



Your Inspection Report

200 Manor Rd E
Toronto, ON



PREPARED FOR:
PAUL & ELEANOR FEETHAM

INSPECTION DATE:
Friday, March 26, 2010

PREPARED BY:
Andy Tran



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

905-822-0010
1-866-751-0010
Fax: 416-964-0683
www.carsondunlop.com
info@carsondunlop.com



March 31, 2010

Dear Paul & Eleanor Feetham,

RE: Report No. 9053, v.3
200 Manor Rd E
Toronto, 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. 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.

ADDITIONAL SERVICES:

Did you know that Carson Dunlop/Boulevard is an NRCan-licensed ecoENERGY Service Organization? An eco-ENERGY assessment can qualify you for significant grants on things like heating, air conditioning, insulation and window improvements to your home. See www.carsondunlop.com/ecoenergy for details.

Thanks again for choosing Boulevard.

Sincerely,

Andy Tran
on behalf of
CarsonDunlopBoulevard

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INSPECTION AGREEMENT

200 Manor Rd E, Toronto, ON March 26, 2010

Report No. 9053, v.3

www.carsondunlop.com

PARTIES TO THE AGREEMENT

Company

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

Client

Paul & Eleanor Feetham

This is an agreement between Paul & Eleanor Feetham 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.

INSPECTION AGREEMENT

200 Manor Rd E, Toronto, ON March 26, 2010

Report No. 9053, v.3

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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, **Paul & Eleanor Feetham (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

200 Manor Rd E, Toronto, ON March 26, 2010

Report No. 9053, v.3

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

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.

HEATING

BOILER \ 13.0

Condition: • Near end of normal life expectancy

Task: Replace

Time: Unpredictable

Cost: \$3,500 and up



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.

Descriptions

General: • High quality installation

General: • The roof is newer and in good condition.

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.

Location: Roof

Descriptions

Gutters and Downspouts (1.0): • Aluminum (1.1)

Gutter and Downspout Discharge (1.2): • Discharge above grade (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

Location: Various

Task: Improve

Time: Less than 1 year

Cost: Minor



front



rear

EXTERIOR

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Report No. 9053, v.3

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SUMMARY

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

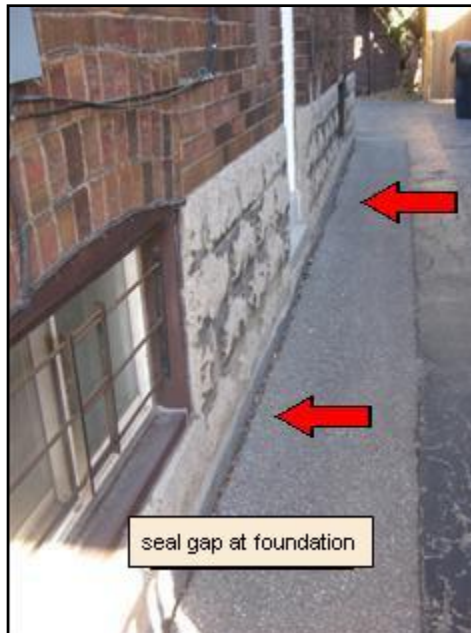
DRIVEWAYS \ 6.0

Condition: • Seal gap at house

Task: Improve

Time: Less than 1 year

Cost: Minor



right side

EXTERIOR STRUCTURE \ Steps (5.1)

Condition: • Missing Step

Task: Provide

Time: Discretionary

Cost: Minor



side door

EXTERIOR STRUCTURE \ Railings (5.2)

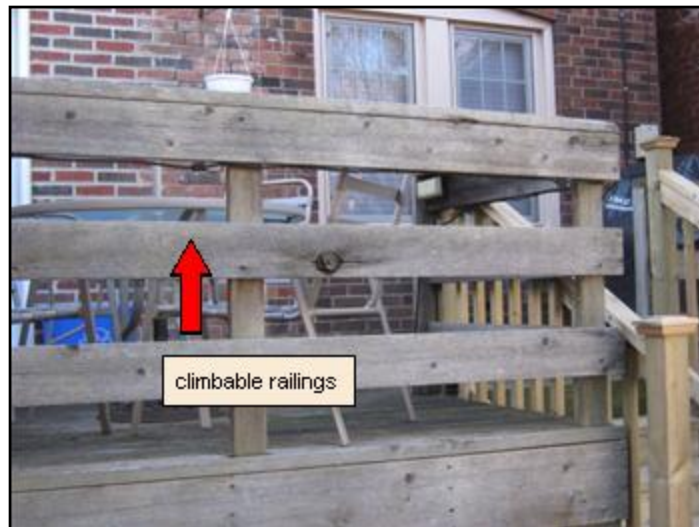
Condition: • Climbable

Location: Deck

Task: Improve

Time: Discretionary

Cost: Minor



deck

GARAGE \ 8.0

Condition: • Disrepair (8.1)

Life expectancy on garage not determined

Task: Monitor/Repair or replace

Time: If necessary



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

Inspection Methods and Limitations

Structure inspection method: • Attic inspected from 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

General

• Possible concealed problems

FOUNDATIONS \ 3.0

Condition: • Most foundation 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. If nuisance water leakage occurs, repair using crack injection repair from interior side. This typically costs \$300-\$500 per crack

Location: Various

Task: Monitor / Repair

Time: Ongoing / If necessary

Cost: \$300 - \$500

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.

RAFTERS & COLLAR TIES \ 7.1 & 7.2

Condition: • Collar ties missing (7.2)
currently no signs of roof sag

Task: Provide

Time: If necessary

Cost: Minor



attic

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

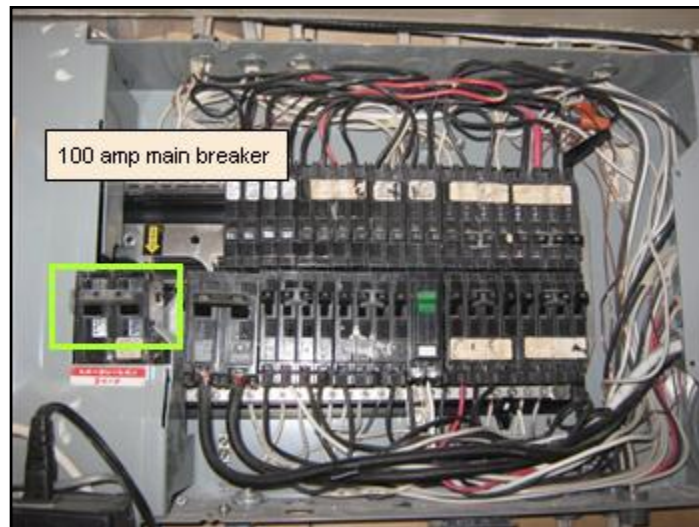
Service Size (2.4/5): • 100 amps (240 Volts)

System Grounding (2.7): • Water pipe - copper

Distribution Panel Rating (3.0): • 125 amps

Distribution Panel Type & Location:

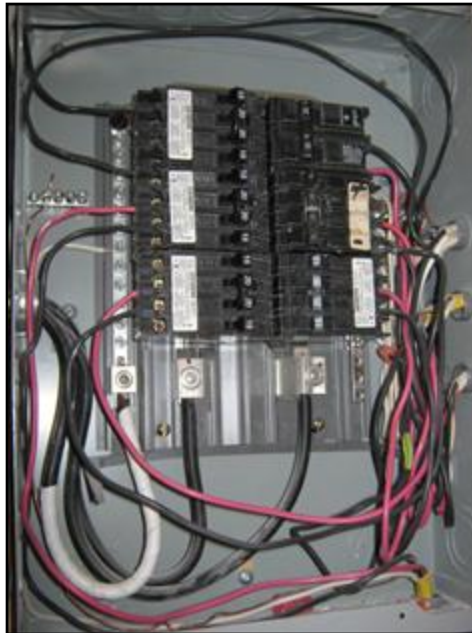
- Breakers - basement



main panel

Subpanel Type & Location (3.2):

- Breakers - basement



sub panel

Distribution Wire (4.0): • Copper - metallic sheathed • Copper - non-metallic sheathed

Outlet Type & Number (5.2): • Grounded - typical number

Ground Fault Circuit Interrupters (5.3): • Bathrooms • Kitchen

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 extent of knob and-tube wiring throughout the home is not determined during a home inspection. • 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.

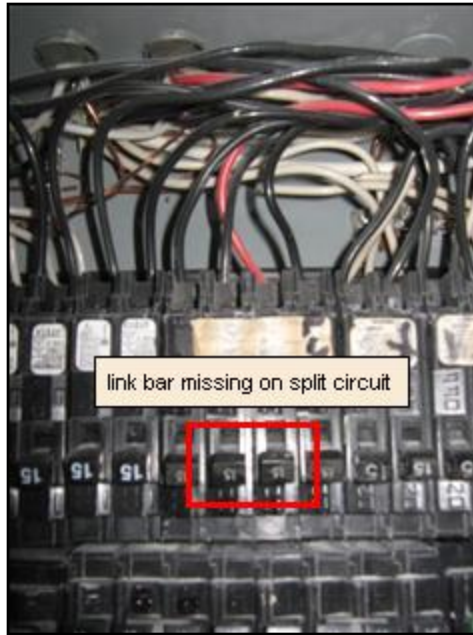
MAIN PANEL - BREAKERS AND FUSES \ 3.3

Condition: • Link missing on multiwire circuit

Location: Panel

Task: Provide

Cost: Minor



main panel

HOUSE WIRING - KNOB-AND-TUBE \ 4.4

Condition: • Knob-and-tube wiring was noted in the home.

This was the only circuit noted

Location: Dining Room

Task: Remove

Cost: Minor



dining room

Descriptions

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

Main Fuel Shut-off at: • Meter

Main Heating System - Type: • Boiler (4.0)

Chimney Liner (7.0): • Metal

Efficiency (8.0): • Conventional efficiency

Approximate Input Capacity (9.0): • 100,000 BTU/hr.

Approximate Age: • 20 to 25 years

Typical Life Expectancy : • Boiler (steel) - 20 to 35 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. • Radiator and zone valves on a hot water heating system are not tested as part of a home inspection. • Radiators - limited access due to location/covers

Limitations: • Circulating pump not tested

Observations and Recommendations

BOILER \ 13.0

Condition: • Natural gas boilers with draft hoods (<300,000 BTUs, which is 95% of house boilers) need to be inspected and tested annually by law to make sure carbon monoxide is not entering the home. Please ensure that this work is included as part of your annual boiler maintenance.

Condition: • You may be eligible to receive up to \$1,250 in grants and rebates to upgrade your old boiler to an ENERGY STAR qualified unit. For more information on how to qualify for these grants, please go to <http://www.carsondunlop.com/OBS/ecoeabout.htm>

Condition: • Near end of normal life expectancy

Task: Replace

Time: Unpredictable

Cost: \$3,500 and up

HEATING

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REGULAR MAINTENANCE \ Good advice for all homeowners

Condition: • Service Furnace

Location: Furnace Room

Task: Service annually

Time: Ongoing

Cost: \$100 - \$200

COOLING

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Report No. 9053, v.3

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COOLING

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Descriptions

Air Conditioning (1.0): • Ductless system

Cooling Capacity (3.0): • 12,000 BTU/hr.

Approximate Compressor Age (5.0): • Not Determined

Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection. • Low outdoor temperatures prevented testing in the cooling mode.

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.

Attic insulation value (1.0/2.0) & material (A): • R-24 • R-28 • Fiberglass (3.0)

Masonry wall insulation value (1.0/2.0) & material (G):

• Not determined

likely R12 since new drywall has been applied to most walls

Basement wall insulation value (1.0/2.0) & material (I/J):

• Not determined

likely R12 since new drywall has been applied to most walls

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

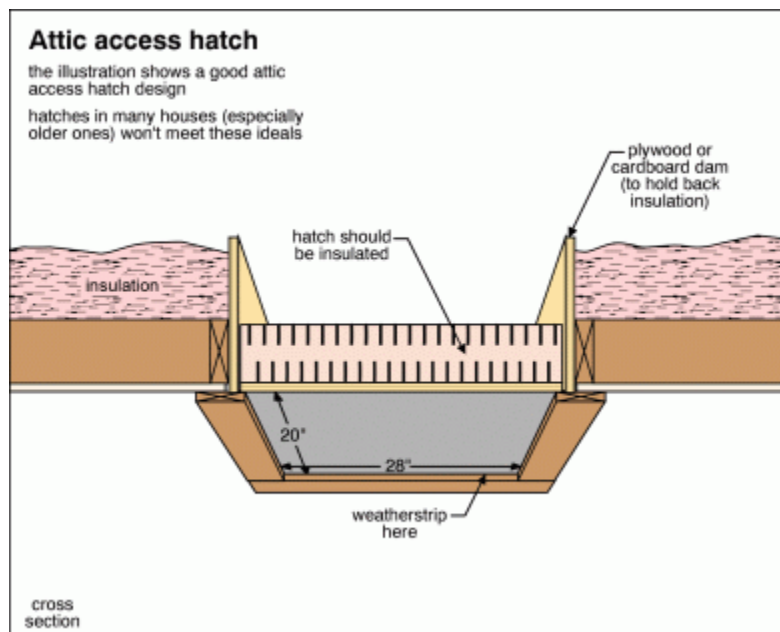
ATTIC \ Insulation (A & 1.0 to 19.0)

Condition: • Access hatch insulation/weatherstripping/fit less than ideal

Task: Improve

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)

INSULATION

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ELECTRICAL

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PLUMBING

INTERIOR

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rear bedroom

Condition: • Insulation uneven

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor



attic

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: • Several fixtures have been updated.

Water Piping to the Building: • Copper

Supply Piping in the Building: • Copper

Main Shut-off Valve Location:

• Basement



boiler room

Water Flow (Pressure) (1.4.1): • Above average

Water Heater Type and Energy Source (1.6): • Conventional • Gas

Water Heater Age (Estimated) (1.6): • Less than 5 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 189 liters

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

Floor Drain Location: • Not found

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

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.

Condition: • Floor drain - not visible

Task: Provide

Time: If necessary

Cost: Depends on work needed

Descriptions

General: • Interior finishes are in good repair overall.

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)

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) • Single/Double Hung (6.1.1)

Glazing (6.2): • Double (6.2.2) • Single (6.2.1)

Exterior Doors (7.0): • Conventional - hinged

Fireplaces and Stoves (8.0): • Fireplace – gas – insert• Fireplace – gas - logs

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: • 99

Observations and Recommendations

STAIRS \ 5.0

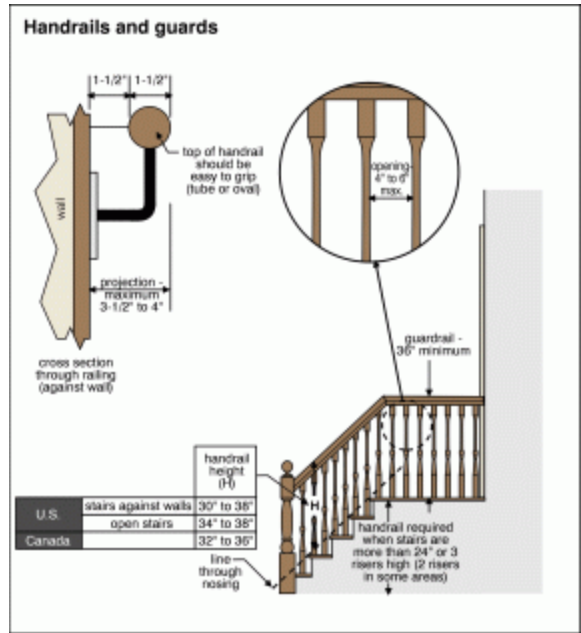
Condition: • Railing missing

Location: Basement

Task: Provide

Time: Less than 1 year

Cost: Minor



Click on image to enlarge.



basement

FIREPLACE OR WOOD STOVE \ 8.0

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

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.)
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)

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS \ Good advice for homeowners

Condition: • Install Carbon Monoxide and Fire Detectors on every level. Replace every 5 Years

Implication(s): Life Safety

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

200 Manor Rd E, Toronto, ON March 26, 2010

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www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

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