

# Your Inspection Report



254 Windermere Ave  
Etobicoke, ON



**PREPARED FOR:**  
JENNIFER PERCIVAL

**INSPECTION DATE:**  
Friday, April 21, 2017

**PREPARED BY:**  
Adam Hannan



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report

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

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



April 24, 2017

Dear Jennifer Percival,

RE: Report No. 57777, v.5  
254 Windermere Ave  
Etobicoke, ON

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

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

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

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

Thanks again for choosing Carson Dunlop.

Sincerely,

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

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## INVOICE

April 24, 2017

Client: Jennifer Percival

Report No. 57777, v.5

For inspection at:

254 Windermere Ave

Etobicoke, ON

on: Friday, April 21, 2017

Sellers Home Inspection - Professional Inspector

\$474.00

Coupon

(\$25.00)

Subtotal

\$449.00

HST

\$58.37

#108348343

RT0001

Total

\$507.37

PAID IN FULL - THANK YOU!

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# OVERVIEW

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## INTRODUCTION

This page is typically reserved for significant expenses that will likely occur in the short term. None were found.

The report does include important information, including some recommendations for improvements. This page must not be considered as the complete report. Please read the entire report and the appropriate text included in the provided hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a 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 compiling a comprehensive list of minor issues. (That service is available at additional cost.)

## FOR THE BUYER

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

When you move into the home you will typically identify a number of minor issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

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## CONCLUSION

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

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

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

## 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.

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This includes keeping gutters and downspouts clear and leak free, and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home.

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

## ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

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

## END OF OVERVIEW

## NOTE: BALLPARK COSTS AND TIME FRAMES

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

# ROOFING

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## Descriptions

The home is considered to face : • East

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

Flat roofing material: • [Modified bitumen](#)

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Asphalt shingle roof coverings wear out and are replaced every 15 years or more, depending on a number of variables. An annual roof tune-up by a qualified roofer is strongly recommended.

### SLOPED ROOF FLASHINGS \ Skylights

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

**Location:** Roof

**Task:** Monitor

**Time:** Ongoing

**Cost:** Regular maintenance item

### FLAT ROOFING \ Modified bitumen

**Condition:** • [Patched](#)

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

**Location:** West Exterior Roof

**Task:** Monitor

**Time:** Ongoing / Regular Maintenance



*Minor patch*

**Condition:** • [Ponding](#)

May be due to the clogged drain. Clean drain and monitor roof 48 hours after rainfall for water ponding.

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

**Location:** West Exterior Flat Roof

**Task:** Monitor / Repair / Click on link to read more information

**Time:** Less than 1 year



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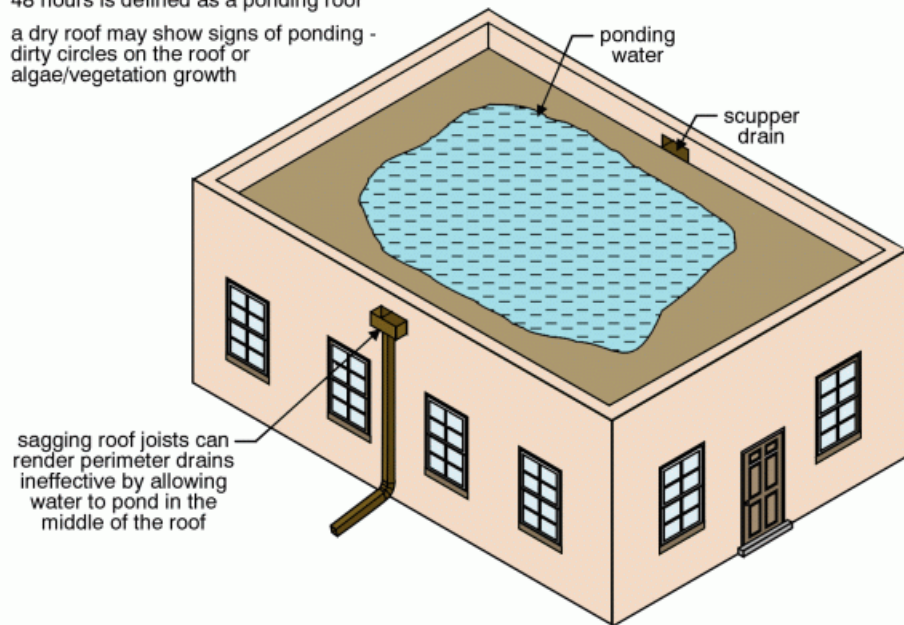
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## Ponding on flat roofs

any roof that still has water on it after 48 hours is defined as a ponding roof

a dry roof may show signs of ponding - dirty circles on the roof or algae/vegetation growth



Ponding



Ponding

## FLAT ROOF FLASHINGS \ Skylight

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

**Task:** Monitor

**Time:** Ongoing

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## 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:** • With binoculars from the ground • From roof edge



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## Descriptions

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

Downspout discharge: • [Above grade](#)

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

Wall surfaces and trim: • Brick

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

## Observations and Recommendations

### ROOF DRAINAGE \ Gutters

Condition: • [Discharging onto roof](#)

Improvement recommendation. Provide downspout from upper gutter to lower gutter. This will help prevent premature wear to the shingles in these areas.

Implication(s): Material deterioration

Location: Exterior Roof

Task: Improve

Time: Less than 1 year

Cost: Minor



*Discharging onto roof*

### ROOF DRAINAGE \ Downspouts

Condition: • Rollout downspout easily clogs. They are typically ineffective.

Location: Exterior

Task: Replace

Time: Less than 1 year

Cost: Minor

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**Condition:** • [Damage](#)

Minor damage noted. Also, the downspout configuration from dormer to lower gutters should be improved.

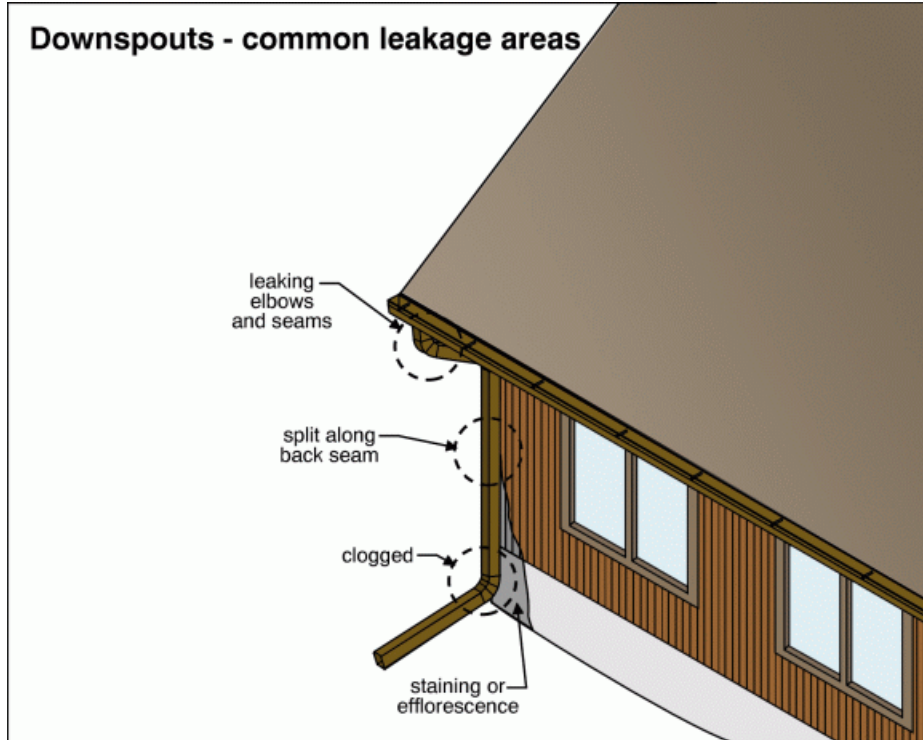
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior

**Task:** Replace

**Time:** Less than 1 year / Regular Maintenance

**Cost:** Minor



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*Improve configuration*

## ROOF DRAINAGE \ Flat roof drains

**Condition:** • [Clogged](#)

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

**Location:** West Exterior Roof

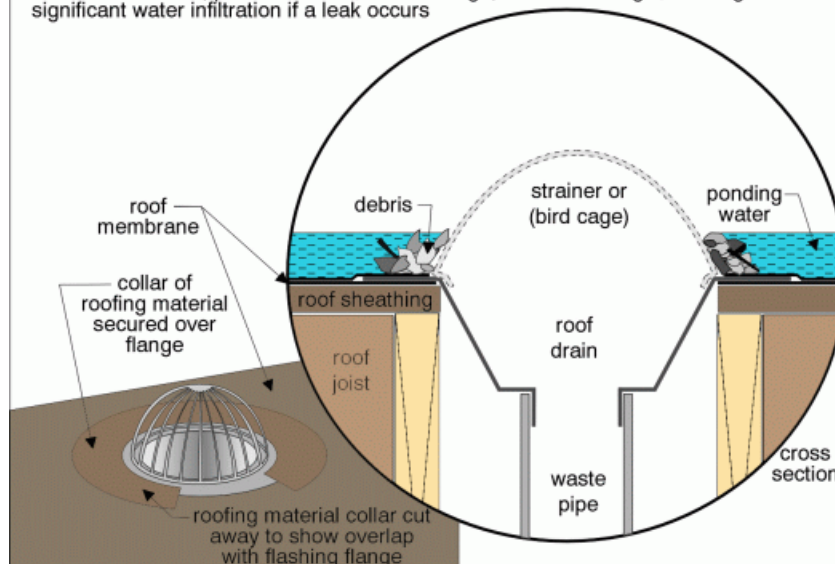
**Task:** Clean

**Time:** As soon as possible

**Cost:** Regular maintenance item

### **Clogged interior flat roof drain**

interior flat roof drains clogged with debris can cause water ponding, leading to: shortened roof life, possible freeze/thaw damage, additional weight/roof sag and significant water infiltration if a leak occurs



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*Clogged*

## WALLS \ Flashings and caulking

**Condition:** • [Caulking missing or ineffective](#)

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

**Location:** Various Exterior Vent

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## WALLS \ Brick, stone and concrete

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

## EXTERIOR GLASS/WINDOWS \ General

**Condition:** • Sill less than 6-inches above grade. This was common in the era when sills were installed at grade. Current standards require that window sills be at least 6-inches above grade to help prevent water leakage.

**Implication(s):** Potential for water leakage / damage

**Location:** Various Exterior

**Task:** Monitor / Improve

**Time:** Unpredictable





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## EXTERIOR GLASS/WINDOWS \ Glass (glazing)

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

**Location:** Rear skylight

**Task:** Replace

**Time:** Discretionary

**Cost:** \$400 - \$1,000



*Lost seal on double or triple glazing*

## EXTERIOR GLASS/WINDOWS \ Window wells

**Condition:** • Presence of window well drains is not verified during a home inspection. Window wells are vulnerable areas for leakage. Prudent to monitor ongoing.

**Location:** Exterior

**Condition:** • Window Wells need cleaning

**Location:** Exterior

**Task:** Clean

**Time:** Regular Maintenance

## DOORS \ General

**Condition:** • Threshold - too low

**Location:** Rear Exterior

**Task:** Monitor / Improve

**Time:** As necessary

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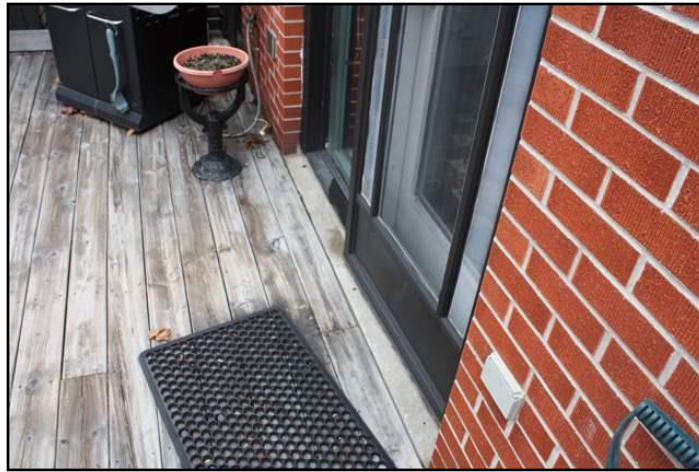
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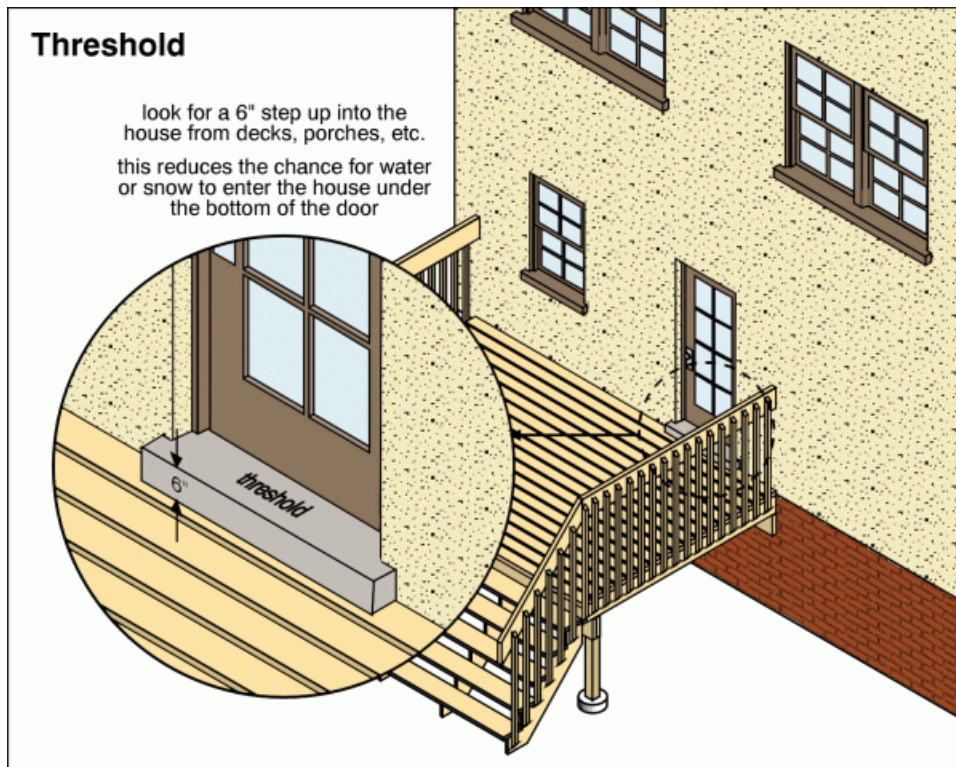
*Threshold - too low*

**Condition:** • Threshold - too low

**Location:** Exterior South Side

**Task:** Monitor / Improve

**Time:** As necessary



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Threshold - too low



Interior view

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

Condition: • [Missing](#)

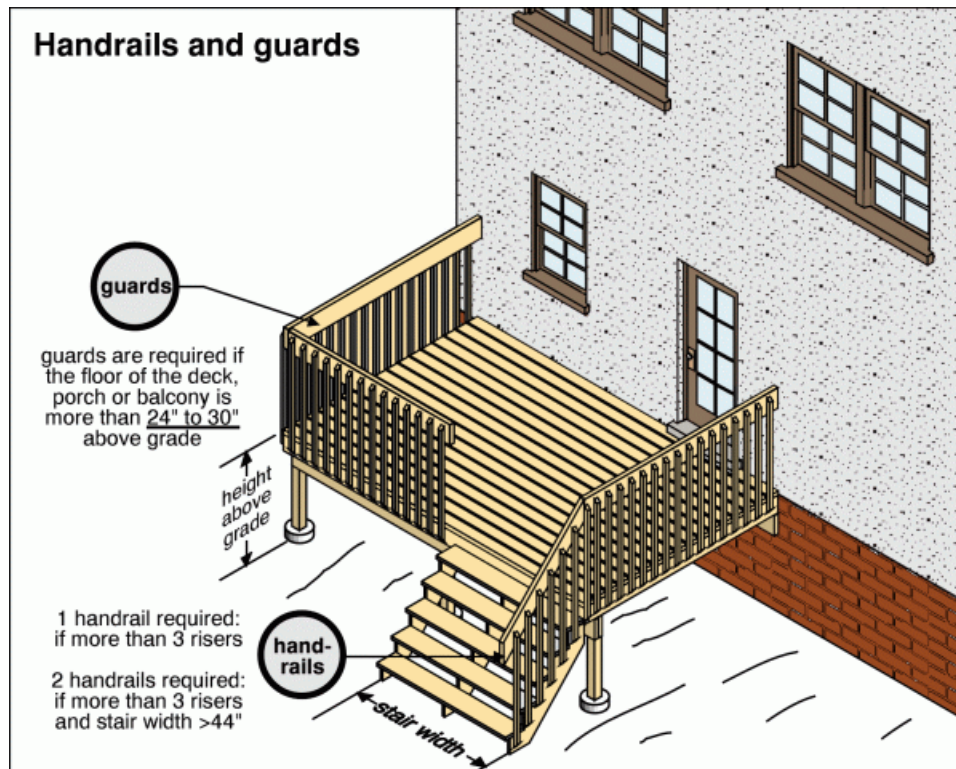
Implication(s): Fall hazard

Location: Front Exterior Stairs

Task: Provide Handrail

Time: Less than 1 year

Cost: Minor





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**Condition:** • [Too low](#)

Below modern standards

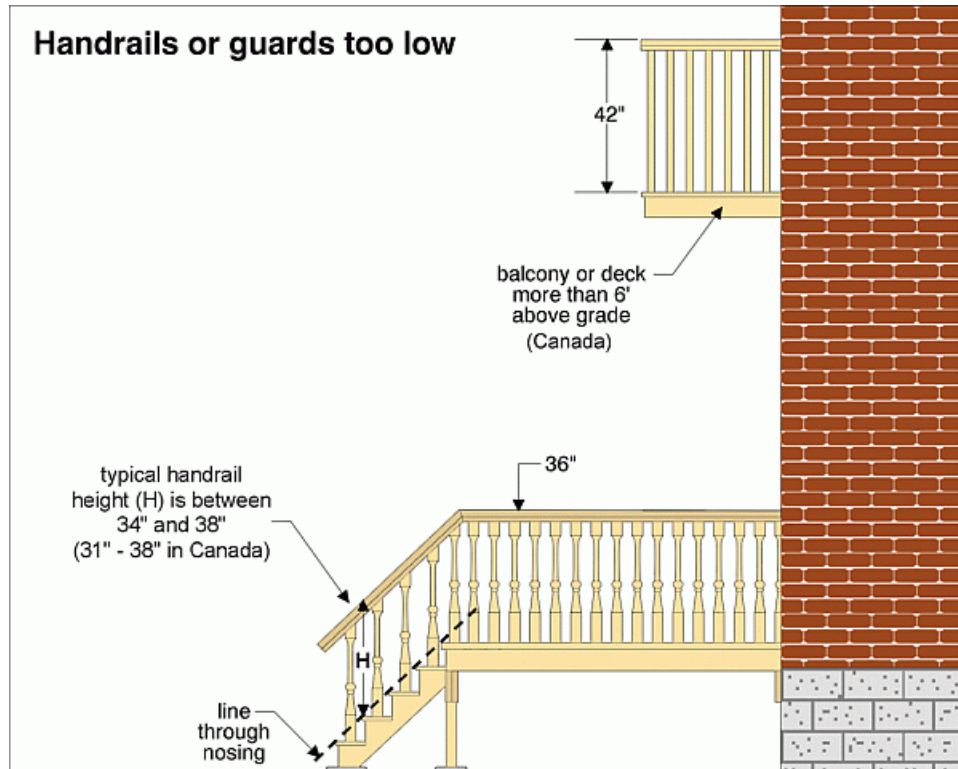
**Implication(s):** Fall hazard

**Location:** Throughout Exterior Porch

**Task:** Upgrade

**Time:** If/when making improvements

**Cost:** Minor



## LANDSCAPING \ General

**Condition:** • Vines may damage the home over time. If vines are to remain, and we understand the aesthetic reasons for leaving them, we recommend controlling the growth so vines do not attach to wood surfaces or roofs, and do not clog gutters and downspouts.

**Location:** Exterior Wall

**Task:** Remove

**Time:** Regular maintenance

**Cost:** Regular maintenance item

**Condition:** • Shrubs/Trees - too close to building (trimming needed)

Keep trees branches trimmed back at least 3 feet from roof line.

**Location:** Various Exterior

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Regular maintenance item

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## LANDSCAPING \ Lot grading

**Condition:** • Low areas - Improve any low areas to promote water drainage away from home.

**Location:** Various Exterior

**Task:** Improve

**Time:** Regular Maintenance

**Cost:** Regular maintenance item



*Example of low area*

## GARAGE \ General

**Condition:** • Disrepair

The garage is a typical lower quality structure. The garage is leaning and we noted rot and water damage at both exterior and interior. If you plan to use 'as is' have a contractor add support to the structure to prevent any more racking/leaning.

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

**Location:** Garage

**Task:** Repair / Replace

**Time:** Discretionary

**Cost:** Major to replace (too many variables on type of garage from shed-type to masonry. (\$5000 - \$40,000)



*The roof of garage*



*Garage*

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## Inspection Methods and Limitations

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

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

**Exterior inspected from:** • Ground level

## Descriptions

**Configuration:** • [Basement](#) • [Crawl space](#)

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

**Floor construction:** • [Joists](#)

**Exterior wall construction:**

• [Wood frame / Brick veneer](#)

At Addition

• [Masonry](#)

**Roof and ceiling framing:** • Rafters/ceiling joists

## Observations and Recommendations

### FOUNDATIONS \ Foundation

**Condition:** • Stone foundations are typically more porous and damp than modern type materials. Prudent to monitor ongoing.

**Condition:** • [Mortar deteriorating or missing](#)

The old stone foundation needs some mortar work. This would hold true for many homes of this age.

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

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Less than 1 year



Example



Example

### WALLS \ Masonry veneer walls

**Condition:** • [Weep holes missing or ineffective](#)

Weep holes are obstructed.

**Implication(s):** Chance of damage to structure

**Location:** Various Exterior Addition

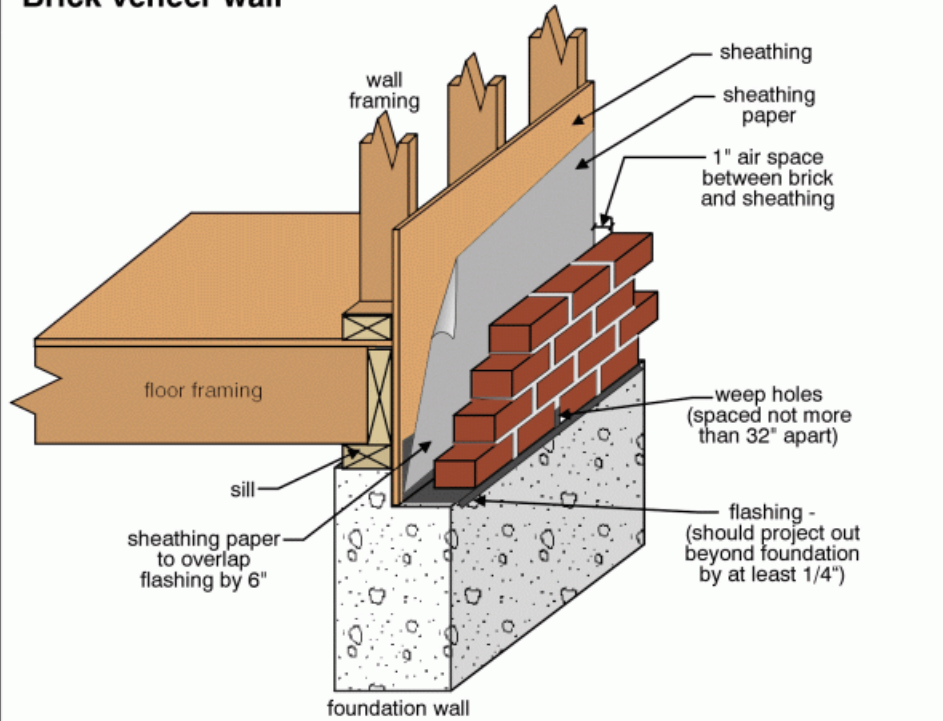
**Task:** Correct

**Time:** Less than 1 year

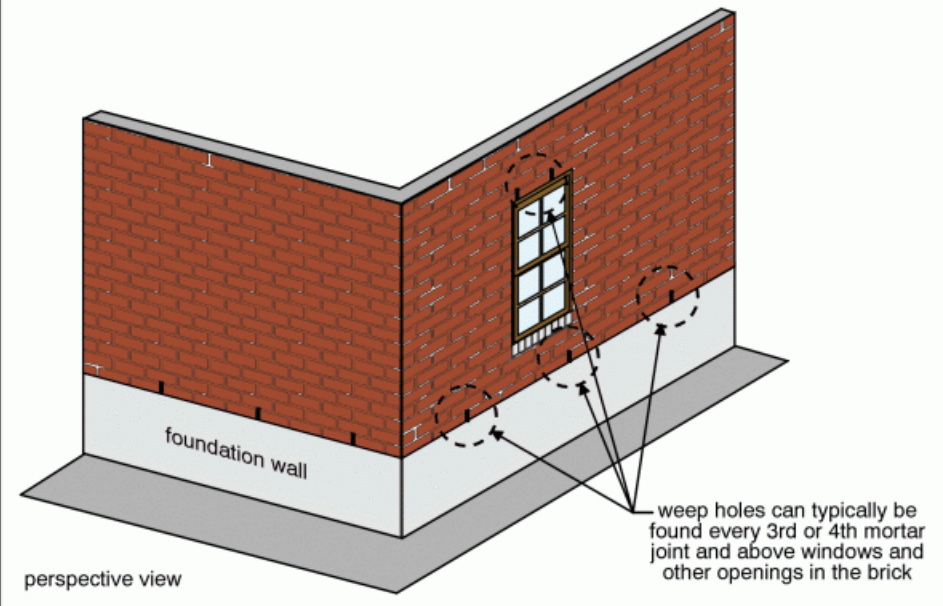


**Cost:** Minor

## Brick veneer wall



## Weep holes in brick veneer walls





Example



Example



Weep holes missing or ineffective

## 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.

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## Descriptions

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

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

**Main disconnect/service box rating:** • [125 Amps](#)

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

**System grounding material and type:** • [Copper - water pipe](#)

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

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

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

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

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

## Observations and Recommendations

### General

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

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Openings in panel](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Panel

**Task:** Correct

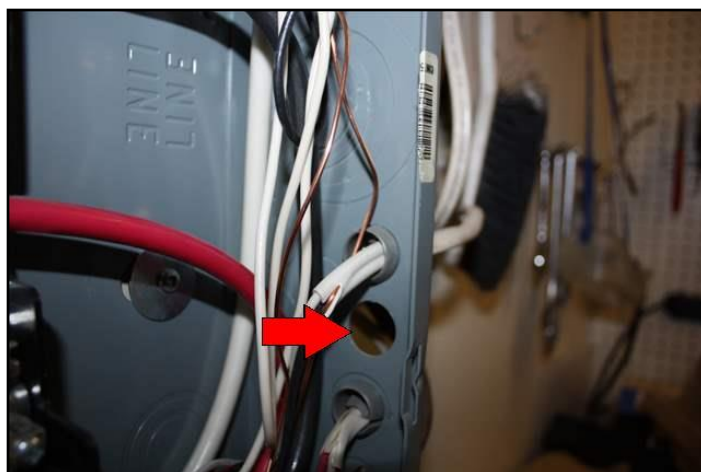
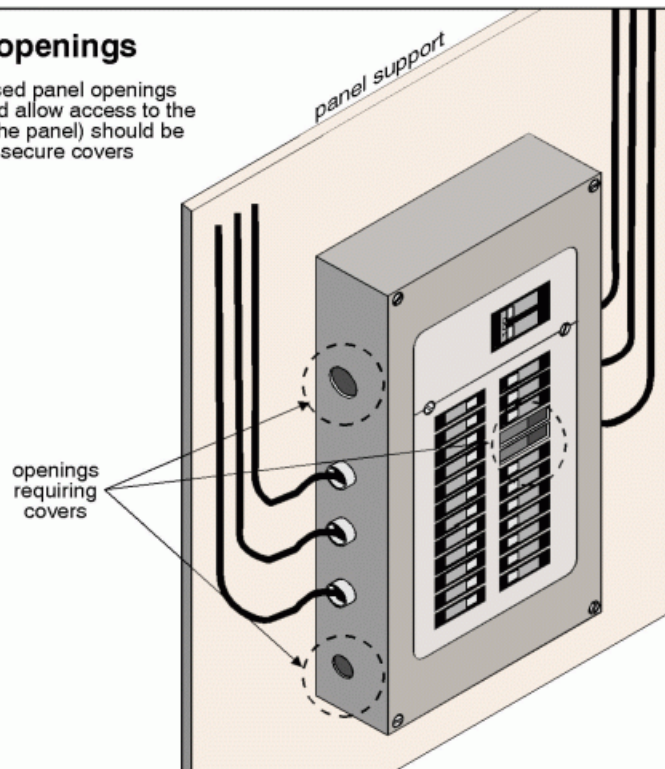
**Time:** Immediate

**Cost:** Minor



## Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



Openings in panel

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

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

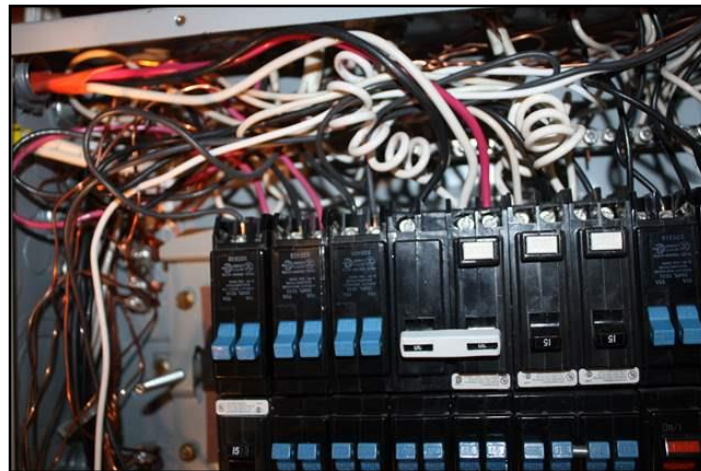
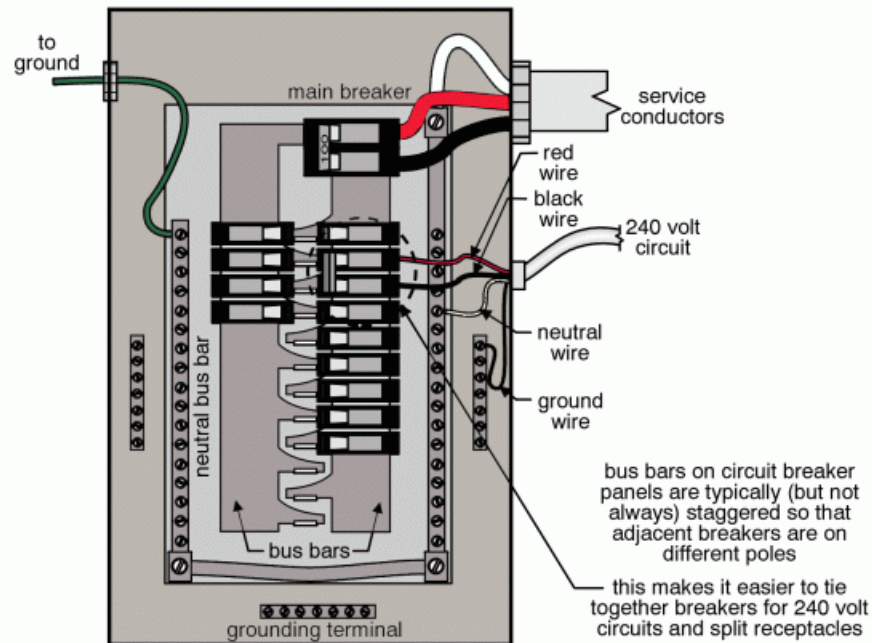
**Implication(s):** Electric shock

**Location:** Basement Panel

**Task:** Correct

**Time:** Immediate

## Staggered bus bars on circuit breaker panels



*No links for multi-wire circuits*

**Condition:** • [Double taps](#)

**Implication(s):** Fire hazard

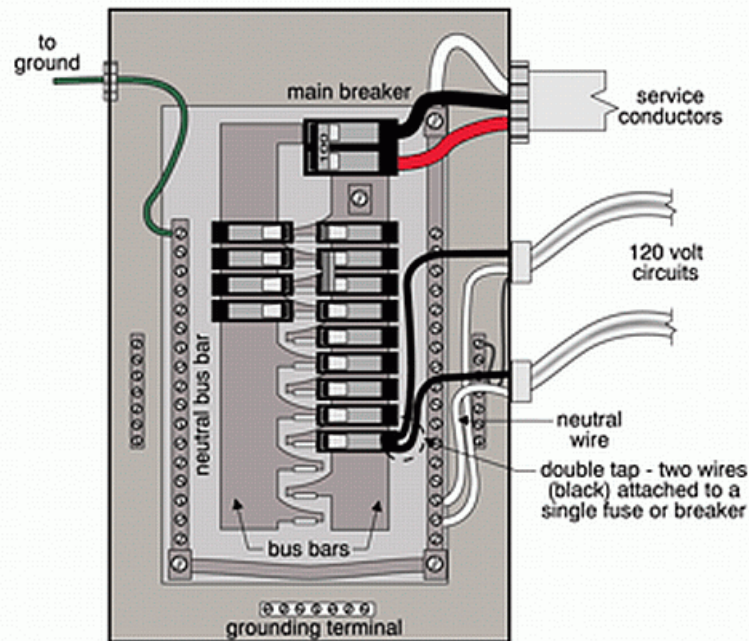
**Location:** Basement Sub Panel

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

## Double tapping (double lugging)



*Double taps*

### **DISTRIBUTION SYSTEM \ Knob-and-tube**

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

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

If knob and tube is discovered, there are options.

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

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

**Time:** As soon as practical.

## Inspection Methods and Limitations

**General:** • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems.

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

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

**System ground:** • Quality of ground not determined



## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Approximate capacity:** • [70,000 BTU/hr](#)

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

**Exhaust venting method:** • [Direct vent - sealed combustion](#)

**Approximate age:** • [5 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](#)

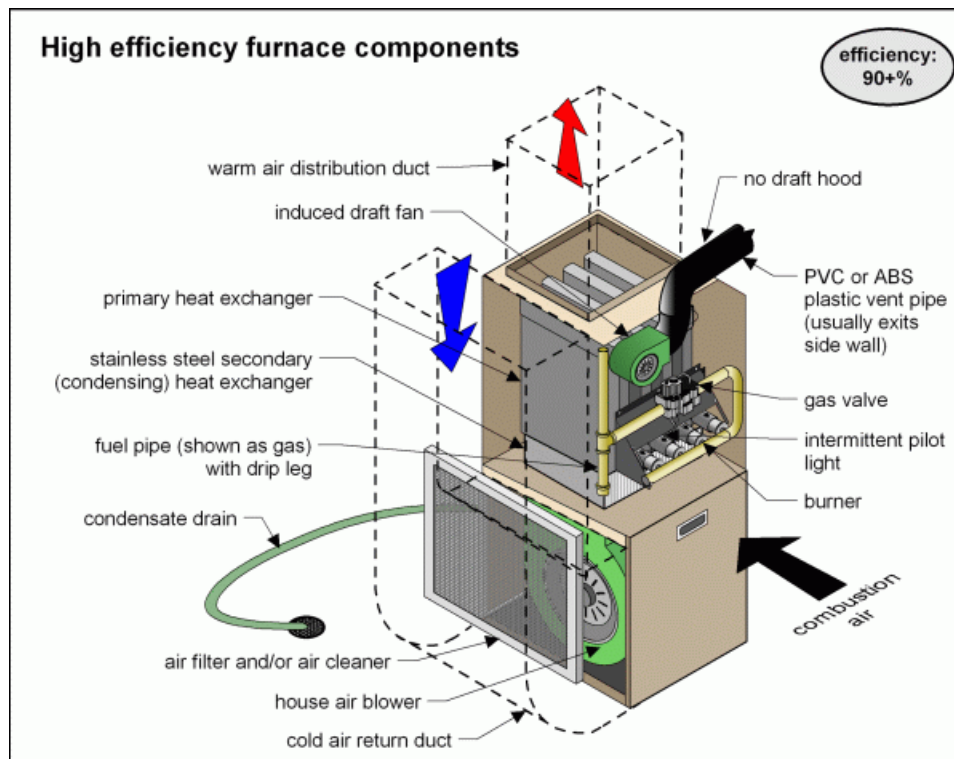
## Observations and Recommendations

### 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. Furnace cabinet is in good, clean condition

**Task:** Inspect/service annually



## CHIMNEY AND VENT \ Masonry chimney

**Condition:** • [Creosote build-up](#)

**Implication(s):** Increased fire hazard

**Location:** Fireplace

**Task:** Clean

**Time:** Before using



*Creosote build-up*

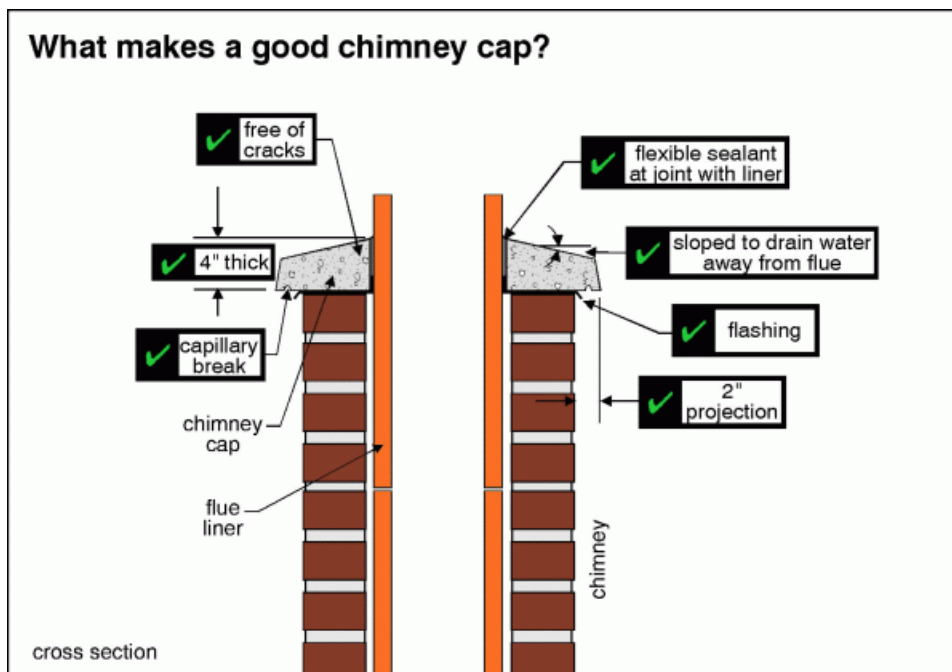
## CHIMNEY AND VENT \ Masonry chimney cap

**Condition:** • Chimney cap missing

Ideally, a concrete or stone cap would be installed to protect the brickwork at the top of the chimney. This would reduce the wear and ultimately the maintenance on the chimney.

**Task:** Provide cap

**Time:** If desired



# HEATING

254 Windermere Ave, Etobicoke, ON April 21, 2017

Report No. 57777, v.5

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

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## 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)

**Task:** Inspect and sweep 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

**Heat exchanger:**

• Only a small portion visible

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



# COOLING & HEAT PUMP

254 Windermere Ave, Etobicoke, ON April 21, 2017

Report No. 57777, v.5

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

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## Descriptions

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

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

**Compressor approximate age:** • 5 years

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

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

## Inspection Methods and Limitations

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

## Descriptions

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

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

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

**Attic/roof air/vapor barrier:** • [Plastic](#)

## Observations and Recommendations

### General

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

### ATTIC/ROOF \ Insulation

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

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

**Implication(s):** Increased heating and cooling costs

**Location:** Throughout Attic

**Task:** Upgrade

**Time:** Discretionary



*Amount less than current standards*

### ATTIC/ROOF \ Hatch

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

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

**Location:** Attic

**Task:** Improve

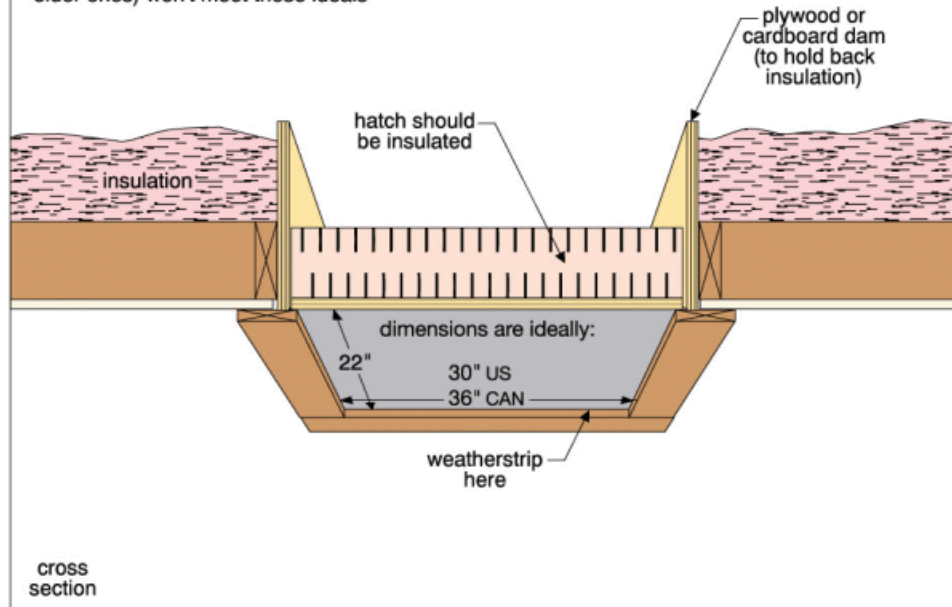
**Time:** Less than 1 year

**Cost:** Minor

## Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



## Inspection Methods and Limitations

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

**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

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## Descriptions

**Water supply source:** • Public

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

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

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

**Water heater type:** • [Tankless/indirect](#)

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

**Water heater exhaust venting method:** • Direct vent - sealed combustion

**Water heater approximate age:** • 5 years

**Typical life expectancy:** • 8 to 12 years

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

**Floor drain location:** • Near laundry area

## Observations and Recommendations

### General

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

### FIXTURES AND FAUCETS \ Bathtub enclosure

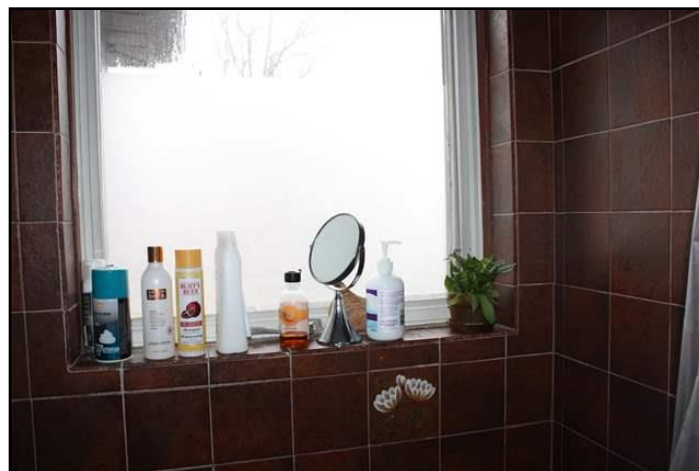
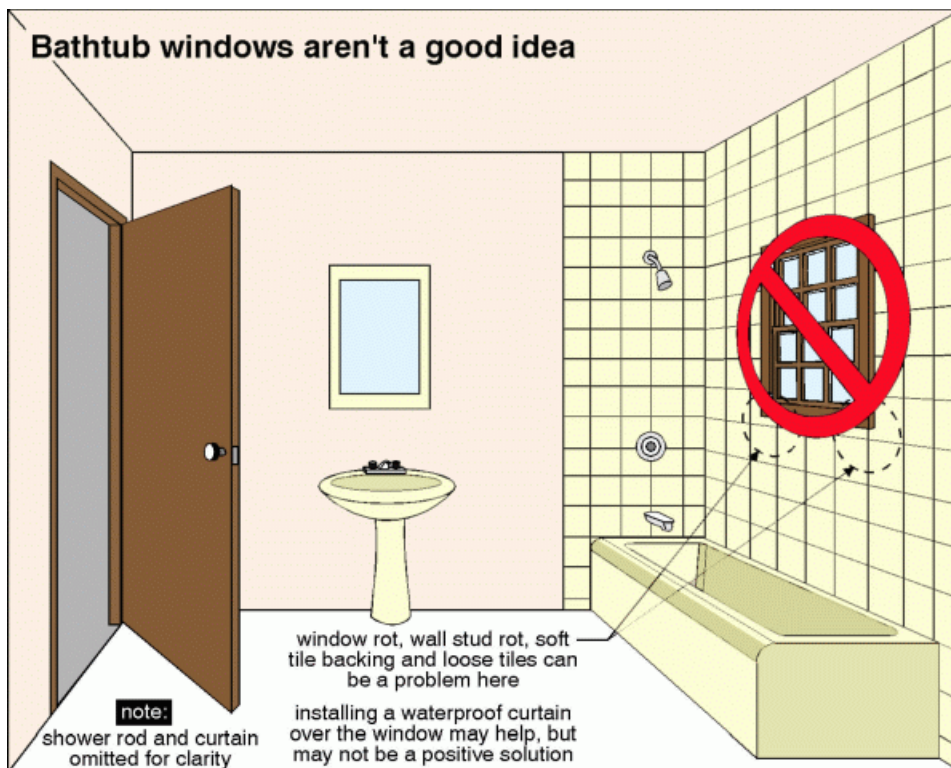
**Condition:** • [Unprotected window](#)

**Implication(s):** Chance of damage to finishes and structure

**Location:** Bathroom

**Task:** Protect

**Time:** As soon as practical



*Unprotected window*

## 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.

## Descriptions

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

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

**Evidence of basement leakage:** • Efflorescence

## Observations and Recommendations

### General

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

### WINDOWS \ General

**Condition:** • Some windows are old but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are roughly \$50 to \$100/sq. ft. for moderate quality units, installed. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

**Location:** Various Right

### WINDOWS \ Glass (glazing)

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

**Location:** Various

**Task:** Replace

**Time:** Discretionary

**Cost:** \$200 - \$500 Each

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

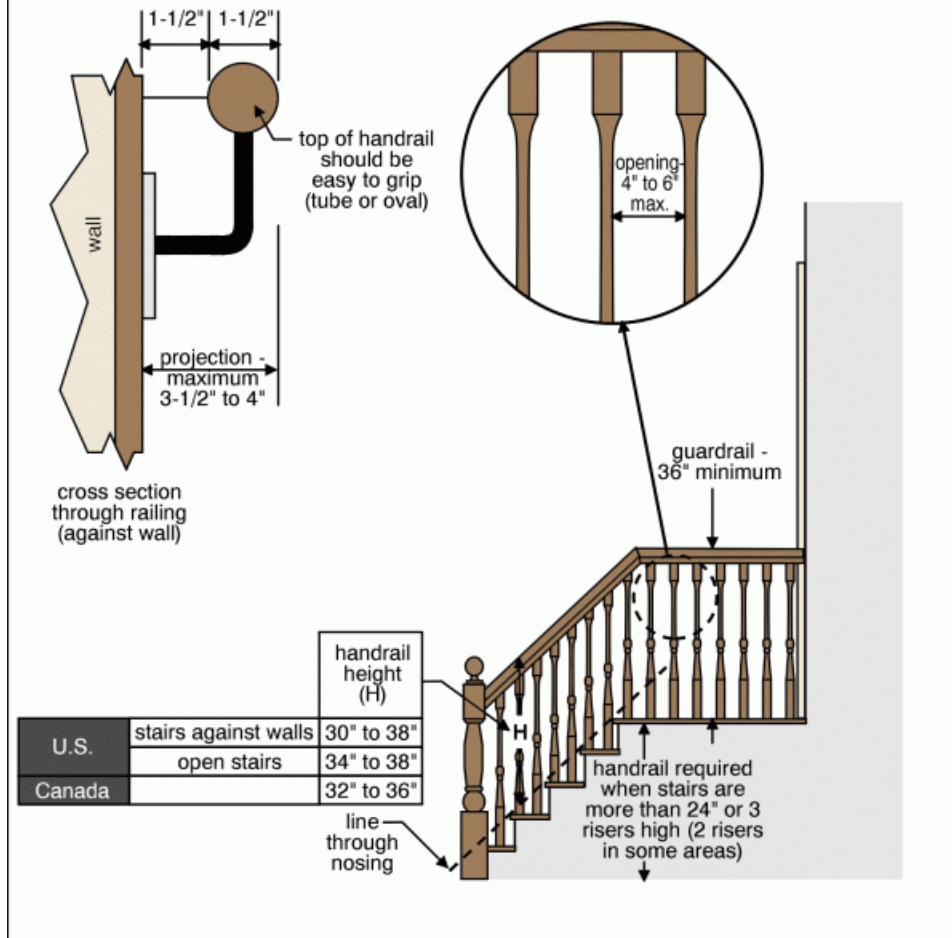
**Location:** Basement Staircase

**Task:** Provide

**Time:** Less than 1 year

**Cost:** Minor

## Handrails and guards



## BASEMENT \ Leakage

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

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

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)



3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)

4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

## **BASEMENT \ Wet basements - corrective action noted**

**Condition:** • [Drainage membrane](#)

**Location:** Exterior South Wall

**Task:** Monitor / Click link to read more information

**Time:** Unknown



*Example of drainage membrane*

## Inspection Methods and Limitations

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

**Inspection limited/prevented by:**

• Storage/furnishings

Storage/finishings in some areas limited inspection.

**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:** • 90 %

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

## Observations and Recommendations

### COUNTERS/CABINETS \ Cabinets

**Condition:** • Kitchen cupboards, cabinets and counter. Older/Worn. Eventual updating needed of kitchen

**Location:** Various Kitchen

**Task:** Repair / Replace

**Time:** If/when upgrading or updating

**Cost:** Major

**Condition:** • Hardware missing, loose or broken

**Location:** Kitchen

**Task:** Repair / Replace

**Time:** Regular maintenance



*Hardware missing, loose or broken*

**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.

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## 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.

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#### 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.

## Carson Dunlop Homeowners Association



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

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



### HOME WARRANTY & PROTECTION

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



### HOME INSURANCE PARTNERS

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



### JUNK REMOVAL

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



### HVAC SYSTEMS

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



### LIFESTYLE DISCOUNTS

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





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## MOVING & PACKING SERVICES

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



## CAR & TRUCK RENTAL

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



## PEST & WILDLIFE CONTROL

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



## PLUMBING AND DRAIN SERVICES

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



## HOME SECURITY SYSTEM

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



## MORTGAGE RATE SERVICE

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



## HOME & AUTO INSURANCE

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



## 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

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### 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.

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

APPENDIX

REFERENCE

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