



Your Inspection Report

27 Dearbourne Ave
Toronto, ON

PREPARED FOR:
SCOTT AND CHRISTINE DAVIES

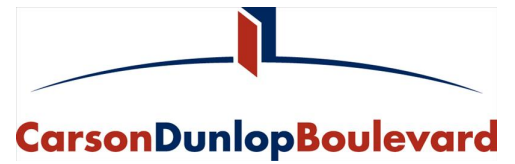
INSPECTION DATE:
Friday, June 4, 2010

PREPARED BY:
Andy Tran



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

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



June 7, 2010

Dear Scott and Christine Davies,

RE: Report No. 9722, v.3
27 Dearbourne Ave
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.

Thanks again for choosing Boulevard.

Sincerely,

Andy Tran
on behalf of
CarsonDunlopBoulevard

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INSPECTION AGREEMENT

27 Dearbourne Ave, Toronto, ON June 4, 2010

Report No. 9722, v.3

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PARTIES TO THE AGREEMENT

Company

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

Client

Scott and Christine Davies

This is an agreement between Scott and Christine Davies 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, **Scott and Christine Davies (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

27 Dearbourne Ave, Toronto, ON June 4, 2010

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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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.

ROOFING

SLOPED ROOF(S) \ 1.0

Condition: • Near end of normal life expectancy

Location: Throughout

Task: Replace

Time: Unpredictable

Cost: \$4,000 and up



rear sloped roof



front sloped roof

ELECTRICAL

HOUSE WIRING - KNOB-AND-TUBE \ 4.4

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

Most wiring has been updated, but residual knob and tube was noted in a few locations. We recommend having Electrician verify amount and remediate as necessary.

Location: Various

Task: Further evaluation/Improve

Time: If necessary

Cost: Depends on work needed

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

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decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

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Descriptions

Sloped roofing material: • Asphalt shingles (1.1)

Chimneys: • Masonry

Inspection Methods and Limitations

Roof inspection method: • Camera extension - limited view

Roof inspection method: • Binoculars from the ground

Roof inspection limited/prevented by: • Height

Observations and Recommendations

SLOPED ROOF(S) \ 1.0

Condition: • Near end of normal life expectancy

Location: Throughout

Task: Replace

Time: Unpredictable

Cost: \$4,000 and up



rear sloped roof



front sloped roof

CHIMNEY(S) \ 3.0

Condition: • Cap deteriorated/missing (3.1)

Task: Provide

Time: When replacing roof

Cost: Minor



masonry chimney

VULNERABLE AREAS \ 1.13, 1.14 & 1.15

Condition: • Change in roof slope is a vulnerable area for roof leaks

Location: Front portion of roof

Task: Further evaluation/Improve

Time: If necessary

Cost: Depends on approach

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

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) • Vinyl siding (4.7)

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.

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

Observations and Recommendations

WALL SURFACES \ 4.0

Condition: • Mortar or masonry deterioration

Spalling and deterioration typical of improper removal of cement parging. Seeking expertise of Mason for improvement recommendations.

Location: Various Exterior Wall

Task: Further Evaluation/Improve

Time: If necessary

Cost: Depends on approach



side wall



rear wall

FOUNDATION WALLS \ 4.18

Condition: • Loose stone

Location: Front

Task: Repair

Time: Less than 1 year

Cost: Minor



front corner

Descriptions

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

Foundations (3.0): • Brick

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)

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.

RAFTERS & COLLAR TIES \ 7.1 & 7.2

Condition: • Collar ties damage (7.2)

Location: Attic

Task: Repair or replace

Time: When reroofing

Cost: Depends on approach

STRUCTURE

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attic space

ROOF SHEATHING \ 7.5

Condition: • Sag

some sagging and prior repairs noted on roof structure (as visible in attic) - improvements may be required to minimize sagging or warping

Location: Attic

Task: Further evaluation/Improve

Time: If necessary

Cost: Depends on work needed

TERMITE \ 9.0 and 10.0

Condition: • Further investigation recommended

Refer to Aetna Report

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Descriptions

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

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

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

Standalone Service Box Type & Location: • Fuses - basement

System Grounding (2.7): • Not visible

Distribution Panel Rating (3.0): • 100 amps

Distribution Panel Type & Location: • Breakers - basement

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

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

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.

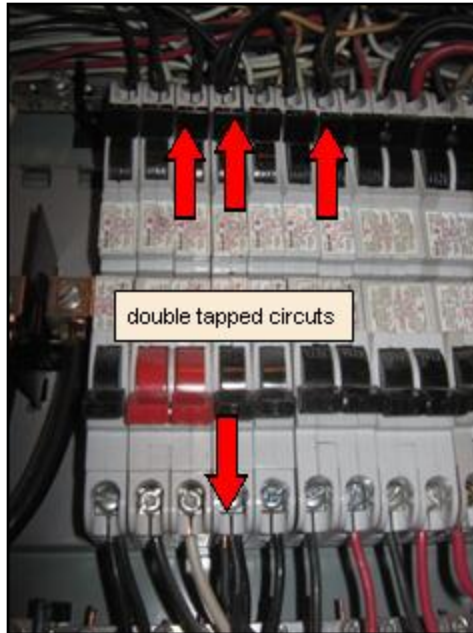
MAIN PANEL - BREAKERS AND FUSES \ 3.3

Condition: • Double tap (two wires on one breaker or fuse)

Location: Panel

Task: Improve

Cost: Minor



main service panel

HOUSE WIRING - KNOB-AND-TUBE \ 4.4

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

Most wiring has been updated, but residual knob and tube was noted in a few locations. We recommend having Electrician verify amount and remediate as necessary.

Location: Various

Task: Further evaluation/Improve

Time: If necessary

Cost: Depends on work needed

LIGHTS \ 5.1

Condition: • Exposed wires

Location: Basement

Task: Improve

Cost: Minor



basement

OUTLETS \ 5.2

Condition: • Location poor

Location: Living Room

Task: Remove

Cost: Minor



living room

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)

ELECTRICAL

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Location: Various

Task: Provide

Cost: Minor

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): • 75,000 BTU/hr.

Approximate Age: • 11 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

Condition: • Ducts - layout typical of older house; it may be possible to adjust airflow to provide more even heating/cooling. Improve layout if necessary; consult HVAC specialist for further evaluation if needed.

Location: Various First Floor

Task: Improve

Time: If necessary

Cost: Depends on approach

HEATING

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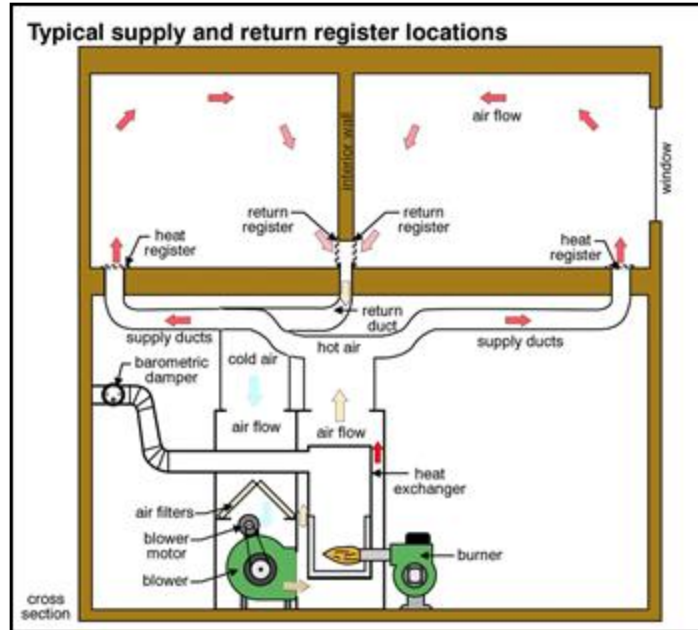
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COOLING

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Descriptions

Air Conditioning (1.0): • Central air conditioning - air cooled (1.1)

Cooling Capacity (3.0): • 18,000 BTU/hr.

Approximate Compressor Age (5.0): • 11 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

AIR CONDITIONING SYSTEM - GENERAL \ 1.0 & 18.0

Condition: • Aging

Task: Replace

Time: Unpredictable

Cost: \$3,000 and up

SUPPLY/RETURN DUCTWORK, GRILLES AND REGISTERS \ 13.0

Condition: • Return grilles - too few

See notes in Heating section

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

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

Insulation inspection method: • Attic inspected from access hatch

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.

Observations and Recommendations

ATTIC \ Insulation (A & 1.0 to 19.0)

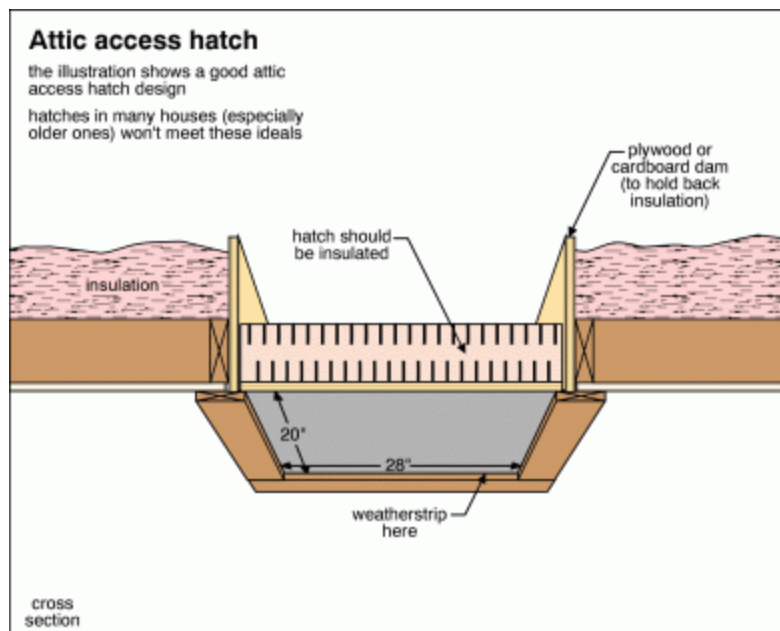
Condition: • Access hatch insulation/weatherstripping/fit less than ideal

Location: Attic

Task: Improve

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)

INSULATION

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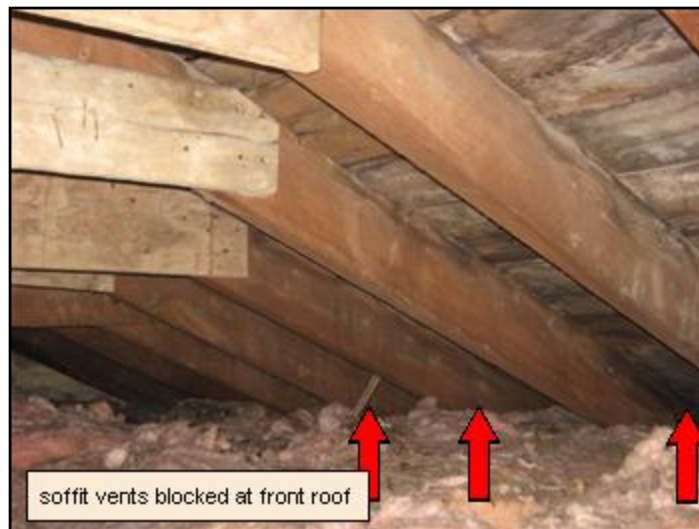
Condition: • Ventilation obstructed

Location: Front Attic

Task: Improve

Time: Less than 1 year

Cost: Depends on approach



attic space

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

INSULATION

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Time: Discretionary

Cost: Depends on approach

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.

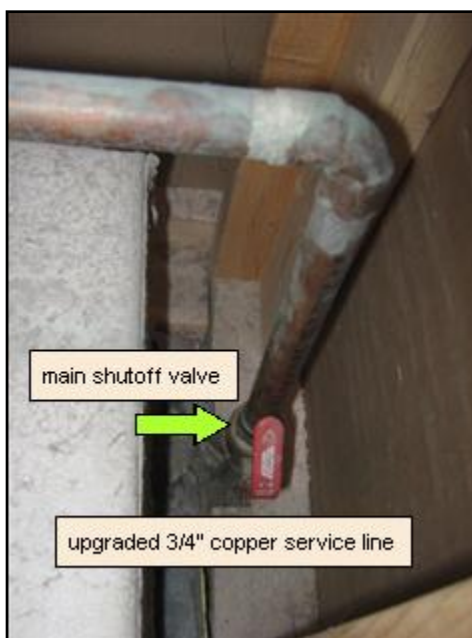
Descriptions

Water Piping to the Building: • Copper

Supply Piping in the Building: • Copper

Main Shut-off Valve Location:

• Basement



furnace area

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

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

Water Heater Age (Estimated) (1.6): • 5 to 10 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 50 gallons

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

Floor Drain Location: • Basement - rear

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

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.

Location: Basement

Task: Further evaluation

Time: Less than 1 year

Cost: Minor

FAUCET - BATHTUB \ 3.3

Condition: • Leak

Location: Second Floor Bathroom

Task: Repair

Cost: Minor



2nd floor bath

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Descriptions

Major Floor Finishes (1.0): • Concrete (1.1) • Hardwood (1.2)

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)

Glazing (6.2): • Double (6.2.2)

Exterior Doors (7.0): • Conventional - hinged

Fireplaces and Stoves (8.0): • Fireplace - non-functional

Party Walls (9.0): • Masonry

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: • 90

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

WINDOWS \ 6.0

Condition: • Seal lost on double or triple glazing

Location: Various Second Floor

Task: Repair

Time: Discretionary

Cost: Depends on approach

STAIRS \ 5.0

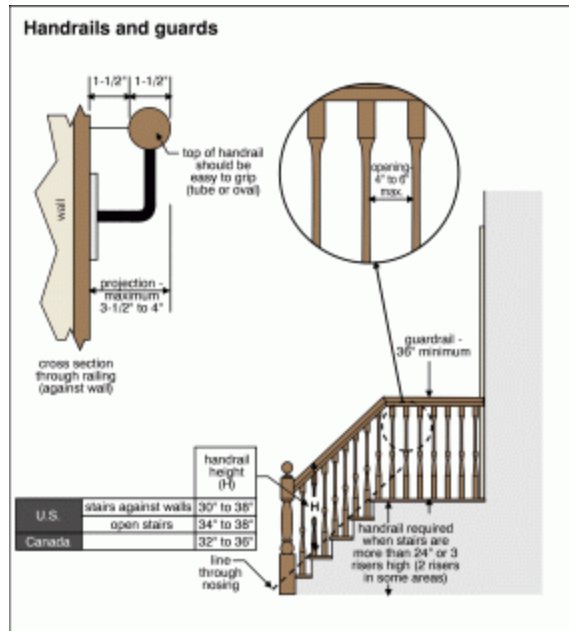
Condition: • Railing missing

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor



[Click on image to enlarge.](#)



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)

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

27 Dearbourne Ave, Toronto, ON June 4, 2010

Report No. 9722, v.3

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