



# Your Inspection Report

14 Herbert Ave  
Toronto, ON

**PREPARED FOR:**  
MIGUEL PEIXE

**INSPECTION DATE:**  
Wednesday, February 24, 2010

**PREPARED BY:**  
Andy Tran



CarsonDunlopBoulevard  
120 Carlton St, Suite 407  
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# INSPECTION AGREEMENT

14 Herbert Ave, Toronto, ON February 24, 2010

Report No. 8840, v.4

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

## PARTIES TO THE AGREEMENT

### Company

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

### Client

Miguel Peixe

This is an agreement between Miguel Peixe 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

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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, **Miguel Peixe (Signature)** \_\_\_\_\_, **(Date)** \_\_\_\_\_, have read, understood and accepted the terms of this agreement.

# 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 of the Home Reference Book.

## 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.

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## Descriptions

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

**Sloped roofing material:**

- [Asphalt shingles \(1.1\)](#)



*rear sloped*



*front sloped*

**Flat roofing material:**

- [Modified bitumen \(1.10\)](#)

lower roof



*lower roof*

- [Roll-roofing \(1.9\)](#)

upper roof



*lower roof*

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*upper roof*



*upper roof*

**Life Expectancy:** • The roof covering is not expected to require replacement in the short term, although some maintenance may be required.

**Chimneys:**

- [Masonry](#)



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## Inspection Methods and Limitations

**Roof inspection method:** • Walking on the roof

## Observations and Recommendations

### **CHIMNEY(S) \ 3.0**

**Condition:** • Prior repairs

**Task:** Monitor

### **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.

## 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 above grade \(1.2\)](#)

**Wall Surfaces (4.0):** • [Brick \(4.1\)](#) • [Metal siding \(4.6\)](#) • [Wood siding \(4.5\)](#)

**Retaining Walls (9.0):** • [Wood](#)

## 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.

## Observations and Recommendations

### DOWNSPOUTS \ 1.0

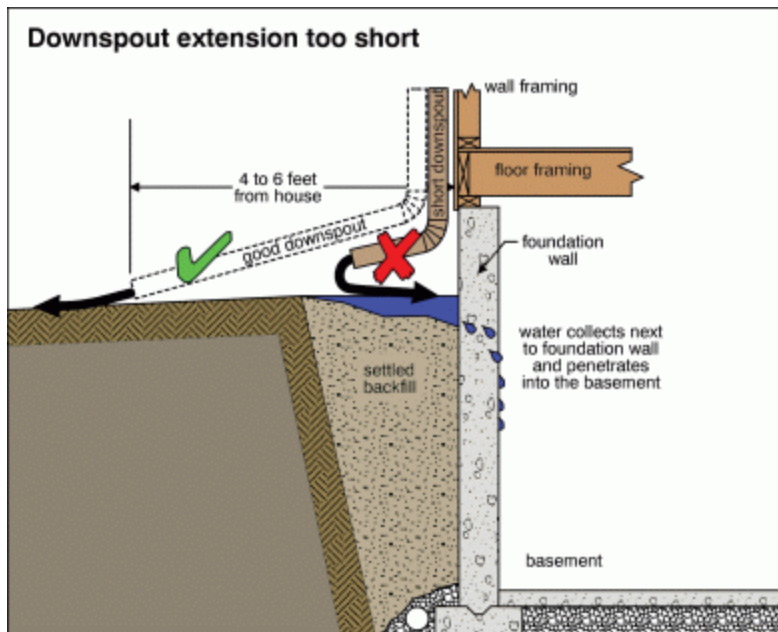
**Condition:** • [Downspout ends too close to home. It should direct water at least 6 feet from building.](#)

**Location:** Various Exterior

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



[Click on image to enlarge.](#)

# EXTERIOR

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## WALL SURFACES \ 4.0

Condition: • [Damage](#)

Location: Rear Addition

Task: Repair

Time: Less than 1 year

Cost: Minor



## EXTERIOR STRUCTURE \ Railings (5.2)

Condition: • [Missing](#)

Location: Rear Staircase

Task: Provide

Time: Discretionary

Cost: Minor



## **BASEMENT WALK-OUT \ 7.0**

**Condition:** • [Drain ineffective \(7.4\)](#)

Size of drain may need to be increased depending on accumulation of water in this area.

**Location:** Basement

**Task:** Improve

**Time:** If necessary

**Cost:** Depends on work needed



## Descriptions

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

**Foundations (3.0):** • [Brick](#)

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

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

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

**Roof and Ceiling Framing (7.0):** • [Not visible](#)

## Inspection Methods and Limitations

**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.

**Limitations:** • Crawlspace - no access • Roof space - no access

## 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.

### **TERMITE \ 9.0 and 10.0**

**Condition:** • This house is in a neighbourhood where termites are active. No damage was visible in the house although interior finishes limited the inspection. Annual inspection by a pest control specialist is recommended (~ \$250). A chemical treatment should be provided if/when needed. Enquire regarding establishing a warranty.

**Condition:** • [Further investigation recommended](#)

**Condition:** • [A Toronto company specializing in termite control is Aetna Pest Control: 416-469-4111](#)

Aetna reports no activity on Herbert Ave

## Descriptions

**General:** • The electrical system has been updated and includes a circuit breaker panel and ground fault protection.

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

**General:** • Overall, the electrical system is safe and in good condition

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

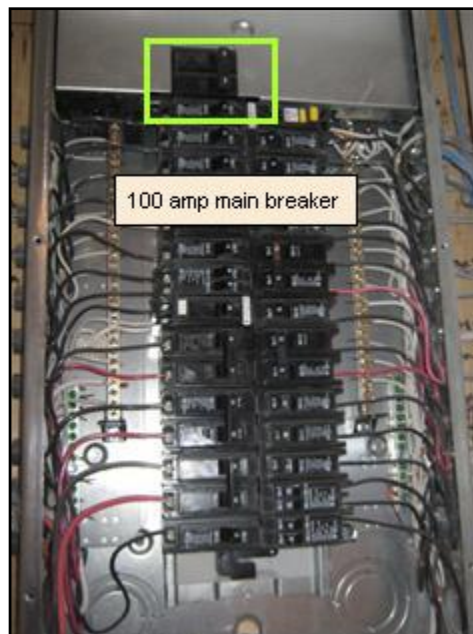
**Service Size (2.4/5):** • [100 amps \(240 Volts\)](#)

**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 - typical number](#)

**Ground Fault Circuit Interrupters (5.3):** • [Bathrooms](#) • [Exterior](#) • [Kitchen](#) • [Whirlpool](#)

**Arc Fault Circuit Interrupters (5.3):** • Panel

## 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.

### GROUND FAULT CIRCUIT INTERRUPTERS \ 5.3.1

**Condition:** • [Missing](#)

**Location:** Front Porch

**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 \(3.0\)](#)

**Efficiency (8.0):** • [High efficiency](#)

**Approximate Input Capacity (9.0):** • [75,000 BTU/hr.](#)

**Approximate Age:** • [11 years](#)

**Typical Life Expectancy :** • [Furnace \(high efficiency\) - 15 to 20 years](#)

## Inspection Methods and Limitations

**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

### General

• No HEATING Recommendations are offered as a result of this inspection.

# COOLING

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## Descriptions

**General:** • No central air conditioning system was noted.

## Inspection Methods and Limitations

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

## Observations and Recommendations

### **General**

• No COOLING Recommendations are offered as a result of this inspection.

## Descriptions

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

**Flat roof insulation value (1.0/2.0) & material (B):** • Not determined

**Masonry wall insulation value (1.0/2.0) & material (G):** • R-12 • [Fiberglass \(3.0\)](#)

**Basement wall insulation value (1.0/2.0) & material (I/J):** • R-12 • [Fiberglass \(3.0\)](#)

**Crawlspace wall insulation value (1.0/2.0) & material (K):** • Not determined

**Crawlspace floor insulation value (1.0/2.0) & material (K/L):** • Not determined

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

**Crawlspace ventilation (15.0):** • Vents to exterior

## 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.

**Limitations:** • Crawlspace - access not gained (10.0 and 11.0) • Roof space - access not gained (10.0 and 11.0)

## Observations and Recommendations

### **FLAT ROOF \ B & 1.0 to 19.0**

**Condition:** • [Insulation level suspected to be below current standards \(R 28\)](#)

**Condition:** • [Ventilation - suspected to be less than ideal](#)

**Task:** Improve

**Time:** If necessary

### **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

**General:** • The kitchen and bathrooms have been updated.

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

**Supply Piping in the Building:** • [Copper](#) • [PEX \(cross-linked polyethylene\)](#)

**Main Shut-off Valve Location:**

• Basement



**Water Flow (Pressure) (1.4.1):** • [Above average](#)

**Water Heater Type and Energy Source (1.6):** • [Tankless/instantaneous](#)

**Water Heater Age (Estimated) (1.6):** • New

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

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

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

## 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.

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## Observations and Recommendations

### **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.

## Descriptions

**General:** • Interior finishes are high quality for the most part.

**General:** • The newer windows help improve comfort and energy efficiency.

**Major Floor Finishes (1.0):** • [Carpet \(1.4/1.5\)](#) • [Ceramic/Quarry Tile \(1.7\)](#) • [Hardwood \(1.2\)](#) • [Slate/Stone/Marble/Terrazzo \(1.8\)](#)

**Major Wall Finishes (2.0):** • [Brick/Stone \(2.3\)](#) • [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 \(6.2.2\)](#)

**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

**% of interior foundation wall not visible:** • 95

## Observations and Recommendations

### **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.](#)

Weather conditions were cold and dry at time of inspection. It is also difficult to determine potential for leakage for this home due to new basement finishes.

### **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)

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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)

## 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.

**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.

**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.

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**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.](#)

**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.](#)

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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](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)