



# Your Inspection Report

108 Lillington Ave  
Toronto, ON M1N 3K7



**PREPARED FOR:**

AUDREY AZAD  
ANN-MARIE SAINT-ONGE

**INSPECTION DATE:**

Wednesday, June 23, 2010

**PREPARED BY:**

Andy Tran



CarsonDunlopBoulevard  
120 Carlton St, Suite 407  
Toronto, ON M5A 4K2

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June 23, 2010

Dear Audrey Azad and Ann-Marie Saint-Onge,

RE: Report No. 9992, v.3  
108 Lillington Ave  
Toronto, ON  
M1N 3K7

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

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with an executive Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). There is some reference material at the end.

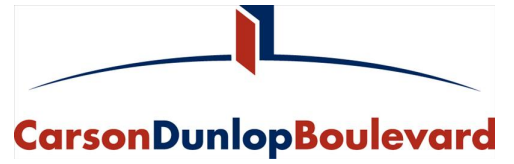
Please feel free to contact us with questions about the report or the home itself any time, for as long as you own your home. Our telephone and e-mail consulting service is available at no cost to you. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

Thanks again for choosing Boulevard.

Sincerely,

Andy Tran  
on behalf of  
CarsonDunlopBoulevard

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## INVOICE

June 23, 2010

Clients: Audrey Azad and Ann-Marie Saint-Onge

Report No. 9992, v.3

For inspection at:

108 Lillington Ave

Toronto, ON

M1N 3K7

on: Wednesday, June 23, 2010

Pre-Listing Home Inspection		\$489.00
	GST/HST	\$24.45
	#868163932	
	Total	<u>\$513.45</u>

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# INSPECTION AGREEMENT

108 Lillington Ave, Toronto, ON June 23, 2010

Report No. 9992, v.3

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

## PARTIES TO THE AGREEMENT

### Company

CarsonDunlopBoulevard  
120 Carlton St, Suite 407  
Toronto, ON M5A 4K2

### Client

Audrey Azad

### Client

Ann-Marie Saint-Onge

This is an agreement between Audrey Azad, Ann-Marie Saint-Onge and CarsonDunlopBoulevard.

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

The Inspection is performed in accordance with the STANDARDS OF PRACTICE of the Canadian Association of Home and Property Inspectors. These STANDARDS explain what an inspector must do and what an inspector is NOT required to do.

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

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

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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

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

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

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

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

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

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

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

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

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

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

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

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

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

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

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

### 6) TIME TO INVESTIGATE

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

# INSPECTION AGREEMENT

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

## 7) REPORT IS FOR OUR CLIENT ONLY

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

## 8) CANCELLATION FEE

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

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

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

## 10) LIMIT OF LIABILITY

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

I, **Audrey Azad (Signature)** \_\_\_\_\_, **(Date)** \_\_\_\_\_, **have read, understood and accepted the terms of this agreement.**

I, **Ann-Marie Saint-Onge (Signature)** \_\_\_\_\_, **(Date)** \_\_\_\_\_, **have read, understood and accepted the terms of this agreement.**

# SUMMARY

108 Lillington Ave, Toronto, ON June 23, 2010

Report No. 9992, v.3

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

SUMMARY

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## INTRODUCTION

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

## INSULATION

### **ATTIC \ Insulation (A & 1.0 to 19.0)**

**Condition:** • Vermiculite insulation was noted in the attic. This insulation may contain asbestos, a material that has been linked to lung cancer. Although a home inspection is not an environmental assessment, and we are not health scientists, this is mentioned as a courtesy. Health Canada's position is that vermiculite insulation is best left in place, and health precautions should be taken if working in the attic or disturbing the insulation. More information can be found on Health Canada's website at [www.hc-sc.gc.ca/iyh-vsv/prod/insulation-isolant\\_e.html](http://www.hc-sc.gc.ca/iyh-vsv/prod/insulation-isolant_e.html).

It is currently covered with fiberglass batts insulation, and is undisturbed. We also recommend that it be left in place, as it would not pose a threat unless the particles are airborne.

**Location:** Attic

**Task:** Further evaluation/Improve

**Time:** Discretionary

**Cost:** Depends on approach/work required.

END OF SUMMARY

### NOTE: BALLPARK COSTS AND TIME FRAMES

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

# ROOFING

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## Descriptions

**General:** • High quality installation

**General:** • The roof covering appears to be midway through its normal life expectancy.

**Sloped roofing material:** • [Asphalt shingles \(1.1\)](#)

**Chimneys:** • [Masonry](#)

## Inspection Methods and Limitations

**Roof inspection method:** • Binoculars from the ground

**Roof inspection limited/prevented by:** • Height

## Observations and Recommendations

### **ROOF LEAKS (4.0), ANNUAL MAINTENANCE AND ICE DAMS (1.14) \ Good advice for all homeowners**

**Condition:** • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 for more detail and solutions.

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## Descriptions

**General:** • The exterior has been well maintained and is in good condition.

**Gutters and Downspouts (1.0):** • [Aluminum \(1.1\)](#)

**Gutter and Downspout Discharge (1.2):** • [Discharge below grade \(1.2\)](#)

**Wall Surfaces (4.0):** • [Brick \(4.1\)](#)

## Inspection Methods and Limitations

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

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

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

## Observations and Recommendations

### DOWNSPOUTS \ 1.0

**Condition:** • The City of Toronto requires downspouts be disconnected from the city sewers. Why? The sewers handle both storm water and waste from houses. Waste has to go through the sewage treatment system, which is very expensive. Storm water does not have to be treated, and should not go into city sewers. Downspouts should discharge above grade onto the lawn at least 6 feet from the home. This may require relocating downspouts and re-sloping gutters.

The City of Toronto's mandatory downspout disconnection program is effective as of November, 2007. This will affect many homeowners in the city. Details can be found at

[http://www.toronto.ca/water/pdf/mandatory\\_downspout\\_disconnection\\_program-qa.pdf](http://www.toronto.ca/water/pdf/mandatory_downspout_disconnection_program-qa.pdf)

**Location:** Various

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



various

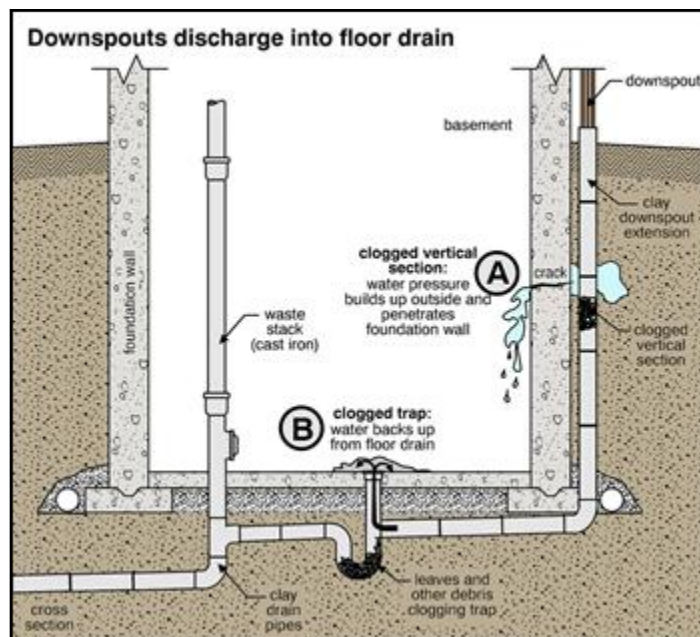
**Condition:** • [Discharge below grade is suspect. Redirect to discharge above grade at least 6 feet from building.](#)

While the current arrangement is convenient and a good method to deal with rain water, if the drain pipe becomes clogged and/or deteriorated, there is a greater risk of water backing up and leaking into the basement.

**Task:** Improve

**Time:** If necessary

**Cost:** Minor



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## LOT GRADING \ (2.0 & 6.0)

Condition: • [Grading directs water toward house](#)



[Click on image to enlarge.](#)

Condition: • [Low areas](#)

Location: Various/Under deck

Task: Improve

Time: Less than 1 year

Cost: Minor



northwest corner



southwest corner

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## DRIVEWAYS \ 6.0

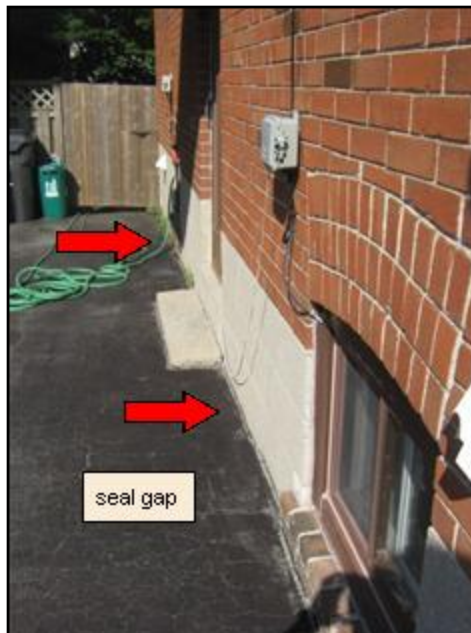
**Condition:** • [Seal gap at house](#)

**Location:** Exterior Wall/Both sides

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



*side walls*

## WINDOWS - EXTERIOR SIDE \ 3.0

**Condition:** • [Sill damage](#)

**Location:** Basement windows

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## EXTERIOR STRUCTURE \ Railings (5.2)

**Condition:** • [Missing](#)

**Location:** Front Staircase

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

## Descriptions

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

**Foundations (3.0):** • [Masonry block](#)

**Configuration (4.0):** • [Basement](#)

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

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

**Roof and Ceiling Framing (7.0):**

• [Rafters/Roof joists \(7.1\)](#)



*attic space*

## Inspection Methods and Limitations

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

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

## Observations and Recommendations

### **CONCRETE FLOORS \ 5.10**

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

### **FOUNDATIONS AND MASONRY WALLS \ 3.0 & 6.1**

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

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## Descriptions

**General:** • The electrical system size and distribution should prove adequate for typical lifestyles.

**Service Entrance Cable (2.1/2/3):** • [Overhead - The wire material was not determined](#)

**Service Size (2.4/5):** • [100 amps \(240 Volts\)](#)

**System Grounding (2.7):** • [Water pipe - copper](#)

**Distribution Panel Rating (3.0):** • [125 amps](#)

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

**Distribution Wire (4.0):** • [Copper - non-metallic sheathed](#)

**Outlet Type & Number (5.2):** • [Grounded - minimal](#) • [Ungrounded - typical number](#)

**Ground Fault Circuit Interrupters (5.3):** • [None found](#)

## Inspection Methods and Limitations

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

## 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.

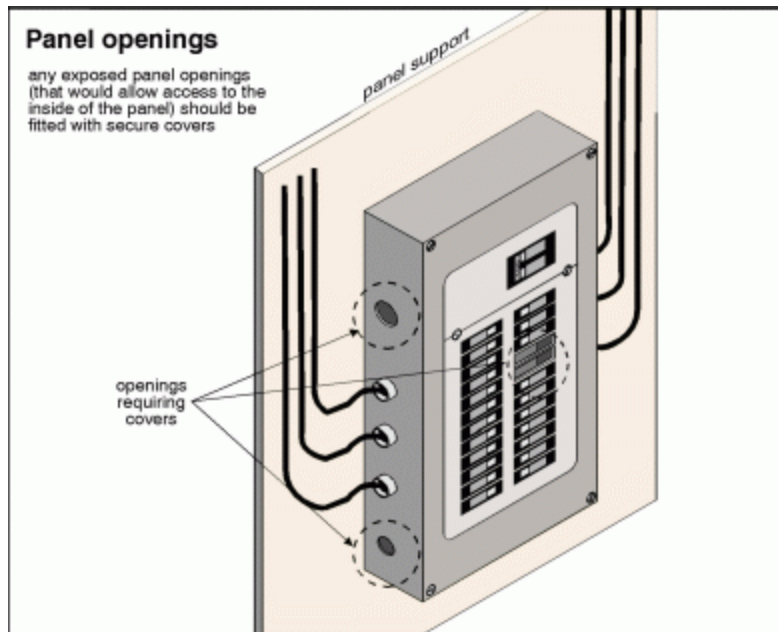
### MAIN PANEL - GENERAL \ 3.0

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

**Location:** Panel

**Task:** Improve

**Cost:** Minor



[Click on image to enlarge.](#)



*main service panel*

## **HOUSE WIRING - GENERAL \ 4.0**

**Condition:** • [Abandoned](#)

**Condition:** • [Not well secured](#)

**Location:** Basement

**Task:** Improve

**Cost:** Minor



*furnace room*



*basement staircase*

## **OUTLETS \ 5.2**

**Condition:** • Some ungrounded 3-prong outlets were noted. There is a slight risk of shock in using three-prong appliances with these outlets. While they are not as good as grounding, Ground Fault Interrupter (GFI) outlets protect people and are a good cost-effective improvement. The cost is typically roughly \$100 each. One GFI protects one entire circuit. (5.2.2)

This is typical of homes built in the 1950s

**Task:** Improve

**Time:** Discretionary

**Cost:** Depends on approach

## **GROUND FAULT CIRCUIT INTERRUPTERS \ 5.3.1**

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

**Location:** Various

**Task:** Provide

**Cost:** Minor

# HEATING

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## Descriptions

**Main Heating System – Fuel/Energy Source:** • Natural gas

**Main Fuel Shut-off at:** • Meter

**Main Heating System - Type:** • [Furnace \(3.0\)](#)

**Chimney Liner (7.0):** • [Metal](#)

**Efficiency (8.0):** • [Mid-efficiency](#)

**Approximate Input Capacity (9.0):** • [100,000 BTU/hr.](#)

**Approximate Age:** • [8 years](#)

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

## Inspection Methods and Limitations

**Heating inspection method:** • Summer Test Procedure: During the portion of the year when the heating system is not normally operating, the heater, furnace or boiler is tested by turning up the thermostat. This will result in a partial test of the heating unit; however, the adequacy of the distribution system and amount of heat cannot be ascertained. Problems which may only show up during long term operation of the heating system may go undetected.

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

## Observations and Recommendations

### **AIR FILTER \ 12.4, 12.5 and 12.6**

**Condition:** • Air Filter Replacement

**Location:** Furnace Room

**Task:** Replace

**Time:** Every 3 months

**Cost:** Minor

### **SUPPLY/RETURN DUCTWORK, GRILLES AND REGISTERS \ 15.1 & 15.2**

**Condition:** • Duct Cleaning Recommended

**Location:** Throughout

**Task:** Clean

**Time:** Now and every 3-5 years

**Cost:** Minor

# COOLING

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## Descriptions

**Air Conditioning (1.0):** • [Central air conditioning - air cooled \(1.1\)](#)

**Cooling Capacity (3.0):** • [24,000 BTU/hr.](#)

**Approximate Compressor Age (5.0):** • [8 years](#)

**Typical Life Expectancy:** • 10 to 15 years

## Inspection Methods and Limitations

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

## Observations and Recommendations

### INDOOR UNIT \ 6.0, 10.0, 12.0, & 16.0

**Condition:** • [Condensate line leak](#)

appears to be dampness on ground due to leak from air conditioner evaporator coil

**Task:** Further evaluation/Improve

**Time:** If necessary

**Cost:** Depends on work needed

### REFRIGERANT LINES \ 11.0

**Condition:** • [Unsealed gap at plenum](#)

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor

## Descriptions

**Reference information on insulation levels / (19.0):** • [Adding insulation is an improvement rather than a repair.](#)

**Attic insulation value (1.0/2.0) & material (A):** • R-20 • R-24 • [Fiberglass \(3.0\)](#) • [Vermiculite \(6.0\)](#)

**Masonry wall insulation value (1.0/2.0) & material (G):** • None

**Basement wall insulation value (1.0/2.0) & material (I/J):** • Not determined

**Roof ventilation (15.0):** • [Roof vents](#) • [Soffit vents](#)

## Inspection Methods and Limitations

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

**Insulation inspection method:** • Attic inspected from access hatch

## Observations and Recommendations

### **ATTIC \ Insulation (A & 1.0 to 19.0)**

**Condition:** • Vermiculite insulation was noted in the attic. This insulation may contain asbestos, a material that has been linked to lung cancer. Although a home inspection is not an environmental assessment, and we are not health scientists, this is mentioned as a courtesy. Health Canada's position is that vermiculite insulation is best left in place, and health precautions should be taken if working in the attic or disturbing the insulation. More information can be found on Health Canada's website at [www.hc-sc.gc.ca/iyh-vsv/prod/insulation-isolant\\_e.html](http://www.hc-sc.gc.ca/iyh-vsv/prod/insulation-isolant_e.html).

It is currently covered with fiberglass batts insulation, and is undisturbed. We also recommend that it be left in place, as it would not pose a threat unless the particles are airborne.

**Location:** Attic

**Task:** Further evaluation/Improve

**Time:** Discretionary

**Cost:** Depends on approach/work required.

### **WALLS \ E, F, G & H**

**Condition:** • [Insulation level suspected to be below current standards \(R 19\)](#)

Typical with older homes, the wall spaces are uninsulated. Most homeowners do not take measures to insulate their walls due to cost effectiveness, but rather take the approach of ensuring attic or roof space is well insulated, and all air leaks are sealed to minimize convective heat loss. We generally recommend this approach instead of removing main walls to provide insulation.

**Location:** Throughout

**Task:** Improve

**Time:** Discretionary

**Cost:** Depends on approach

# INSULATION

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## **AIR SEALING \ Air Sealing/Leakage Control**

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

## Descriptions

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

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

**Main Shut-off Valve Location:**

• Basement



*water meter and main*

**Water Flow (Pressure) (1.4.1):** • [Typical for neighbourhood](#)

**Water Heater Type and Energy Source (1.6):** • [Conventional](#) • [Gas](#)

**Water Heater Age (Estimated) (1.6):** • 7 years

**Typical Life Expectancy:** • 10 to 15 years

**Water Heater Tank Capacity (1.6):** • 189 liters

**Waste Piping Material:** • Cast iron • Copper • Plastic • Not visible in some areas

**Floor Drain Location:** • [Furnace room](#)

## Inspection Methods and Limitations

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

## Observations and Recommendations

### General

- Possible concealed problems

### VALVES \ 1.3

**Condition:** • Isolating Valve Maintenance - Ensure valves with water lines going outside are closed prior to winter and drained from outside to prevent freezing pipes.

**Location:** Various Basement

**Task:** Service

**Time:** Regular maintenance - before winter

### WASTE PIPING \ 2.3

**Condition:** • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400.

Having stated the above, seller informs that main drain has been replaced from stack to city sewer from the old clay pipe to plastic ABS or PVC.

**Location:** Basement

**Task:** Further evaluation

**Time:** Less than 1 year

**Cost:** Minor

## Descriptions

**General:** • Interior finishes are in good repair overall.

**Major Floor Finishes (1.0):** • [Ceramic/Quarry Tile \(1.7\)](#) • [Concrete \(1.1\)](#) • [Hardwood \(1.2\)](#) • Laminate (1.9) • [Resilient \(1.6\)](#)

**Major Wall Finishes (2.0):** • [Plaster/Drywall \(2.1\)](#)

**Major Ceiling Finishes (3.0):** • [Plaster/Drywall \(3.1\)](#)

**Windows (6.0):** • [Fixed \(6.1.5\)](#) • [Sliders \(6.1.3\)](#)

**Glazing (6.2):** • [Double \(6.2.2\)](#) • [Single \(6.2.1\)](#)

**Exterior Doors (7.0):** • [Conventional - hinged](#)

## Inspection Methods and Limitations

**Limitations:** • No comment is made on cosmetic finishes during a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Limited access to cabinets and closets • Basement leakage frequency or severity cannot be predicted during a home inspection.

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

**% of interior foundation wall not visible:** • 80

## Observations and Recommendations

### General

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

**Location:** Various

**Task:** Monitor

### BASEMENT LEAKAGE \ 10.0

**Condition:** • Evidence of basement leakage was noted.

Ensure there is no water collecting around staircase at exterior.

**Location:** Front Cold Room

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Depends on approach



*cold room under front stairs*

**Condition:** • [Dampness](#)

Ensure all water management issues are addressed from exterior. See 4 steps below, and recommendations on Exterior section or report.

**Location:** North and West Basement

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Depends on approach

**BASEMENT LEAKAGE POTENTIAL \ 10.0**

**Condition:** • [Read Section 10.0 in the Interior section of the Reference tab at the end of the report or click to read](#)

**Condition:** • [We cannot predict the frequency or severity of basement leakage.](#)

**WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0**

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

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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)

## Descriptions

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

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

**Annual Roof Maintenance:** • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

**Ice Dams on Roofs:** • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 of the Roofing Chapter for more detail and solutions.

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

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

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

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

**Insulation Amounts - Current Standards:** • Current standards for insulation in new construction are outlined below:

• Attic and roof space: R-40 (R-50 if electric heat) • Floors above garages and other unheated areas: R-25 • Cathedral roof: R-28 • Walls: R-19 (R-29 if electric heat) • Basement/crawlspace walls: R-12 (R-19 if electric heat)

**Reduce Air Leaks:** • 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.

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

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

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

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

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

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

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

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

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

# MORE INFO

108 Lillington Ave, Toronto, ON June 23, 2010

Report No. 9992, v.3

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

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

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

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

**Saving Money While You Save the Planet:** • [Saving energy now makes a lot more financial sense, because several levels of government and several utilities are participating.](#)

**END OF REPORT**

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
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