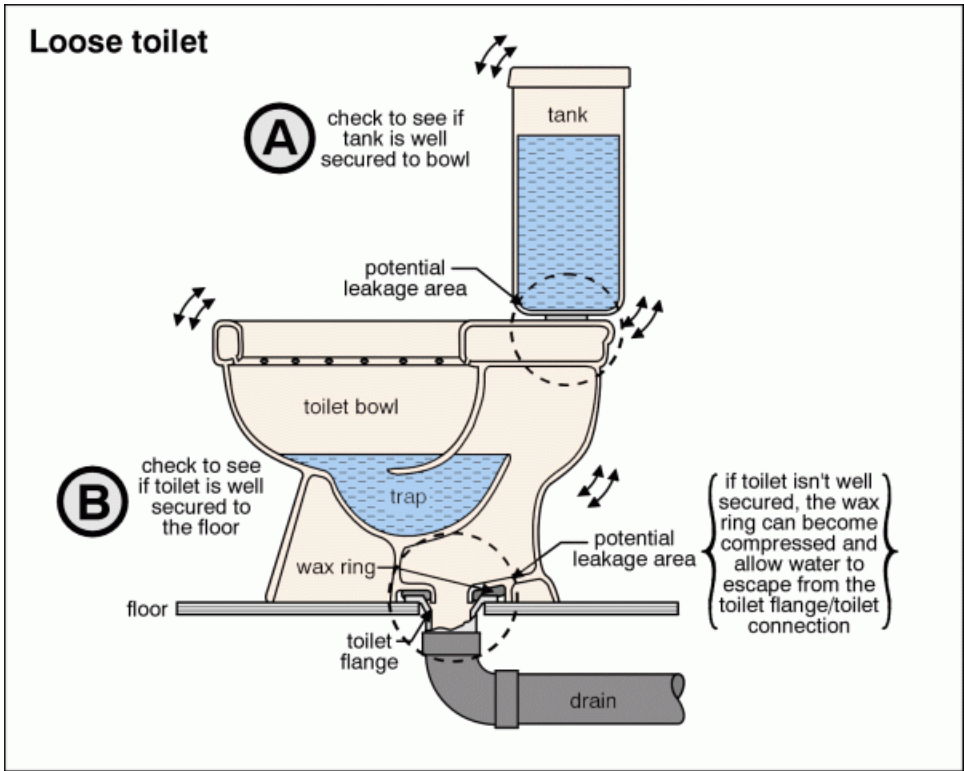
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: For example, Third Floor Bathroom

Task: Improve

Time: Regular maintenance

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspection Methods and Limitations

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

Description

General: • Interior finishes are in good repair overall. • Interior finishes are high quality for the most part. • The newer windows help improve comfort and energy efficiency.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

STAIRS \ Handrails and guards

Condition: • Incomplete or not continuous railing

Location: Various

Task: Improve

Time: As required

Cost: Minor

BASEMENT \ Leakage

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

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

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

BASEMENT \ Wet basement - evidence

Condition: • [Efflorescence](#)

This is typical of most old basements.

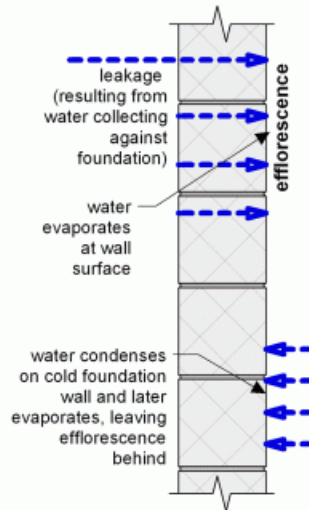
Implication(s): Chance of water damage to structure, finishes and contents

Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



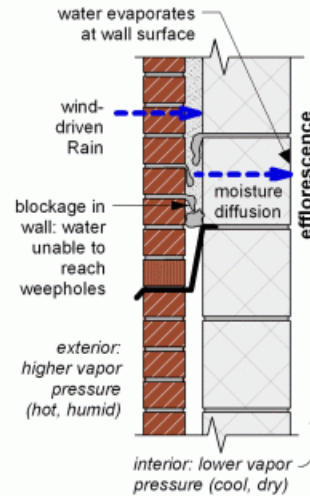
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings

Percent of foundation not visible: • 99 %

Description

OUR ADVICE FOR LOOKING AFTER YOUR HOME: • Home maintenance is an important responsibility. It protects your investment, extends life expectancy and helps avoid significant expenses. This document is an integral part of the report, and will help you avoid many common problems and reduce costs.

Priority Maintenance and Home Set-Up: • The Home Set-Up and Maintenance chapter in the Home Reference Book provides important information regarding things that are done once when moving in, as well as regular maintenance activities.

Please be sure to follow these maintenance guidelines. The Home Reference Book is included under the REFERENCE tab in this report.

Basement/Crawlspace Leakage: • Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions. Good maintenance of exterior grading, gutters and downspouts is critically important.

For more details, please refer to Section 10 of the Interior chapter of the Home Reference Book, which is in the REFERENCE tab in this report.

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

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

Exterior - Annual Maintenance: • Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components. Grading around the home should slope to drain water away from the foundation to help keep the basement dry.

Painting and caulking should be well maintained. Particular attention should be paid to horizontal surfaces where water may collect.

Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

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

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

Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters: • These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Heating and Cooling System - Annual Maintenance: • Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement. Arrange the first visit as soon

as possible after taking possession.

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

For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection. • Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively. • For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

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

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

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

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

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

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

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

Smoke and Carbon Monoxide (CO) Detectors/Alarms: • Smoke detectors are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors. We strongly recommend photoelectric smoke detectors rather than ionization type detectors. Carbon monoxide detectors should be provided adjacent to all sleeping areas.

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

Backwater Valve: • A backwater valve protects your home from a backup of the municipal sewer system. The valve may be equipped with an alarm to notify you of a backup. Please note: if the valve is closed due to a municipal sewer backup, you cannot use the plumbing fixtures in the home. The waste water is unable to leave the building and will back up through floor drains and the lowest plumbing fixtures. • The valve should be inspected and cleaned as necessary at least twice a year.

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

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

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

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

Property Manager and Concierge/Security: Keep the contact information for these folks handy (perhaps on your phone) wherever you are. • Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

END OF REPORT

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



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

Get a free safety inspection and tune-up on your home's heating or cooling systems courtesy of our partners at AtlasCare. Claim your \$200 value tune-up by calling **416-626-1785** and ask to speak to a customer service representative about the Carson Dunlop Promo. (Where available)

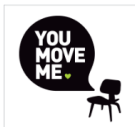


Free sewer camera inspection from Bosco Home Service (\$350 value)

Avoid expensive and unhealthy sewer back-ups! Get a free videoscan on your home's main sewer drain line courtesy of our partners at Bosco Home Services. Claim your free inspection, a \$350 value, by calling **416-626-1785** and ask to speak to a customer service representative about the Carson Dunlop Promo. (Where available)



Our gift to you - a **\$100 Jiffy gift card** to use on any Jiffy services. Jiffy connects homeowners to trusted Pros, delivering instant appointments at pre-set, fair rates. The Carson Dunlop team trusts Jiffy to take care of their own homes; that's why we are comfortable recommending Jiffy to you. We love not having to shop for reputable service providers. We also appreciate the speed, quality, and the pricing. You never have to worry about overpaying. To redeem your **\$100 gift card**, simply create an account at jiffyondemand.com or on their [iOS](#) or [Android](#) app. Then enter your code - **CARSON91472** on your first booking. Or enter your code in your Jiffy Profile under credits. It's easy. (Where available)



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

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

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

https://www.1800gotjunk.com/ca_en/carson-dunlop



David Slack Insurance Brokers LTD.

Save 15% off home and auto insurance with David Slack Insurance Brokers. Call **800-971-1363** and speak to Dave Slack.

Questions? Call us at 800-268-7070



THREE STEPS TO COST-EFFECTIVE HOME FLOOD PROTECTION

Complete these 3 steps to reduce your risk of flooding and lower the cost of cleanup if flooding occurs. For items listed under step 3 check with your municipality about any permit requirements and the availability of flood protection subsidies. **Applicable only in homes with basements*

Step 1: Maintain What You've Got at Least Twice per Year

Do-it-Yourself for \$0

Remove debris from nearest storm drain or ditch & culvert

Clean out eaves troughs

Check for leaks in plumbing, fixtures and appliances

Test your sump pump*

Clean out your backwater valve

Step 2: Complete Simple Upgrades

Do-it-Yourself for Under \$250

Install window well covers (where fire escape requirements permit)*

Extend downspouts and sump discharge pipes at least 2m from foundation

Store valuables and hazardous materials in watertight containers & secure fuel tanks

Remove obstructions to floor drain

Install and maintain flood alarms

Step 3: Complete More Complex Upgrades

Work with a Contractor for Over \$250

Install window wells that sit 10-15cm above ground and upgrade to water resistant windows*

Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation

Correct grading to direct water at least 2m away from foundation

Install backwater valve

Install backup sump pump and battery*

Note: Not all actions will be applicable to each home. Completing these steps does not guarantee the prevention of flooding.



Basement Flood Protection Checklist

Take these steps to reduce your risk of basement flooding and reduce the cost of cleaning up after a flood. Remember to check with your municipality about the availability of basement flood protection subsidies. Check with your insurer about discounts for taking action to reduce flood risk.

1. Maintain Your Home's Flood Protection Features at Least Twice Per Year

SPRING FALL

- Remove debris from nearest storm drain
- Clean out eaves troughs
- Test sump pump(s) and backup power source
- Clean out backwater valve
- Maintain plumbing, appliances and fixtures
- Test flood alarms

2. Keep Water Out of Your Basement

- Correct grading to direct water at least 2m away from your foundation
- Extend downspouts and sump discharge pipes to direct water at least 2m away from your foundation or to the nearest drainage swale
- Install window well covers
- Install window wells that are 10-15cm above the ground and are sealed at the foundation
- Install water-resistant basement windows
- Install a backwater valve (work with a plumber and get required permits)

3. Prepare to Remove Any Water from Your Basement as Quickly as Possible

- Remove obstructions to the basement floor drain
- Install a back-up sump pump and power source

4. Protect Personal Belongings in Your Basement

- Store valuables in watertight containers or remove
- Store hazardous materials (paints, chemicals) in watertight containers or remove
- Raise electronics off the floor
- Select removable area rugs and furnishings that have wooden or metal legs

Note: Not all actions will be applicable to each home. Completing these steps does not guarantee the prevention of basement flooding.

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

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

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

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

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

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

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

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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

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

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

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

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

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

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

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

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

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

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

4) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

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

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

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

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

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

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

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6) WE DON'T LOOK FOR BURIED TANKS.

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

7) CANCELLATION FEE

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

8) THERMAL IMAGING (If included with this inspection)

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

9) MOULD ASSESSMENT (If included with this inspection)

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

10) REPORT IS FOR OUR CLIENT ONLY.

The inspection report is for the exclusive use of the Client named herein, and will not be released to others without the Client's consent. No use of the information by any other party is intended.

11) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

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

12) TIME TO INVESTIGATE

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

13) LIMIT OF LIABILITY

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

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

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that any failure to notify Carson Dunlop as stated above shall constitute a waiver of any and all claims the client may have against the inspector and/or Carson Dunlop.

14) TIME PERIOD

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

15) LEGAL ADVICE

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

16) CLIENT'S AGREEMENT

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



Canadian Association Of Home & Property Inspectors

2012 NATIONAL STANDARDS OF PRACTICE

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

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

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

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

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

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

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Glossary Note: Italicized words are defined in the Glossary.

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

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

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

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

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

2.2 THE INSPECTOR SHALL:

A. inspect:

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

B. report:

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

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

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

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

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

3.2 GENERAL EXCLUSIONS:

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

B. *Inspectors* are NOT required to determine:

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

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

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

D. *Inspectors* are NOT required to operate:

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

E. *Inspectors* are NOT required to enter:

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

2. *confined spaces*.

3. spaces which are not readily accessible.

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

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

G. *Inspectors* are NOT required to:

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

4. STRUCTURAL SYSTEMS

4.1 THE INSPECTOR SHALL:

A. inspect:

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

B. describe:

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

C. report:

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

4.2 THE INSPECTOR IS NOT REQUIRED TO:

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

5. EXTERIOR SYSTEMS

5.1 THE INSPECTOR SHALL:

A. inspect:

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

B. describe

1. exterior wall covering(s).

C. report:

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

5.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

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

6. ROOF SYSTEMS

6.1 THE INSPECTOR SHALL:

A. inspect:

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

B. describe

1. roof coverings.

C. report:

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

6.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

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

7. PLUMBING SYSTEMS

7.1 THE INSPECTOR SHALL:

A. inspect:

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

B. describe:

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

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

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

B. determine:

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

C. operate:

1. safety valves or shut-off valves.

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

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

B. describe:

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

C. report:

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

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

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

5. telecommunication equipment.

B. measure:

1. amperage, voltage, or impedance.

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

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

B. describe:

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

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

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

B. determine:

1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

(Unless prohibited by the authority having jurisdiction)

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

1. system components
2. vent systems and chimneys

B. describe:

1. fireplaces and solid fuel burning appliances
2. chimneys

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

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

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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APPENDIX

REFERENCE

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

1. permanently *installed* central air conditioning equipment.

B. describe:

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

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

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

B. determine:

1. system adequacy or distribution balance.

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

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

B. describe:

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

C. report

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

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

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

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

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

B. describe:

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

C. report

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

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

1. insulation.
2. *vapour barriers*.

B. obtain sample(s) for analysis

1. insulation material(s).

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

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

B. describe:

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

C. report:

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

14.2 THE INSPECTOR IS NOT REQUIRED TO:

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

GLOSSARY

Adjacent

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

Alarm Systems

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

Architectural Service

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

Automatic Safety Controls

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

Component

A part of a *system*.

Confined Spaces

An enclosed or partially enclosed area that:

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

Decorative

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

Describe

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

Determine

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

Dismantle

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

Engineering Service

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

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

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

Home Inspection

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

Household Appliances

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

Inspect

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

Inspector

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

Installed

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

Monitor

Examine at regular intervals to detect evidence of change.

Normal Operating Controls

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

Operate

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

Probing

Examine by touch.

Readily Accessible

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

Readily Openable Access Panel

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

Recreational Facilities

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

Report

To communicate in writing.

Representative Number

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

Roof Drainage Systems

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

Sample

A representative portion selected for inspection.

Service Life/Lives

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

Significant Deficiency

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

Shut Down

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

Solid Fuel Burning Appliances

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

Structural Component

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

System

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

Technically Exhaustive

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

Under-floor Crawl Space

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

Unsafe

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

Vapour Barrier

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

Visually Accessible

Able to be viewed by reaching or entering.

Wiring Methods

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

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

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

(AUGUST 22/12 VER. F)

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

