

# Your Inspection Report



308 St George St  
Toronto, ON M5R 2P5



**PREPARED FOR:**  
AKRAM BOUSALEH

**INSPECTION DATE:**  
Thursday, October 8, 2020

**PREPARED BY:**  
Jim Gibson, P.Eng.



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

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

Excellence in home inspection



October 9, 2020

Dear Akram Bousaleh,

RE: Report No. 74041  
308 St George St  
Toronto, ON  
M5R 2P5

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

The enclosed report includes an Overview tab which summarizes key findings, and the report body. The Good Advice tab provides helpful tips for looking after your home; the Reference tab includes a 500-page Reference Library; and the Appendix tab includes valuable added benefits. You can navigate by clicking the tabs at the top of each page.

To the prospective buyer: We strongly recommend an Onsite Review of the home to help you understand the inspection report and protect your investment. The Review includes a tour of the home with the inspector, a complimentary safety recall service on appliances and ensures that you can take advantage of the special offers listed in the appendix most of them are free. You also receive free technical support for as long as you own your home. The Onsite Review fee is \$260.

Thanks again for choosing Carson Dunlop.

Sincerely,

Jim Gibson, P.Eng.  
on behalf of  
Carson, Dunlop & Associates Ltd.

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## INVOICE

October 9, 2020

Client: Akram Bousaleh

Report No. 74041

For inspection at:

308 St George St

Toronto, ON

M5R 2P5

on: Thursday, October 8, 2020

Seller's Home Inspection - O - 2000 - 2999	\$646.00
Additional Kitchen Fee (2)	\$67.00
Subtotal	<u>\$713.00</u>
HST (#108348343RT0001)	\$92.69
Total	<u>\$805.69</u>

PAID IN FULL - THANK YOU!

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# OVERVIEW

308 St George St, Toronto, ON October 8, 2020

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

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This Overview lists some of the significant report items if any were identified. Please read the entire report before making any decisions about the home; do not rely solely on the Overview.

## FOR THE BUYER

There are two elements to a home inspection - the inspection itself and the report. This report is helpful, but the inspection is equally important. You need both elements to make an informed decision. Call us at 416-964-9415 to book an Onsite Review with the inspector, or engage your own inspector. Our fee is \$260. Without an Onsite Review, our obligation and liability are limited to the seller.

When you move into the home you may find some issues not identified in the report. That is to be expected for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly 1% of the value of the home annually for maintenance and repair.

## Exterior

### **WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)**

**Condition:** • Water/vermin damage, low quality prior repairs

**Location:** Various second floor

**Task:** Further evaluation/repair

**Time:** Less than one year

**Cost:** Dependent \$1500-\$3000

### **LANDSCAPING \ Lot grading**

**Condition:** • [Improper slope or drainage](#)

Low areas

**Task:** Various

**Time:** Repair

**Cost:** Dependent

## Heating

### **BOILER \ Radiators, convectors and baseboards**

**Condition:** • Flow valve: Handle - damage/missing

**Location:** Foyer

**Task:** Further evaluation/replace

**Time:** Less than one year/if necessary

**Cost:** Dependent \$1000-\$2000

### **SPACE HEATER \ Electric baseboard heater/space heater**

**Condition:** • Baseboard heaters (electric) - missing (no heat in area)

**Location:** Rear basement bathroom closet, rear second floor shower and powder room, third floor kitchenette

**Task:** Provide

**Time:** Less than one year



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**Cost:** Dependent \$500-\$750 each

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • Near end of lifespan

**Location:** Rear first floor exterior

**Task:** Continue to service in use until replacement

**Time:** Unpredictable

**Cost:** Dependent \$3000-\$6000

## Plumbing

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • Waste piping (cast iron) - near the end of lifespan, rust, leak suspected

**Location:** Various, second floor kitchen

**Task:** Further evaluation/replace

**Time:** Immediate/when necessary

**Cost:** Dependent \$1000-\$2000 per floor per location

### WASTE PLUMBING \ Floor drain

**Condition:** • Floor drain - not visible

**Location:** Right front basement (near boiler, water heaters and laundry equipment)

**Task:** Provide

**Time:** Less than one year

**Cost:** Dependent \$1500-\$3000

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Here are a few thoughts to help you stay warm, safe and dry in your home.

All homes require regular maintenance and periodic updates. Maintenance programs help keep homes safe, comfortable and efficient. Roofs, furnaces and air conditioners for example, wear out and have to be replaced. Good maintenance extends the life of these house systems. Refer to Our Advice tab for more details regarding maintenance of your home.

Water is the biggest enemy of homes, whether from leaks through the roof, walls or foundation, or from plumbing inside the home. Preventative maintenance and quick response to water problems are important to minimize damage, costs and help prevent mould.

Environmental consultants can help with issues like mould, indoor air quality and asbestos. If you need help in these areas, we can connect you with professionals.

All recommendations in the report should be addressed by qualified specialists. Our ballpark costs and time frames are provided as a courtesy and should be confirmed with quotes from specialists. Minor costs in the report are typically under

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\$1,000.

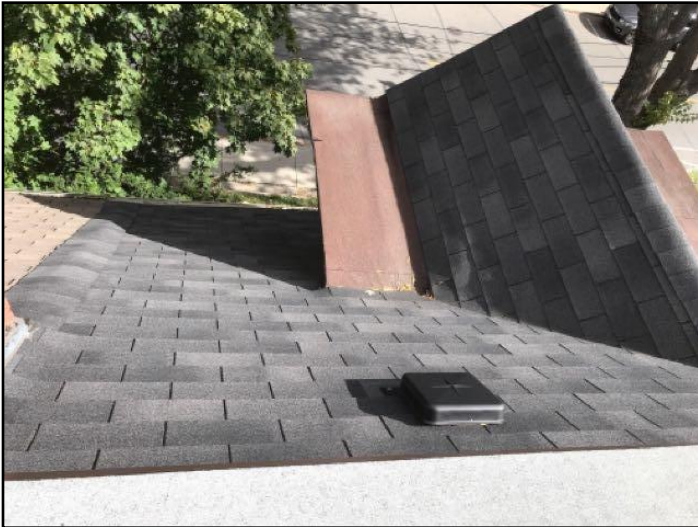
END OF OVERVIEW

## Description

### Sloped roofing material:

- [Asphalt shingles](#)

Shingles and membranes - in first half of lifespan at Front third floor



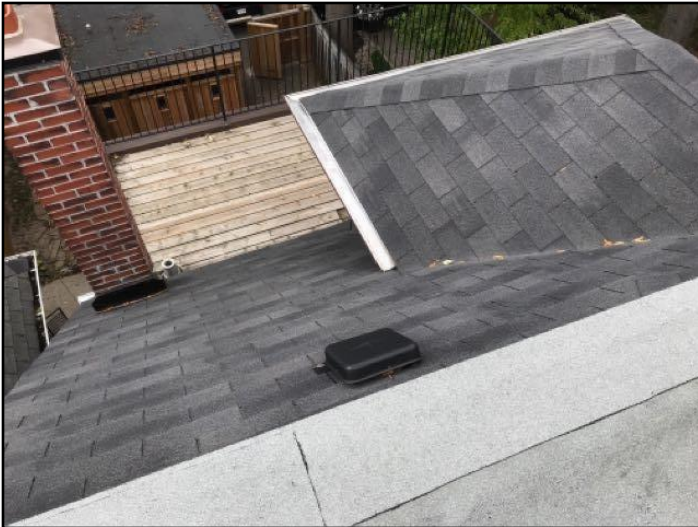
*Asphalt shingles*



*Asphalt shingles*

- [Asphalt shingles](#)

Shingles - in first half of lifespan at Rear third floor



*Asphalt shingles*



*Asphalt shingles*

- [Asphalt shingles](#)

Shingles - in first half of lifespan at Front porch



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*Asphalt shingles*



*Asphalt shingles*

## Flat roofing material:

- [Modified bitumen membrane](#)

Membrane - midway through lifespan at Third floor



*Modified bitumen membrane*

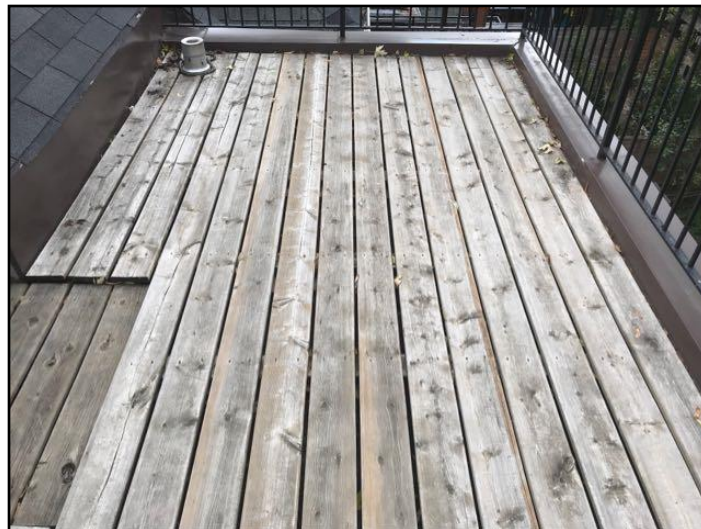
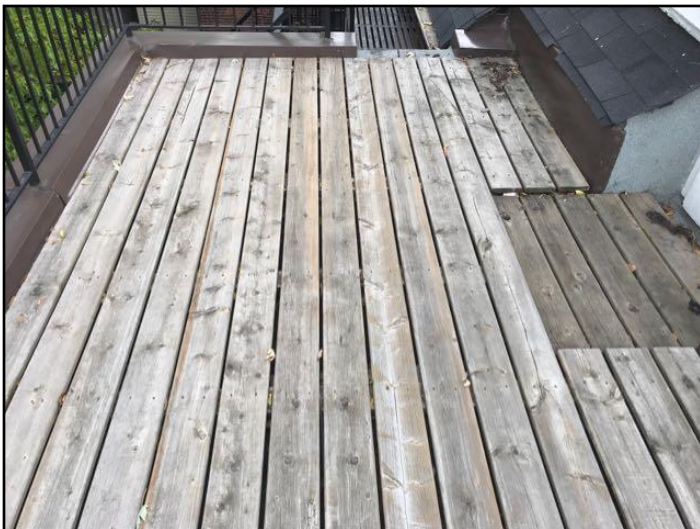


*Modified bitumen membrane*

- [Modified bitumen membrane](#)

Membrane - midway through lifespan at Rear second floor





*Modified bitumen membrane*

*Modified bitumen membrane*

- [Modified bitumen membrane](#)

Membrane - at beginning of lifespan above Carport



*Modified bitumen membrane*

*Modified bitumen membrane*

## Observations and Recommendations

### **SLOPED ROOF FLASHINGS \ Chimney flashings**

**Condition:** • Counter flashing - installation nonstandard, patched

**Location:** Right front third floor

**Task:** Monitor/repair

**Time:** Ongoing/if necessary

**Cost:** Minor

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*Flashing - patched*

## **SLOPED ROOF FLASHINGS \ Roof/sidewall flashings**

**Condition:** • Counter flashing - damage/missing, leak

**Location:** Front porch

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



*Flashing - damage/missing, leak*



*Flashing - damage/missing, leak*

## **FLAT ROOFING \ General notes**

**Condition:** • Door - vulnerable area for leaks

**Location:** Rear third floor

**Task:** Monitor/repair

**Time:** Ongoing/if necessary



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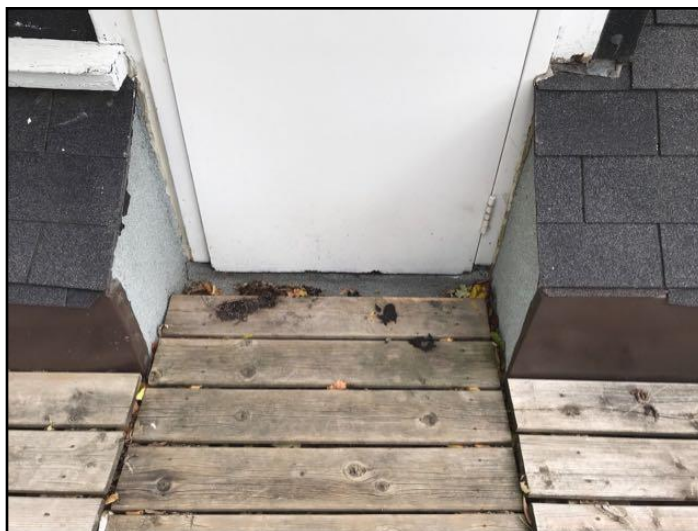
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**Cost:** Minor



*Door - vulnerable area for leaks*

**Condition:** • leak

Vulnerable area for clogging, freezing and leaks

**Location:** Rear second floor

**Task:** Repair/monitor

**Time:** Immediate/regular maintenance

**Cost:** Dependent \$500-\$1000



*Roof drain/scupper - vulnerable area...*



*Leak*

**Condition:** • Roof drain/scupper - vulnerable area for clogging, freezing and leaks

**Location:** Carport

**Task:** Clean/monitor

**Time:** Immediate/regular maintenance

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**Cost:** Minor



*Roof drain/scupper - vulnerable area...*

## **FLAT ROOFING \ Modified bitumen**

**Condition:** • Membrane - access restricted (due to deck)

**Location:** Rear second floor

**Task:** Further evaluation/repair

**Time:** Less than one year

**Cost:** Dependent

## **Inspection Methods and Limitations**

**Roof inspection limited/prevented by:** • Deck • Lack of access (too high/steep)

**Inspection performed:** • By walking on roof



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## Description

Wall surfaces and trim: • [Brick](#) • [Stone](#) • Wood siding

## Observations and Recommendations

### ROOF DRAINAGE \ Gutters and Downspouts

**Condition:** • Various conditions noted:

**Task:** Repair

**Time:** Immediate

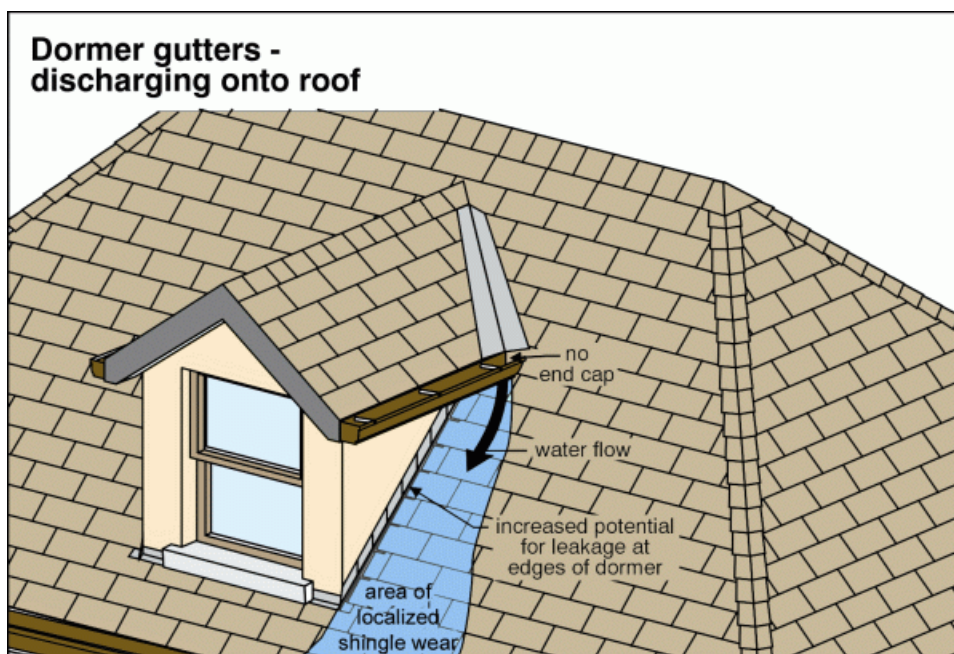
**Cost:** Minor each

### ROOF DRAINAGE \ Gutters

**Condition:** • Discharge onto roofs

**Location:** Rear third floor dormer

**Task:** Provide downspouts from upper to upper gutters



## Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



*Discharges onto roof*



*Discharges onto roof*

### **ROOF DRAINAGE \ Downspouts**

**Condition:** • [Discharge onto roofs](#)

**Location:** Front second floor

**Task:** Extend to lower gutter

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*Discharges onto roof*

**Condition:** • Extension - length excessive, slope suspect

Access restricted (due to deck)

**Location:** Right rear

**Task:** Discharge above deck more than 2 m past deck



*Extension - length excessive, slope suspect*

**Condition:** • Discharge location poor (onto parking pad)

**Implication(s):** Risk of ice/fall hazard

**Location:** Carport

**Task:** Sand/salt parking pad



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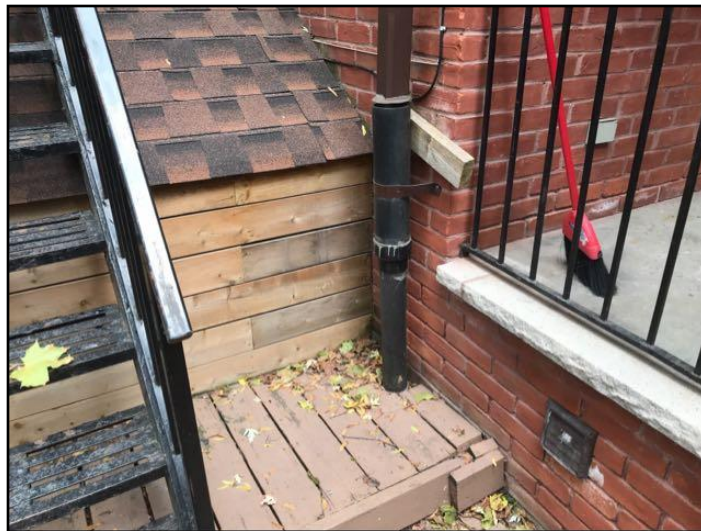
*Discharge location poor*

**Condition:** • Discharge location not visible

Access restricted (due to deck)

**Location:** Left rear

**Task:** Discharge above grade more than 2 m past deck



*Discharge location not visible*

**Condition:** • Discharges too close to masonry column

**Location:** Front

**Task:** Discharge above grade more than 2 m from masonry call him

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*Discharges too close to masonry column*

## **WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)**

**Condition:** • Water/vermin damage, low quality prior repairs

**Location:** Various second floor

**Task:** Further evaluation/repair

**Time:** Less than one year

**Cost:** Dependent \$1500-\$3000



*Water damage*



*Water/vermin damage*

**Condition:** • Paint - deteriorated/missing

**Location:** Various

**Task:** Repair

**Time:** Less than one year/regular maintenance

**Cost:** Dependent

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## WALLS \ Wood siding

**Condition:** • Water damage

Trim - incomplete/missing

**Location:** Front second floor bay

**Task:** Repair

**Time:** Less than one year

**Cost:** Minor



*Water damage*

## WALLS \ Vent (fan, clothes dryer, etc.)

**Condition:** • Vent caps - damage/incomplete

Caulking - deteriorated/split

**Location:** Various

**Task:** Repair

**Time:** Less than one year

**Cost:** Minor

## WINDOWS AND DOORS \ General notes

**Condition:** • Paint and Caulking - deteriorated / missing

**Location:** Various

**Task:** Repair

**Time:** Less than one year/regular maintenance

**Cost:** Dependent

## WINDOWS \ General notes

**Condition:** • Window - installation incomplete/low quality, abandoned

**Location:** Left third floor

**Task:** Repair

**Time:** Less than one year

**Cost:** Dependent \$500-\$1000



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*Window - installation incomplete...*

## DOORS \ General notes

**Condition:** • Door - installation nonstandard (door should close over threshold)

Threshold - no clearance (above landing), slope inadequate

Vulnerable area for leaks

**Location:** Right rear basement walkout

**Task:** Monitor/repair

**Time:** Ongoing/if necessary

**Cost:** Dependent



*Threshold - clearance inadequate*

**Condition:** • Threshold - slope inadequate, overhang marginal

Vulnerable area for leaks

**Location:** Rear second floor

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**Task:** Monitor/repair

**Time:** Ongoing/if necessary

**Cost:** Dependent

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

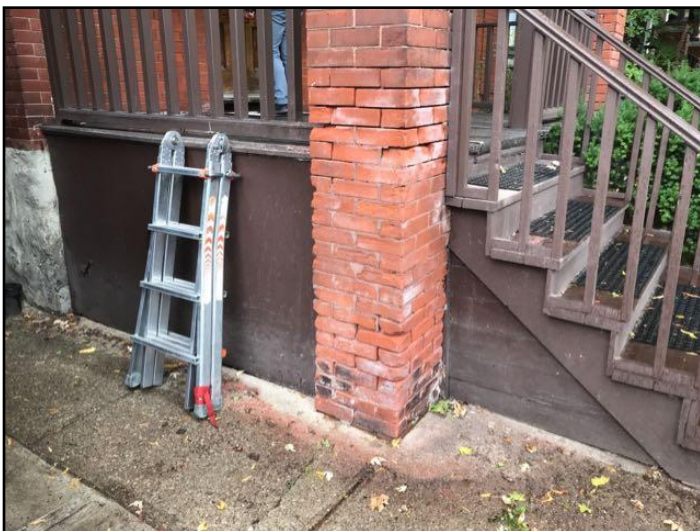
**Condition:** • Porch and stairs - access restricted underneath, wood/soil contact

**Location:** Front

**Task:** Further evaluation / Repair

**Time:** Less than one year

**Cost:** Dependent



*Porch - access restricted underneath*



*Porch - access restricted underneath*

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

**Condition:** • [Leaning](#)

**Location:** Front porch (2 locations)

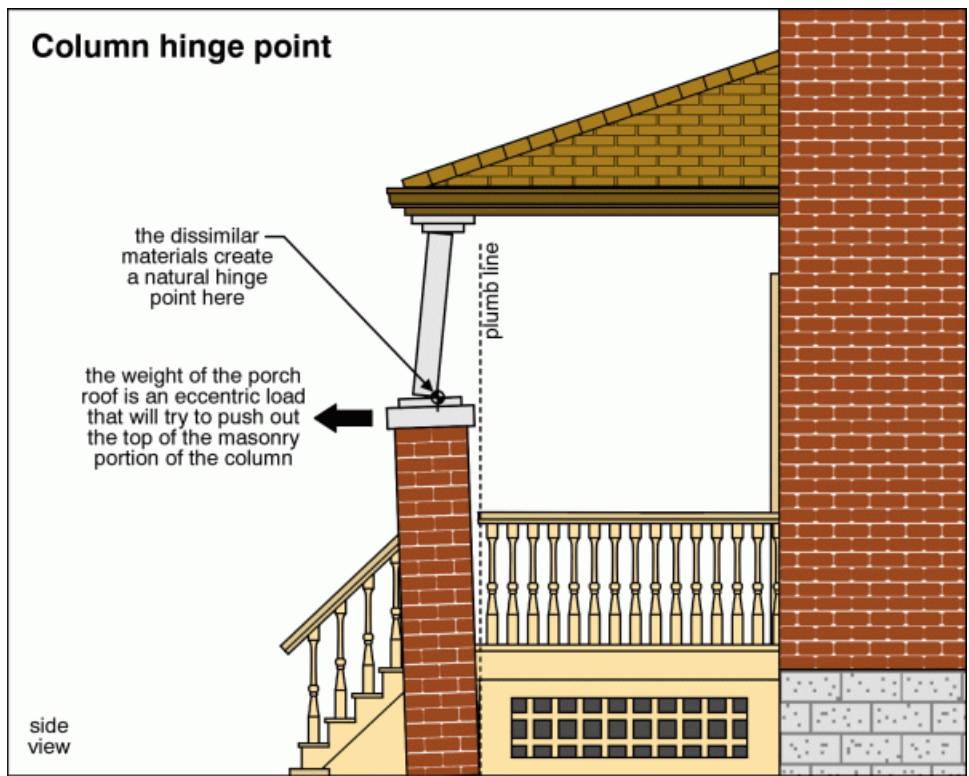
**Task:** Monitor/repair

**Time:** Less than five years

**Cost:** Dependent \$2500-\$5000 each



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**Condition:** • Masonry and mortar - deteriorated/missing



*Masonry and mortar - deteriorated/missing*



*Masonry and mortar - deteriorated/missing*

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*Masonry and mortar - deteriorated/missing*



*Masonry and mortar - deteriorated/missing*

## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors**

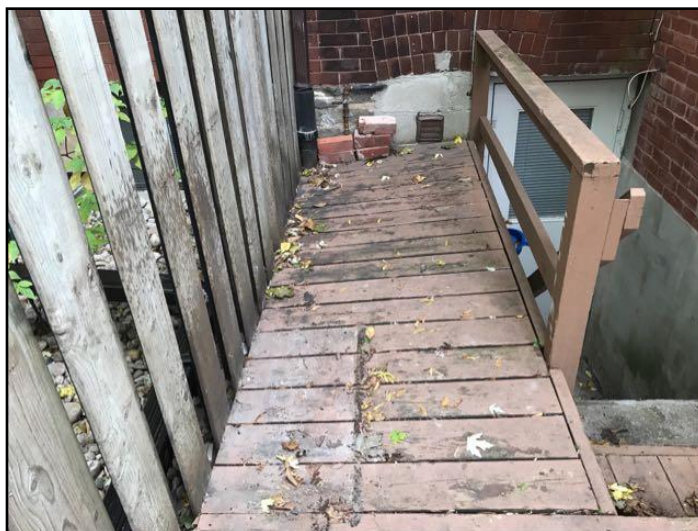
**Condition:** • Deck - not level, water damage

**Location:** Right rear

**Task:** Further evaluation/repair

**Time:** If necessary

**Cost:** Minor



*Deck - not level, water damage*

## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings**

**Condition:** • Stairs - riser height uneven

**Location:** Right rear basement walkout

**Task:** Repair

**Time:** Less than one year



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**Cost:** Minor



*Stairs - riser height uneven*

## **BASEMENT WALKOUTS \ General notes**

**Condition:** • Floor drain - vulnerable area for clogging, freezing and flooding



*Floor drain - vulnerable area...*

## **LANDSCAPING \ Lot grading**

**Condition:** • [Improper slope or drainage](#)

Low areas

**Task:** Various

**Time:** Repair

**Cost:** Dependent

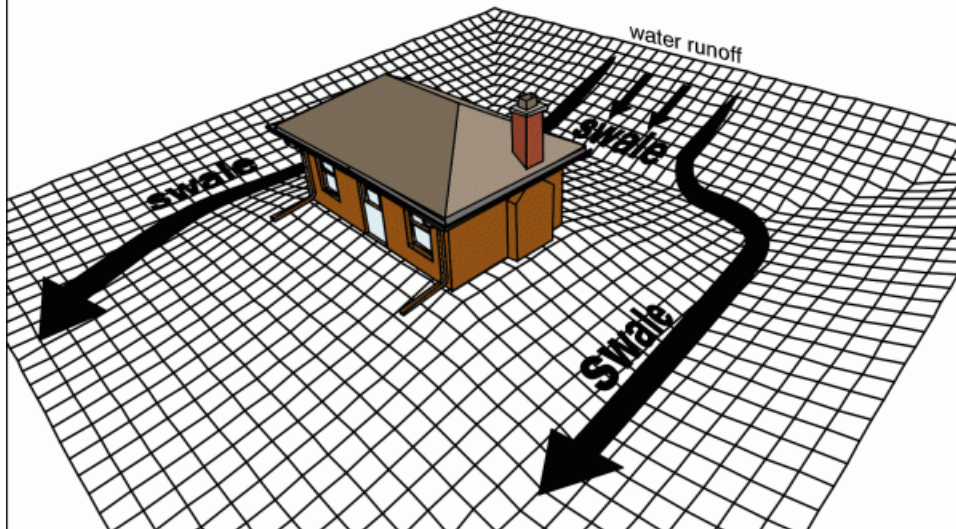
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## Recommended grading slopes



## Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation





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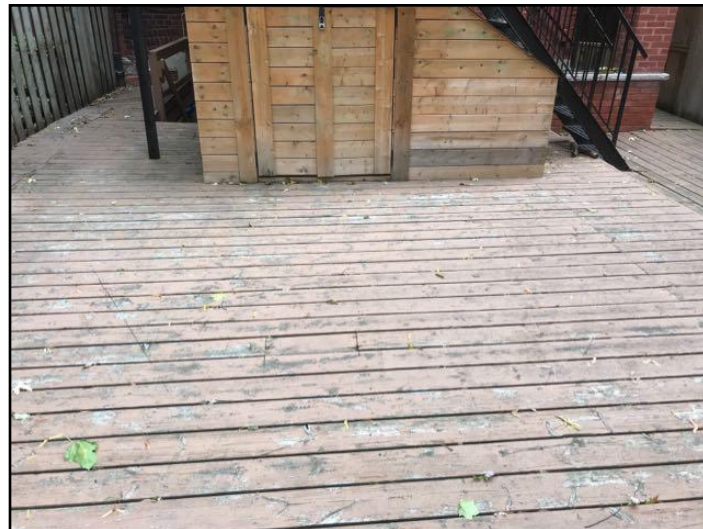
*Improper slope or drainage*



*Improper slope or drainage*

**Condition:** • Lot grading - not visible (due to deck)

**Location:** Rear



**Condition:** • Swale incomplete/missing

**Location:** Left

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## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Poor access under steps, deck, porch

**Exterior inspected from:** • Ground level

## Description

**Configuration:** • [Basement](#)

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

**Floor construction:** • [Joists](#) • Slab - concrete

**Exterior wall construction:** • [Wood frame](#) • [Wood frame / Brick veneer](#) • [Masonry](#)

**Roof and ceiling framing:** • Rafters • Roof Joists

## Observations and Recommendations

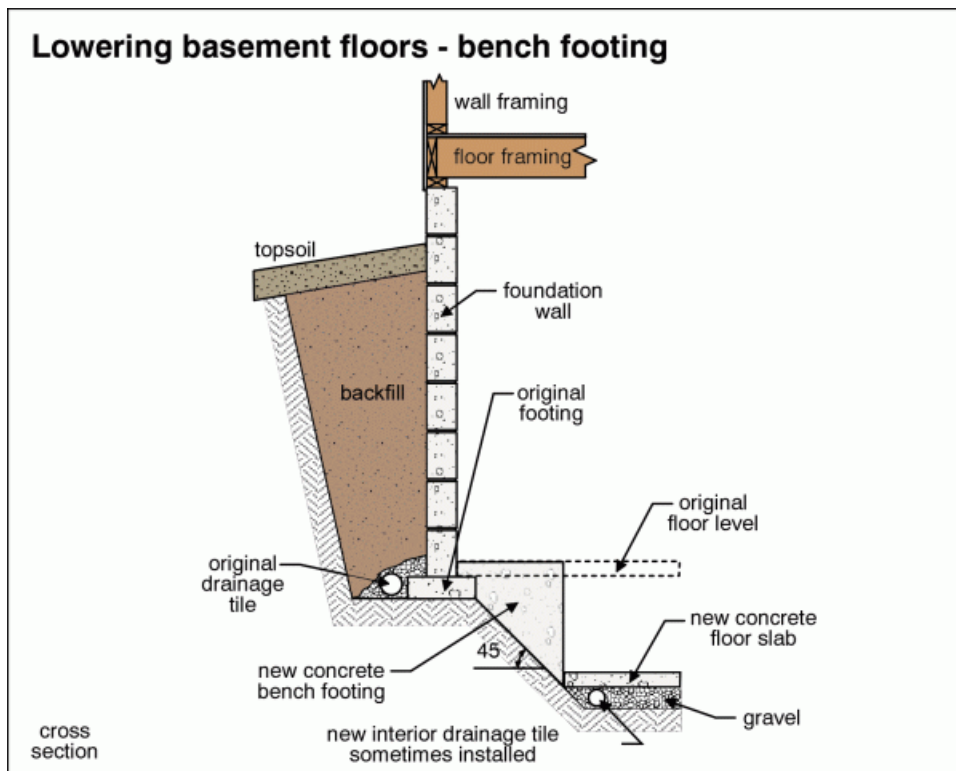
### FOUNDATIONS \ General notes

**Condition:** • [Basement lowered](#)

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing



**Condition:** • Typical minor cracks

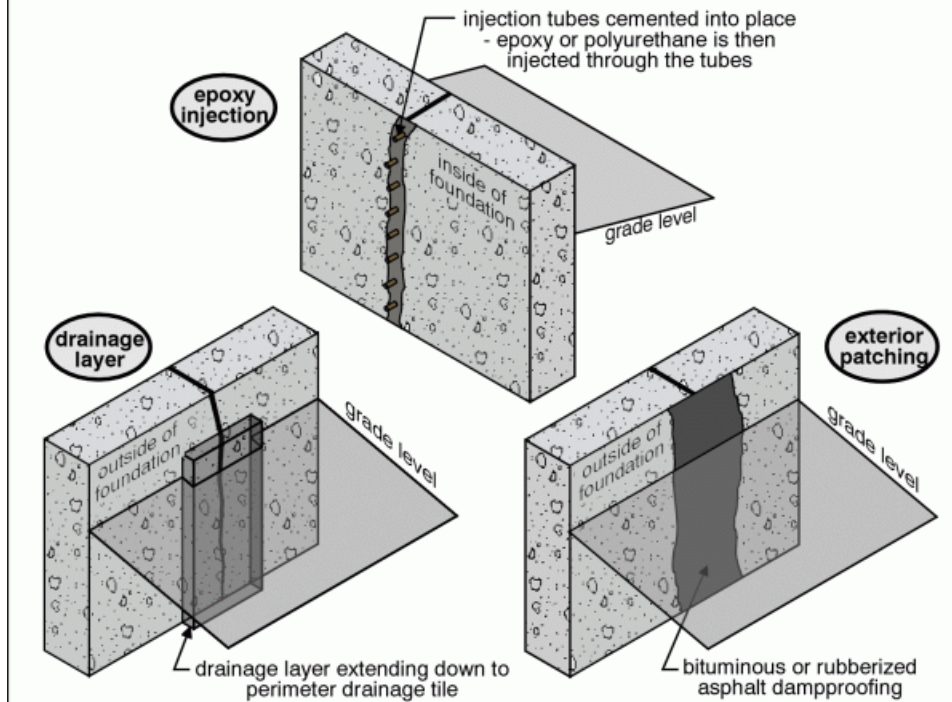
**Location:** Various

**Task:** Monitor/repair

**Time:** Ongoing/if necessary

**Cost:** Dependent \$500-\$1000 each

## Patching cracks



### FLOORS \ Joists

**Condition:** • Crowns/sag (typical of older construction)

**Location:** Various

**Task:** Monitor

**Time:** Ongoing

### WALLS \ Solid masonry walls

**Condition:** • Lintel - not visible/missing

**Location:** Right rear basement walkout

**Task:** Monitor/repair

**Time:** Ongoing/if necessary

**Cost:** Dependent \$1000-\$2000



# STRUCTURE

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*Lintel - not visible/missing*

**Condition:** • Arches or lintels - not visible/missing

**Location:** Left third floor (3 locations)

**Task:** Monitor/repair

**Time:** Ongoing/if necessary

**Cost:** Dependent \$1000-\$2000 each



*Arches or lintels - not visible/missing*



*Arches or lintels - not visible/missing*

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*Arches or lintels - not visible/missing*

## Inspection Methods and Limitations

### Attic/roof space:

- Inspected from access hatch



*Inspected from access hatch*



*Inspected from access hatch*



# STRUCTURE

308 St George St, Toronto, ON October 8, 2020

Report No. 74041

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*Inspected from access hatch*



*Inspected from access hatch*



*Inspected from access hatch*



*Inspected from access hatch*

## Description

### Service size:

- [200 Amps \(240 Volts\)](#)



200 Amps (240 Volts)

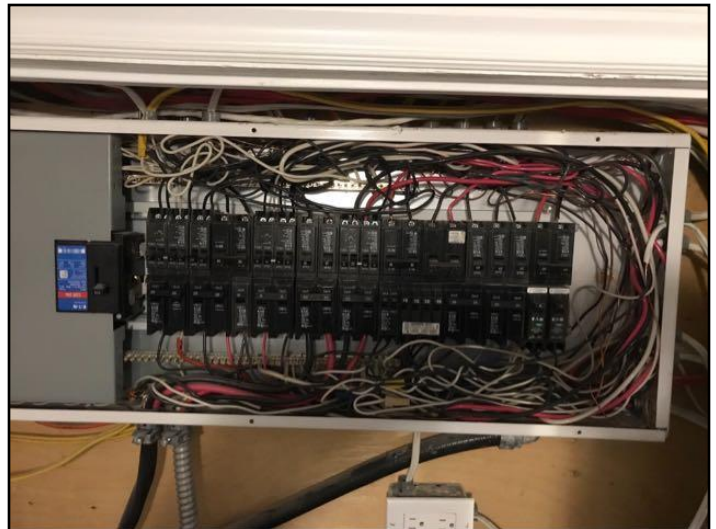
Main disconnect/service box type and location: • [Breakers - basement](#)

Distribution panel type and location:

- [Breakers - basement](#)



Breakers - basement



Breakers - basement

Auxiliary panel (subpanel) type and location: • Breakers - Second floor hall



*Breakers - Second floor hall*



*Breakers - Second floor hall*

**Auxiliary panel (subpanel) type and location:** • Breakers - Third floor hall



*Breakers - Third floor hall*



*Breakers - Third floor hall*



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**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)  
**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCIs present • [AFCIs present](#)

## Observations and Recommendations

### RECOMMENDATIONS \ General

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

### SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

**Condition:** • Abandoned

**Location:** Left exterior/basement

**Task:** Remove

**Time:** Less than one year

**Cost:** Dependent \$500-\$1000



*Abandoned*



*Abandoned*

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

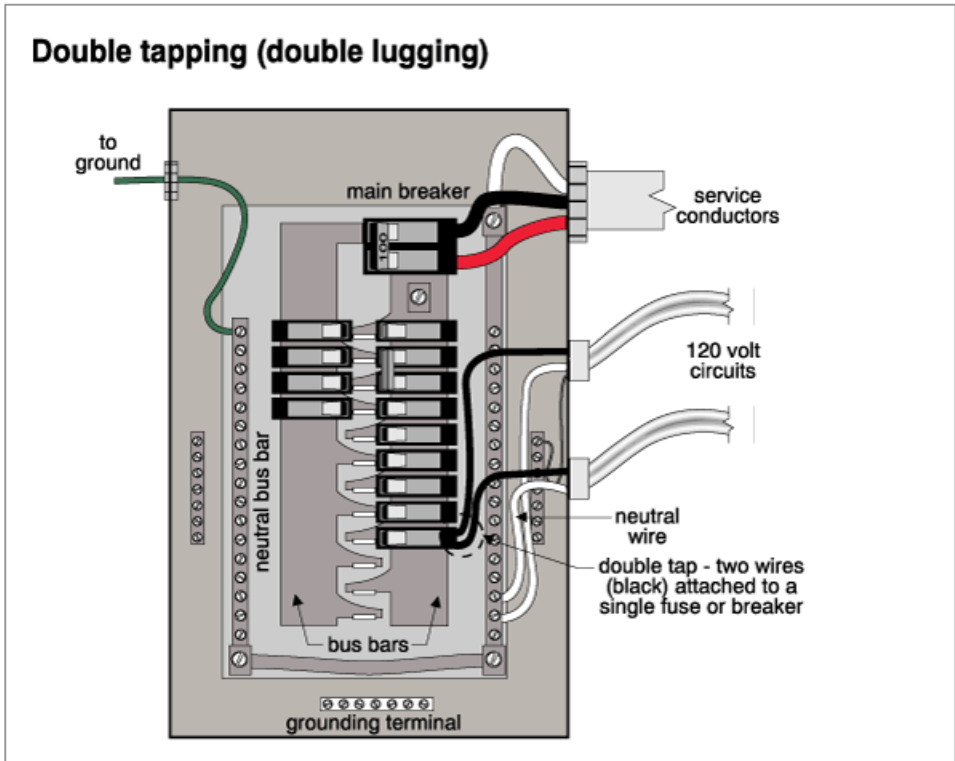
**Condition:** • [Double taps](#)

**Location:** Left basement

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



## DISTRIBUTION SYSTEM \ Knob-and-tube wiring

**Condition:** • No visible evidence of active Knob and tube wiring

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • GFCI outlet (20 amp) - redundant (on GFCI protected circuit)

**Location:** Basement kitchen (at right of sink)

**Task:** Remove

**Time:** Immediate

**Cost:** Minor

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*GFCI outlet (20 amp) - redundant*

- Condition:** • GFCI Outlets (20 amp) - missing
- Location:** Third floor kitchenette (2 locations near sink)
- Task:** Provide
- Time:** Immediate
- Cost:** Minor

## Inspection Methods and Limitations

- Inspection limited/prevented by:** • Main disconnect cover not removed - unsafe to do so.



## Description

System type:

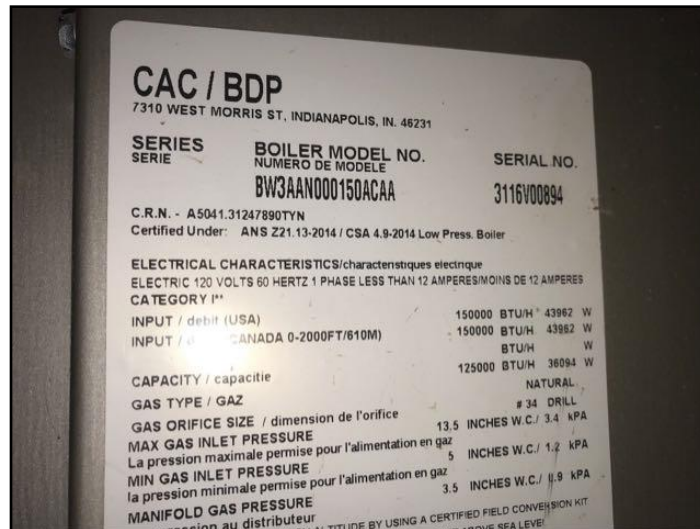
- [Boiler](#)



Boiler



Boiler



Boiler

System type: • Baseboard heaters (electric)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

# HEATING

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**Approximate capacity:** • 150,000 BTU/hr

**Efficiency:** • [Mid-efficiency](#)

**Exhaust venting method:** • [Induced draft](#)

**Approximate age:** • [4 years](#)

**Typical life expectancy:** • Boiler (cast-iron) 20 to 35 years

**Fireplace/stove:**

• Non-functional

At Right front first floor/Living room

**Chimney/vent:**

• [Masonry](#)

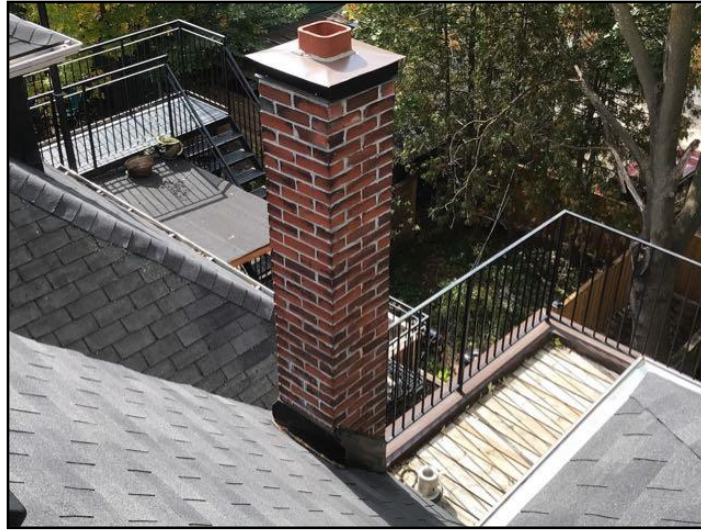
At Right front (for Boiler, water heaters and fireplace)



*Masonry*

• [Masonry](#)

At Left rear



*Masonry*

## Observations and Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • Fuel oil tank: Fill pipe - abandoned

**Location:** Left front

**Task:** Remove

**Time:** Less than one year

**Cost:** Minor



*Fill pipe - abandoned*

**Condition:** • Combustion air supply - installation incomplete ("J" termination missing)

**Location:** Right front basement

**Task:** Upgrade



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**Time:** Discretionary

**Cost:** Minor



*Combustion air supply-installation incomplete*

## **BOILER \ Piping**

**Condition:** • Piping insulation - may contain asbestos

See Appendix for more information

**Location:** Various Basement

**Task:** Monitor/remove

**Time:** Ongoing/if necessary

**Cost:** Dependent



*Piping insulation - may contain asbestos*

## **BOILER \ Radiators, convectors and baseboards**

**Condition:** • Flow valve: Handle - damage/missing

**Location:** Foyer

**Task:** Further evaluation/replace

**Time:** Less than one year/if necessary

**Cost:** Dependent \$1000-\$2000



*Handle - damage/missing*

**Condition:** • Radiators - partially empty

**Location:** Various third floor

**Task:** Service

**Time:** Less than one year

**Cost:** Minor

## **SPACE HEATER \ Electric baseboard heater/space heater**

**Condition:** • Baseboard heaters (electric) - missing (no heat in area)

**Location:** Rear basement bathroom closet, rear second floor shower and powder room, third floor kitchenette

**Task:** Provide

**Time:** Less than one year

**Cost:** Dependent \$500-\$750 each

## **CHIMNEY AND VENT \ Masonry chimney**

**Condition:** • Weather cap - missing

**Location:** Right front and left rear third floor

**Task:** Provide

**Time:** Less than one year

**Cost:** Minor

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*Weather cap - missing*



*Weather cap - missing*

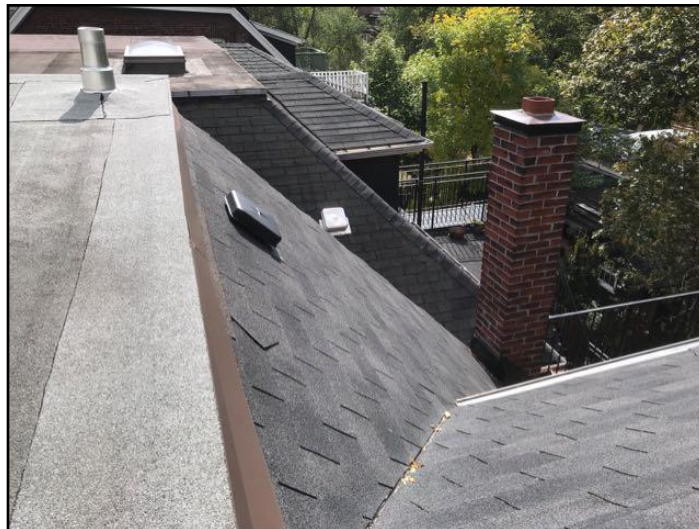
**Condition:** • Abandoned, height marginal

**Location:** Left rear third floor

**Task:** Monitor/remove

**Time:** Ongoing/discretionary

**Cost:** Dependent



## **FIREPLACE \ General notes**

**Condition:** • Before you use the fireplace, it should be inspected, cleaned and improved if necessary by a WETT (Wood Energy Technology Transfer Inc.) certified technician

**Condition:** • Fireplace - nonfunctional

Hearth and firebox - missing

Damper and Flue liner- not visible



# HEATING

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**Location:** Right front first floor/Living room

**Task:** Further evaluation/repair

**Time:** Before using

**Cost:** Dependent



*Fireplace - non-functional*

## Inspection Methods and Limitations

**Inspection prevented/limited by:** • Mild outdoor temperature

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:**

- [Independent system](#)



Outdoor A/C unit

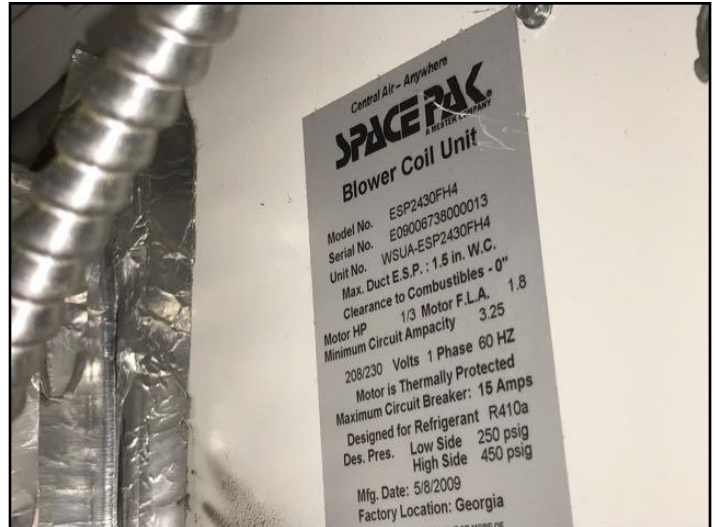


Outdoor A/C unit

**Air conditioning type:** • Indoor A/C unit



Indoor A/C unit



Indoor A/C unit

**Cooling capacity:** • [30,000 BTU/hr](#)

**Compressor approximate age:** • 11 years

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

# COOLING & HEAT PUMP

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## Observations and Recommendations

### AIR CONDITIONING \ Life expectancy

**Condition:** • Near end of lifespan

**Location:** Rear first floor exterior

**Task:** Continue to service in use until replacement

**Time:** Unpredictable

**Cost:** Dependent \$3000-\$6000

### AIR CONDITIONING \ Condensate drain line

**Condition:** • Not visible (due to location/interior finishes)

**Location:** Rear second floor

**Task:** Further evaluation

**Time:** Less than one year/regular maintenance

**Cost:** Minor

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Mild outdoor temperature



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## Description

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

**Attic/roof insulation amount/value:** • [R-24](#)

**Attic/roof air/vapor barrier:** • [Not visible](#)

## Observations and Recommendations

### ATTIC/ROOF \ Hatch/Door

**Condition:** • Insulation and weatherstripping - missing

**Location:** Third floor hall

**Task:** Provide/upgrade

**Time:** Less than one year

**Cost:** Minor

## Inspection Methods and Limitations

**Inspection limited/prevented by lack of access to:** • Wall space • Floor space • Knee wall areas

**Attic inspection performed:** • Roof space - inspected from access hatch

**Roof ventilation system performance:** • Not evaluated

Description

Service piping into building:

- [Copper](#)



Copper

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

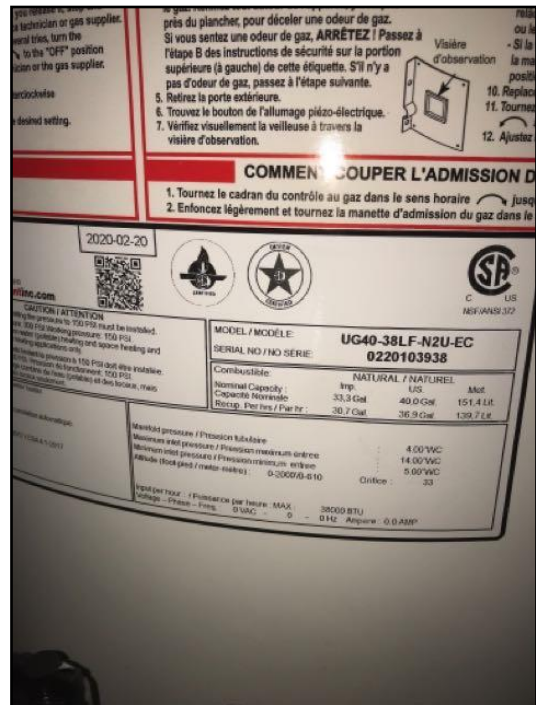
Main water shut off valve at the: • Right front basement

Water heater type:

- Tank



Tank



Tank

- Tank



Tank



Tank

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

Water heater tank capacity: • 151 liters/40 US gallons • 151 liters/40 US gallons

Water heater approximate age: • New • New

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [Plastic](#) • [Cast iron](#)

**Pumps:**

- [Sump pump](#)

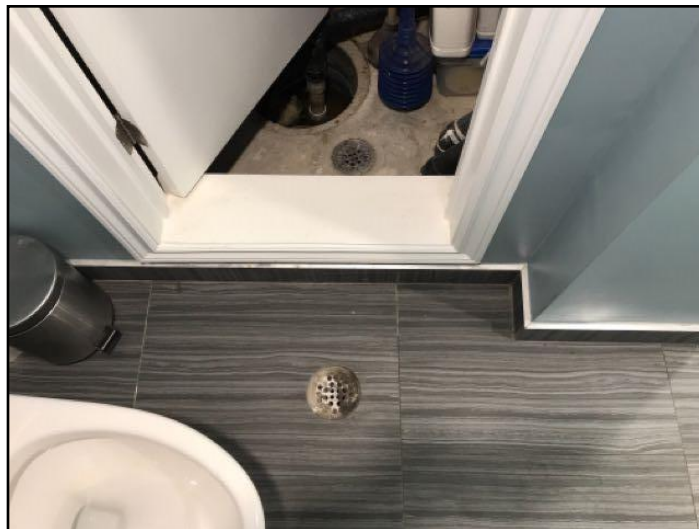
Rear basement bathroom closet





*Sump pit and pump*

**Floor drain location:** • Rear basement bathroom and closet



*Floor drains*

**Backwater valve:** • Not visible

## Observations and Recommendations

### **WASTE PLUMBING \ Drain piping - installation**

**Condition:** • Backwater - not visible

\*Recommended to reduce risk of City sewer backing up into basement

**Location:** Front basement

**Task:** Further evaluation/provide

**Time:** Less than one year

**Cost:** Dependent \$1500-\$3000

## **WASTE PLUMBING \ Drain piping - performance**

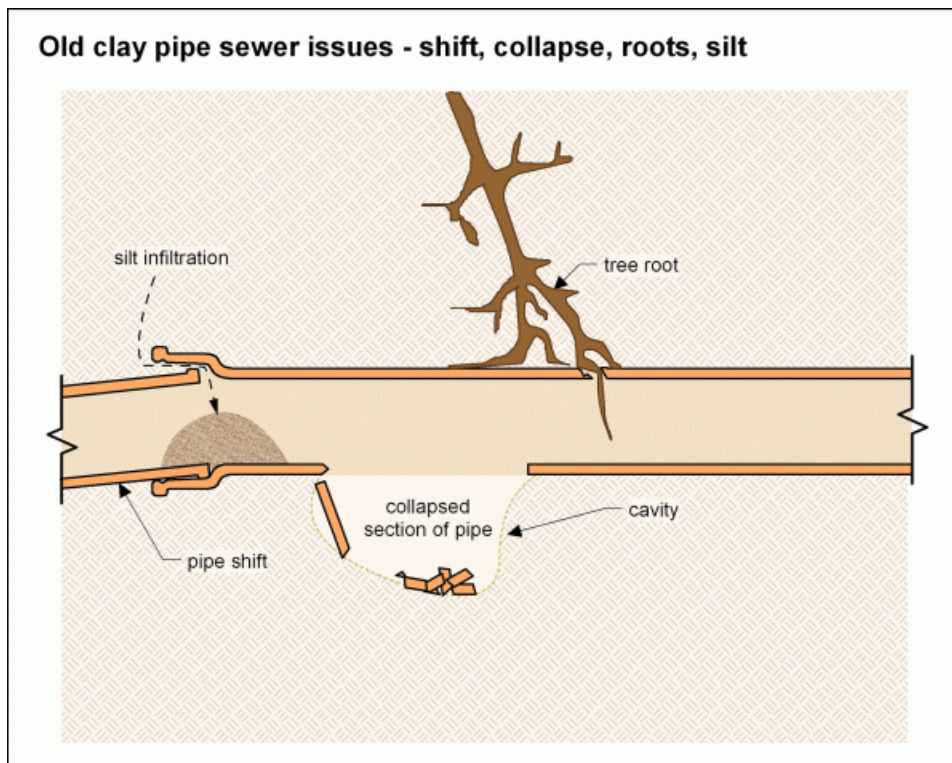
**Condition:** • This Specialty Service is free to all Carson Dunlop clients by simply calling 416-626-1785. A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipe. This is common on older properties, especially when mature trees are nearby. This is a great precautionary measure and can help prevent a sewage backup, although many homeowners wait until there are problems with the drains.

**Location:** Basement/exterior

**Task:** Further evaluation/repair

**Time:** Immediate/regular maintenance

**Cost:** Dependent



**Condition:** • Waste piping (cast iron) - near the end of lifespan, rust, leak suspected

**Location:** Various, second floor kitchen

**Task:** Further evaluation/replace

**Time:** Immediate/when necessary

**Cost:** Dependent \$1000-\$2000 per floor per location



*Waste piping - rust, leak suspected*

## **WASTE PLUMBING \ Floor drain**

**Condition:** • Floor drain - odour

**Location:** Rear basement bathroom and closet

**Task:** Further evaluation/repair

**Time:** Immediate

**Cost:** Dependent

**Condition:** • Floor drain - not visible

**Location:** Right front basement (near boiler, water heaters and laundry equipment)

**Task:** Provide

**Time:** Less than one year

**Cost:** Dependent \$1500-\$3000



*Floor drain - not visible*



## **FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**Condition:** • [Loose](#)

Trap - rust, leak

**Location:** Third floor bathroom

**Task:** Repair/replace

**Time:** Immediate

**Cost:** Minor



*Trap - rust, leak*

**Condition:** • [Loose](#)

**Location:** Second floor bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

**Condition:** • [Loose](#)

**Location:** Third floor kitchenette

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

**Condition:** • Minor rust

**Location:** Second floor bathroom

**Task:** Monitor/replace

**Time:** When necessary

**Cost:** Minor

**Condition:** • Sink - overflow missing

**Location:** Rear second floor powder room

**Task:** Monitor/replace

**Time:** When in use/if necessary

**Cost:** Minor

## **FIXTURES AND FAUCETS \ Bathtub enclosure**

**Condition:** • Diverter - loose

**Location:** Second floor bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



*Diverter - loose*

**Condition:** • Faucet and diverter - loose

Doors - loose

**Location:** Third floor bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



*Faucet, diverter and doors - loose*

## **FIXTURES AND FAUCETS \ Toilet**

**Condition:** • Faucet (for bidet) - vulnerable area for leaks

**Location:** Basement bathroom

**Task:** Monitor/remove

**Time:** Ongoing/if necessary

**Cost:** Minor

**Condition:** • Tank: Lid - cracked

**Location:** Second floor bathroom

**Task:** Monitor/replace

**Time:** Ongoing/when necessary

**Cost:** Minor



*Lid - cracked*



## **FOUNDATION DRAINAGE SYSTEM \ General notes**

**Condition:** • Interior drainage system - not visible/missing (typical of older construction)

**Location:** Various basement

**Task:** Further evaluation/provide

**Time:** Immediate/if necessary

**Cost:** Dependent



*Interior drainage system - not visible...*

**Condition:** • Lid - missing

**Location:** Rear basement bathroom closet

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

**Condition:** • Discharge location not visible (should discharge to exterior)

**Location:** Rear basement bathroom closet

**Task:** Further evaluation/upgrade

**Time:** Less than one year

**Cost:** Minor

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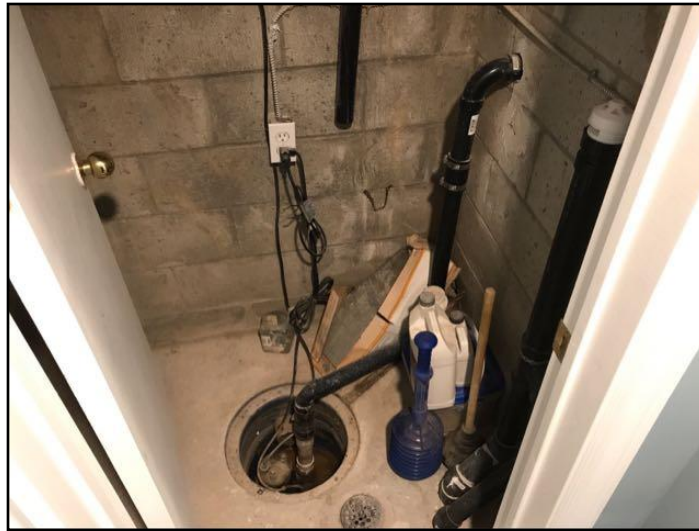
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*Discharge location not visible*

**Condition:** • Back up pump battery powered - not present

**Location:** Rear basement bathroom closet

**Task:** Upgrade

**Time:** Immediate

**Cost:** Dependent \$1000-\$2000

## Inspection Methods and Limitations

**General:** • Fire alarm system - not evaluated as part of the home inspection

**Items excluded from a building inspection:** • Tub/sink overflows

## Observations and Recommendations

### WALLS \ General notes

**Condition:** • Water damage

**Location:** Left basement

**Task:** Further evaluation/replace

**Time:** Less than one year

**Cost:** Dependent



*Water damage*

**Condition:** • Mould

**Location:** Rear basement bathroom closet

**Task:** Remove drywall

**Time:** Immediate

**Cost:** Minor



*Mould*



## **CARPENTRY \ Cabinets**

**Condition:** • [Water damage](#)

**Location:** Various

**Task:** Monitor/replace

**Time:** When necessary/when renovating

**Cost:** Dependent

## **EXHAUST FANS \ General notes**

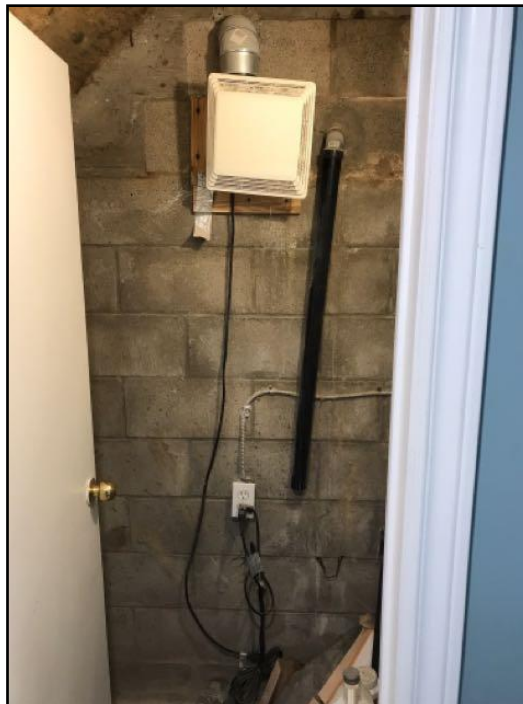
**Condition:** • Exhaust Fan - installation incorrect, not in service/unplugged

**Location:** Rear basement bath closet

**Task:** Further evaluation/repair

**Time:** Immediate

**Cost:** Minor



**Condition:** • Range hood: Baffle - missing

**Location:** Second floor kitchen

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



*Baffle - missing*

**Condition:** • Cover - missing

Duct - low quality, connections poor

**Location:** Rear second floor shower and powder room

**Task:** Repair/upgrade

**Time:** Immediate

**Cost:** Minor



## **BASEMENT \ Leakage**

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

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)

**Condition:** • Dampness, efflorescence, water stains/damage

**Location:** Front, left and rear basement



*Dampness, efflorescence, water stains*



*Dampness, water stains/damage*





*Dampness, efflorescence, water stains*



*Dampness, efflorescence, water stains*

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Storage/furnishings • New finishes/paint

**Percent of foundation not visible:** • 90 %

## Description

**OUR ADVICE FOR LOOKING AFTER YOUR HOME:** • Home maintenance is an important responsibility. It protects your investment, extends life expectancy and helps avoid significant expenses. This document is an integral part of the report, and will help you avoid many common problems and reduce costs.

**Priority Maintenance and Home Set-Up:** • The Home Set-Up and Maintenance chapter in the Home Reference Book provides important information regarding things that are done once when moving in, as well as regular maintenance activities.

Please be sure to follow these maintenance guidelines. The Home Reference Book is included under the REFERENCE tab in this report.

**Basement/Crawlspace Leakage:** • Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions. Good maintenance of exterior grading, gutters and downspouts is critically important.

For more details, please refer to Section 10 of the Interior chapter of the Home Reference Book, which is in the REFERENCE tab in this report.

**Roof - Annual Maintenance:** • It is important to set up an annual inspection and tune-up program to minimize the risk of leakage and maximize the life of the roof. Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced.

Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years. • Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years.

**Exterior - Annual Maintenance:** • Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components. Grading around the home should slope to drain water away from the foundation to help keep the basement dry.

Painting and caulking should be well maintained. Particular attention should be paid to horizontal surfaces where water may collect.

Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

**Garage Door Operators:** • The auto reverse mechanism on your garage door opener should be tested monthly. The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.

**Electrical System - Label the Panel:** • Each circuit in the electrical panel should be labelled to indicate what it controls. This improves both safety and convenience. Where the panel is already labelled, the labelling should be verified as correct. Do not rely on existing labeling.

**Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters:** • These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

**Heating and Cooling System - Annual Maintenance:** • Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement. Arrange the first visit as soon

as possible after taking possession.

Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively.

For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection. • Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively. • For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

**Bathtub and Shower Maintenance:** • Caulking and grout in bathtubs and showers should be checked every 6 months, and improved as necessary to prevent leakage and water damage behind walls and below floors.

**Water Heaters:** • All water heaters should be flushed by a specialist every year to maximize performance and life expectancy. This is even more critical on tankless water heaters.

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

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

Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.

**Fireplace and Wood Stove Maintenance:** • Wood burning appliances and chimneys should be inspected and cleaned before you use them, and annually thereafter. We recommend that specialists with a WETT (Wood Energy Technology Transfer, Inc.) designation perform this work. Many insurance companies require a WETT inspection for a property with a wood burning device.

**Smoke and Carbon Monoxide (CO) Detectors/Alarms:** • Smoke detectors are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors. We strongly recommend photoelectric smoke detectors rather than ionization type detectors. Carbon monoxide detectors should be provided adjacent to all sleeping areas.

These devices are not tested during a home inspection. Detectors should be tested every 6 months, and replaced every 10 years. Batteries for smoke and carbon monoxide detectors should be replaced annually. If unsure of the age of a smoke detector, it should be replaced.



**Backwater Valve:** • A backwater valve protects your home from a backup of the municipal sewer system. The valve may be equipped with an alarm to notify you of a backup. Please note: if the valve is closed due to a municipal sewer backup, you cannot use the plumbing fixtures in the home. The waste water is unable to leave the building and will back up through floor drains and the lowest plumbing fixtures. • The valve should be inspected and cleaned as necessary at least twice a year. The video provides instructions on how to do this. - <https://www.youtube.com/watch?v=vJN9YKvnIYk>

**Sump Pump:** • A sump pump collects storm water below the basement floor and discharges it safely to the exterior to prevent flooding. The discharge point should be at least 6 feet (2 m) away from the home. Best installations include backup power for the sump pump, so it will work in the event of a power outage. A high water alarm in the sump pump will notify you if the pump fails. Some installations include a backup pump.

The sump and pump should be inspected and tested four times a year.

**For condominium owners:** • Condominium owners - Maintenance and Repairs: There are two types of repairs that may be performed in a condo - repairs to an individual condo unit and repairs to common elements. Common elements are set out in the Condominium Declaration and will differ from one building to another. If repairs must be made inside your unit, you are responsible for making the repairs at your own expense. You are also responsible for the ongoing maintenance of your unit. The condominium corporation's board of directors is responsible for maintenance and repair of the common elements. Exclusive-use common elements, such as parking spaces or balconies are generally maintained by the condominium board.

**Be Ready for Emergencies:** Be sure you know where to shut off the water. Some condos have more than one shut off, and others need a special tool (key) to turn off water. Label each circuit on the electrical panel, and make sure you should know how to turn off the power. Keep a fire extinguisher suitable for grease fires near the kitchen.

**Property Manager and Concierge/Security:** Keep the contact information for these folks handy (perhaps on your phone) wherever you are. • Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

**END OF REPORT**

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As a Carson Dunlop client, you receive complimentary membership in the Carson Dunlop Homeowners Association. Don't forget to take advantage of all the savings you receive just for being a member.



**Free Heating or Cooling Tune-Up from AtlasCare (\$200 value)**

To redeem, please call **416-626-1785** and ask for the Carson Dunlop promo.



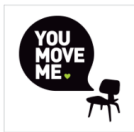
**Free Sewer Videoscan (\$350 value)**

To redeem, please call **416-626-1785** and ask for the Carson Dunlop promo.



**A free 1-year Jiffy+ exclusive membership (\$200 value) program** where homeowners access member rates, perks and benefits on all your household repair and maintenance items all year round (*up to \$500 savings*).

Click [here](#) to get started.



**\$100 Gift Card from You Move Me (Moving Company)**

<https://www.youmoveme.com/ca/save-100-off-moving-services>



**\$70 Gift Card from 1-800-GOT-JUNK?**

<https://www.1800gotjunk.com/ca/en/carson-dunlop>



**David Slack Insurance Brokers LTD.**

Save 15% off home and auto insurance with David Slack Insurance Brokers.

Call **800-971-1363** and speak to Dave Slack.

**Questions? Call us at 800-268-7070**

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This is a copy of our home inspection contract and outlines the terms, limitations and conditions of the home inspection

**THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.**

**PLEASE READ CAREFULLY BEFORE SIGNING.**

The term Home Inspector in this document means the Home Inspector and the Home Inspection Company. The inspection is performed in substantial accordance with the **STANDARDS OF PRACTICE** of the Ontario Association of Home Inspectors. We comply with the Standards, inspecting every listed item, although we do not include descriptions of all items. To review the STANDARDS OF PRACTICE, click <http://www.oahi.com/download.php?id=138>. There is also a copy attached herewith.

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

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

**LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION**

The focus of the inspection is on major issues that may affect a reasonable person's decision to buy a home.

A Home Inspector is a generalist, rather than a specialist. The home inspection is a non-invasive performance review, rather than a design review. Home Inspectors do not perform calculations to determine whether mechanical, electrical and structural systems for example, are properly sized.

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

The Inspection is a sampling exercise and is not technically exhaustive. The focus is on major issues, and while looking for major issues, we typically come across some smaller issues. These are included in the report as a courtesy, but it should be understood that not all issues will be identified.

Establishing the significance of an issue may be beyond the scope of the inspection. Further evaluation by a specialist may be required.

A Technical Audit is a more in-depth, technically exhaustive inspection of the home that provides more information than a Home Inspection. We have both services available. By accepting this agreement, you acknowledge that you have chosen a Home Inspection instead of a Technical Audit.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified specialist to provide a more detailed analysis.

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

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

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

Home Inspectors will not find conditions that are concealed by finishes, storage or furnishings. Inspectors do not remove wall coverings (including wallpaper), lift flooring (including carpet) or move storage or furniture.

Representative sampling is used for components where there are several similar items. The list includes but is not limited to – roof shingles, siding, masonry, windows, interior doors, electrical wiring, receptacles and switches, plumbing pipes, heating ducts and pipes, attic insulation and air/vapor barriers, and floor, wall and ceiling surfaces.

## 3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

Home Inspectors do NOT determine whether or not any aspect of the property complies with past or present codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements. Codes change regularly, and most homes will not comply with current codes.

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

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. Inspectors do NOT identify asbestos in roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. Inspectors do NOT look for lead or other toxic metals in such things as pipes, paint or window coverings. Health scientists can help in these areas.

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

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

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

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

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



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

Home Inspectors do not look for fuel oil, septic or gasoline tanks that may be buried on the property. If there are fuel oil or other storage tanks on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to investigate.

## 7) CANCELLATION FEE

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

## 8) THERMAL IMAGING (If included with this inspection)

The use of a thermal imager by your home inspector is for the purpose of screening for water leakage issues. While the use of this equipment improves the odds of detecting a moisture issue, it is not a guarantee, as numerous environmental conditions can mask the thermal signature of moisture. Additionally, leakage is often intermittent, and cannot be detected when not present.

## 9) MOULD ASSESSMENT (If included with this inspection)

The services provided include a complete visual inspection from basement to attic for signs of water intrusion and mould growth. Moisture readings will be collected throughout the home. Two indoor air samples and one outdoor reference sample will be collected. Should visible mould growth be identified, one surface sample will be collected. The results of the sample and investigation will be summarized in our written report.

## 10) REPORT IS FOR OUR CLIENT ONLY.

The inspection report is for the exclusive use of the client named herein. The client may provide the report to prospective buyers, at their own discretion. Potential buyers are required to obtain their own Onsite Review with Carson Dunlop if they intend to rely on this report. Carson Dunlop will not be responsible for the use of or reliance upon this Report by any third party without an Onsite Review.

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

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

## 12) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

## 13) 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.

The client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Carson Dunlop within 10 business days of discovery. Further, the client agrees to allow Carson Dunlop the opportunity to re-inspect the claimed discrepancy except for an emergency condition, before the client or client's agent, employees or

independent contractor repairs, replaces, alters or modifies the claimed discrepancy. The client understands and agrees that any failure to notify Carson Dunlop as stated above shall constitute a waiver of any and all claims the client may have against the inspector and/or Carson Dunlop.

#### 14) TIME PERIOD

The Client acknowledges and agrees that the timeframe for commencement of legal proceedings by the Client against the Inspector for damages suffered by the Client as a result of alleged errors, omissions, breaches of contract and/or negligence by the Inspector shall not be later than two (2) years from the date of the inspection.

#### 15) LEGAL ADVICE

The Client has had such legal advice as the Client desires in relation to the effect of this Contract on the Client's legal rights.

#### 16) CLIENT'S AGREEMENT

The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.



# Canadian Association Of Home & Property Inspectors

## 2012 NATIONAL STANDARDS OF PRACTICE

The National Standards of Practice are a set of guidelines for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home inspection guidelines in use, and address all the home's major systems and components. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive Standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home and Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide guidelines for home and property inspectors regarding both the inspection itself and the drafting of the inspection report, and to define certain terms relating to the performance of home inspections to ensure consistent interpretation.

To ensure better public protection, home and property inspectors who are members of CAHPI should strive to meet these Standards and abide by the appropriate provincial/regional CAHPI Code of Ethics.

These Standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, Standards or regulations governing the construction industry or the health and safety industry, or Standards and regulations governing insurability.

*Any terms not defined in these Standards shall have the meaning commonly assigned to it by the various trades and professions, according to context.*

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*Glossary Note: Italicized words are defined in the Glossary.*

### 1. INTRODUCTION

**1.1** The Canadian Association of Home and Property Inspectors (CAHPI) is a not-for-profit association whose members include the following seven provincial/regional organizations: CAHPI-British Columbia, CAHPI-Alberta, CAHPI-Saskatchewan, CAHPI-Manitoba, OAH (Ontario), AIBQ (Quebec), and CAHPI-Atlantic. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

### 2. PURPOSE AND SCOPE

**2.1** The purpose of these National Standards of Practice is to establish professional and uniform Standards for private, fee-paid home inspectors who are members of one of the provincial/regional organizations of CAHPI. Home Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as inspected at the time of the Home Inspection. This does NOT include building code inspections.

These National Standards of Practice enable the building being inspected to be compared with a building that was constructed in accordance with the generally accepted practices at the time of construction, and which has been adequately maintained such that there is no significant loss of *functionality*.

It follows that the building may not be in compliance with current building codes, standards and regulations that are applicable at the time of inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semi-detached or row house
- multi unit residential building
- residential building held in divided or undivided co ownership
- residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

### 2.2 THE INSPECTOR SHALL:

#### A. inspect:

1. *readily accessible*, visually observable *installed systems*, and *components* of buildings listed in these National Standards of Practice.

#### B. report:

1. on those *systems* and *components* installed on the building inspected which, in the professional opinion or judgement of the *inspector*, *have a significant deficiency* or are unsafe or are near the end of their *service lives*.
2. a reason why, if not self-evident, the *system* or *component* has a *significant deficiency* or is unsafe or is near the end of its *service life*.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

**2.3** *These National Standards of Practice are not intended to limit inspectors from:*

- A.** including other inspection services in addition to those required by these National Standards of Practice provided the *inspector* is appropriately qualified and willing to do so.
- B.** excluding *systems* and *components* from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

### 3. GENERAL LIMITATIONS AND EXCLUSIONS

#### 3.1 GENERAL LIMITATIONS:

- A.** Inspections performed in accordance with these National Standards of Practice
  1. are not *technically exhaustive*.
  2. will not identify concealed conditions or latent defects.



**3.2 GENERAL EXCLUSIONS:**

**A.** The *inspector* is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

**B.** *Inspectors* are NOT required to determine:

1. condition of *systems* or *components* which are not readily accessible.
2. remaining life of any *system* or *component*.
3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. suitability of the property for any use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. advisability of the purchase of the property.
11. presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.
12. presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. effectiveness of any *system* installed or methods utilized to control or remove suspected hazardous substances.
14. operating costs of *systems* or *components*.
15. acoustical properties of any *system* or *component*
16. design adequacy with regards to location of the home, or the elements to which it is exposed.

**C.** *Inspectors* are NOT required to offer or perform:

1. any act or service contrary to law, statute or regulation.
2. *engineering*, *architectural* and technical services.
3. work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

**D.** *Inspectors* are NOT required to operate:

1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

**E.** *Inspectors* are NOT required to enter:

1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.

2. *confined spaces*.

3. spaces which are not readily accessible.

**F.** *Inspectors* are NOT required to *inspect*:

1. underground items including, but not limited to storage tanks or other indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not readily accessible in accordance with these National Standards of Practice.
5. detached structures.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing when inspecting an individual unit(s), including the roof and building envelope.
7. test and/or operate any installed fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, intercom, cable/internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, spas and their associated safety devices, including fences.

**G.** *Inspectors* are NOT required to:

1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these National Standards of Practice.

## 4. STRUCTURAL SYSTEMS

### 4.1 THE INSPECTOR SHALL:

#### A. inspect:

1. *structural components* including visible foundation and framing.
2. by *probing* a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. *Probing* is NOT required when *probing* would damage any finished surface or where no deterioration is visible.

#### B. describe:

1. foundation(s).
2. floor structure(s).
3. wall structure(s).
4. ceiling structure(s).
5. roof structure(s).

#### C. report:

1. on conditions limiting access to structural components.
2. methods used to *inspect* the *under-floor crawl space*
3. methods used to *inspect* the attic(s).

### 4.2 THE INSPECTOR IS NOT REQUIRED TO:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

## 5. EXTERIOR SYSTEMS

### 5.1 THE INSPECTOR SHALL:

#### A. inspect:

1. exterior wall covering(s), flashing and trim.
2. all exterior doors.
3. attached or *adjacent* decks, balconies, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. attached garage or carport.
9. garage doors and garage door operators for attached garages.

#### B. describe

1. exterior wall covering(s).

#### C. report:

1. the method(s) used to inspect the exterior wall elevations.

### 5.2 THE INSPECTOR IS NOT REQUIRED TO:

#### A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. detached garages and outbuildings.
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

## 6. ROOF SYSTEMS

### 6.1 THE INSPECTOR SHALL:

#### A. inspect:

1. *readily accessible* roof coverings.
2. *readily accessible* roof drainage systems.
3. *readily accessible* flashings.
4. *readily accessible* skylights, chimneys, and roof penetrations.

#### B. describe

1. roof coverings.

#### C. report:

1. method(s) used to inspect the roof(s).

### 6.2 THE INSPECTOR IS NOT REQUIRED TO:

#### A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof system(s).

## 7. PLUMBING SYSTEMS

### 7.1 THE INSPECTOR SHALL:

#### A. inspect:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste and vent *systems* including all fixtures.
3. water heating equipment and associated venting systems.
4. water heating equipment fuel storage and fuel distribution systems.
5. fuel storage and fuel distribution *systems*.
6. drainage sumps, sump pumps, and related piping.

#### B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

**7.2 THE INSPECTOR IS NOT REQUIRED TO:****A. inspect:**

1. clothes washing machine connections.
2. wells, well pumps, or water storage related equipment.
3. water conditioning *systems*.
4. solar water heating *systems*.
5. fire and lawn sprinkler *systems*.
6. private waste disposal *systems*.

**B. determine:**

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

**C. operate:**

1. safety valves or shut-off valves.

**8. ELECTRICAL SYSTEMS****8.1 THE INSPECTOR SHALL:****A. inspect:**

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI) (if appropriate).
10. arc fault circuit interrupters (AFCI) (if appropriate).

**B. describe:**

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and subpanel(s).
3. *wiring methods*.

**C. report:**

1. presence of solid conductor aluminum branch circuit wiring.
2. absence of carbon monoxide detectors (if applicable).
3. absence of smoke detectors.
4. presence of ground fault circuit interrupters (GFCI).
5. presence of arc fault circuit interrupters (AFCI).

**8.2 THE INSPECTOR IS NOT REQUIRED TO:****A. inspect:**

1. remote control devices unless the device is the only control device.
2. alarm *systems* and *components*.
3. low voltage wiring, *systems* and *components*.
4. ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.

5. telecommunication equipment.

**B. measure:**

1. amperage, voltage, or impedance.

**9. HEATING SYSTEMS****9.1 THE INSPECTOR SHALL:****A. inspect:**

1. *readily accessible* components of *installed* heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and fuel distribution *systems*.

**B. describe:**

1. energy source(s).
2. heating method(s) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).
4. combustion air sources.
5. exhaust venting methods (naturally aspirating, induced draft, direct vent, direct vent sealed combustion).

**9.2 THE INSPECTOR IS NOT REQUIRED TO:****A. inspect:**

1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. electronic air filters.
5. solar heating *systems*.

**B. determine:**

1. system adequacy or distribution balance.

**10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES**

(Unless prohibited by the authority having jurisdiction)

**10.1 THE INSPECTOR SHALL:****A. inspect:**

1. system components
2. vent systems and chimneys

**B. describe:**

1. fireplaces and solid fuel burning appliances
2. chimneys

**10.2 THE INSPECTOR IS NOT REQUIRED TO:****A. inspect:**

1. interior of flues or chimneys
2. screens, doors and dampers
3. seals and gaskets
4. automatic fuel feed devices
5. heat distribution assists whether fan assisted or gravity

**B. ignite or extinguish fires****C. determine draught characteristics****D. move fireplace inserts, stoves, or firebox contents**

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**11. AIR CONDITIONING SYSTEMS****11.1 THE INSPECTOR SHALL:****A. inspect**

1. permanently *installed* central air conditioning equipment.

**B. describe:**

1. energy source.
2. cooling method by its distinguishing characteristics.

**11.2 THE INSPECTOR IS NOT REQUIRED TO:****A. inspect**

1. electronic air filters.
2. portable air conditioner(s).

**B. determine:**

1. system adequacy or distribution balance.

**12. INTERIOR SYSTEMS****12.1 THE INSPECTOR SHALL:****A. inspect:**

1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows.
5. walls, doors and ceilings separating the habitable spaces and the garage.

**B. describe:**

1. materials used for walls, ceilings and floors.
2. doors.
3. windows.

**C. report**

1. absence or ineffectiveness of guards and handrails or other potential physical injury hazards.

**12.2 THE INSPECTOR IS NOT REQUIRED TO:****A. inspect:**

1. *decorative* finishes.
2. window treatments.
3. central vacuum *systems*.
4. *household appliances*.
5. *recreational facilities*.

**13. INSULATION AND VAPOUR BARRIERS****13.1 THE INSPECTOR SHALL:****A. inspect:**

1. insulation and *vapour barriers* in unfinished spaces.

**B. describe:**

1. type of insulation material(s) and *vapour barriers* in unfinished spaces.

**C. report**

1. absence of insulation in unfinished spaces within the building envelope.
2. presence of vermiculite insulation

**13.2 THE INSPECTOR IS NOT REQUIRED TO:****A. disturb**

1. insulation.
2. *vapour barriers*.

**B. obtain sample(s) for analysis**

1. insulation material(s).

**14. MECHANICAL AND NATURAL VENTILATION SYSTEMS****14.1 THE INSPECTOR SHALL:****A. inspect:**

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as kitchen, bathrooms, laundry rooms.

**B. describe:**

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

**C. report:**

1. absence of ventilation in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

**14.2 THE INSPECTOR IS NOT REQUIRED TO:**

1. determine indoor air quality.
2. determine system adequacy or distribution balance.



## GLOSSARY

### Adjacent

Nearest in space or position; immediately adjoining without intervening space.

### Alarm Systems

Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

### Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

### Automatic Safety Controls

Devices designed and installed to protect *systems* and *components* from unsafe conditions.

### Component

A part of a *system*.

### Confined Spaces

An enclosed or partially enclosed area that:

1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
  - a. its design, construction, location or atmosphere.
  - b. the materials or substances in it, or
  - c. any other conditions which prevent normal inspection procedure.

### Decorative

Ornamental; not required for the operation of the essential *systems* and *components* of a building.

### Describe

To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*.

### Determine

To find out, or come to a conclusion by investigation.

### Dismantle

To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

### Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

### Functionality

The purpose that something is designed or expected to fulfill.

### Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*.

### Home Inspection

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a building and which *describes* those *systems* and *components* in accordance with these National Standards of Practice.

### Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

### Inspect

To examine *readily accessible systems* and *components* of a building in accordance with these National Standards of Practice, *where applicable* using *normal operating controls* and opening *readily openable access panels*.

### Inspector

A person hired to examine any *system* or *component* of a building in accordance with these National Standards of Practice.

### Installed

Set up or fixed in position for current use or service.

### Monitor

Examine at regular intervals to detect evidence of change.

### Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

### Operate

To cause to function, turn on, to control the function of a machine, process, or system.

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

**Probing**

Examine by touch.

**Readily Accessible**

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

**Readily Openable Access Panel**

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

**Recreational Facilities**

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

**Report**

To communicate in writing.

**Representative Number**

One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*.

**Roof Drainage Systems**

Components used to carry water off a roof and away from a building.

**Sample**

A representative portion selected for inspection.

**Service Life/Lives**

The period during which something continues to function fully as intended.

**Significant Deficiency**

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

**Shut Down**

A state in which a *system* or *component* cannot be operated by *normal operating controls*.

**Solid Fuel Burning Appliances**

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

**Structural Component**

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**System**

A combination of interacting or interdependent components, assembled to carry out one or more functions.

**Technically Exhaustive**

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

**Under-floor Crawl Space**

The area within the confines of the foundation and between the ground and the underside of the floor.

**Unsafe**

A condition in a *readily accessible, installed system* or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

**Vapour Barrier**

Material used in the building envelope to retard the passage of water vapour or moisture.

**Visually Accessible**

Able to be viewed by reaching or entering.

**Wiring Methods**

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

*Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity not emphasis.*

*(CAHPI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000)*

(AUGUST 22/12 VER. F)



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Your health and safety... our priority.

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Health Risks of Asbestos

Updated

January 2008

# IT'S YOUR HEALTH



## Health Risks of Asbestos

### The Issue

Asbestos was a popular material used widely in construction and many other industries. If asbestos fibres are enclosed or tightly bound in a product, for example in asbestos siding or asbestos floor tiles, there are no significant health risks. Asbestos poses health risks only when fibres are present in the air that people breathe.

### Background

Asbestos is the generic name for a variety of fibrous minerals found naturally in rock formations around the world. Because asbestos fibres are strong, durable and non-combustible, they were widely used by industry, mainly in construction and friction materials. Commercial asbestos fibres belong in two broad mineralogical groups: serpentine (chrysotile) and amphibole (tremolite, actinolite and others).

- Amphibole asbestos often contains more iron and resists acid and extremely high temperatures. Because of this, it has been heavily used in industrial furnaces and heating systems. However when inhaled, amphibole fibres stay much longer in the lungs than chrysotile fibres and they are more likely to inflict damage and cause disease, including cancer. Accordingly, amphibole asbestos has been drastically controlled and largely replaced.
- Chrysotile is the only serpentine asbestos that is found in almost all asbestos-based products available today and is the main

form of asbestos still mined. Chrysotile is different from the amphiboles both structurally and chemically. It is generally accepted that chrysotile asbestos is less potent and does less damage to the lungs than the amphiboles.

How much asbestos is in a product does not indicate its health risk. If the asbestos fibres are enclosed or tightly bound in a compound, there is no significant health risk. One of the main problems with asbestos came from sprayed or "friable" (easily broken up) amphibole asbestos used in buildings until the 1970s. People working in construction, maintenance or in the renovation of older buildings should be particularly careful when handling this asbestos.

### Sources of Asbestos

#### Occupational

The risks are greatest for workers in industries which produce and use asbestos, such as mining and milling. In the past, workers in these environments were exposed to 100 - 1,000 times more asbestos than today's workers. Today's strict standards limit workers' exposure and the ban of most uses of amphibole asbestos have reduced the risks.

During renovations and repairs to older buildings, construction workers, tradespeople and other building maintenance workers may be exposed to very high concentrations of asbestos



fibres. The environment and work methods of these occupations are more difficult to control than fixed workplaces, but most tradespeople are trained in the proper handling of asbestos-containing materials.

### Environmental

Negligible levels of asbestos fibres are found in the soil, water and air, both naturally and from man-made sources. Asbestos concentrations in the air in rural areas are about ten times lower than those in larger cities, which are about 1,000 times lower than levels accepted in today's asbestos-related jobs. With such low exposure, environmental risks are negligible.

Due to natural erosion, high concentrations of chrysotile asbestos fibres may be found in some raw water supplies. Conventional water treatment methods can substantially reduce asbestos levels and there is no evidence that swallowed chrysotile fibres are a health hazard.

### Buildings and Homes

Because it is a valuable reinforcing, insulating and fire-proofing material, asbestos was used widely in construction materials such as insulation board, asbestos cement, and floor and ceiling tiles. These products are very dense and do not release significant amounts of fibres under normal use. However, fibres may be released if these products are cut or damaged.

Asbestos fibre concentrations in the air in buildings are usually about the same as in the air outside, and are not a significant risk. However, levels may be higher if friable asbestos materials are disturbed.

There is also concern about vermiculite insulation which may contain small amounts of amphibole asbestos, principally tremolite or actinolite. These amphibole fibres may cause health risks if disturbed. However, there is currently no evidence of risk to your health if the insulation is sealed behind wallboards and floorboards, isolated in an attic, or otherwise kept from exposure to the home or interior environment.

## The Health Risks of Asbestos

Asbestos poses health risks only when fibres are present in the air that people breathe. How exposure to asbestos can affect you depends on:

- the concentration of asbestos fibres in the air
- how long the exposure lasted
- how often you were exposed
- the size of the asbestos fibres inhaled
- the amount of time since the initial exposure.

When inhaled in significant quantities, asbestos fibres can cause asbestosis (a scarring of the lungs which makes breathing difficult), mesothelioma (a rare cancer of the lining of the chest or abdominal cavity) and lung cancer. The link between exposure to asbestos and other types of cancers is less clear.

Smoking, combined with inhaled asbestos, greatly increases the risk of lung cancer.

### Minimizing Your Risk

Construction and maintenance workers should avoid creating asbestos dust from scraping, brushing, rubbing or cutting damaged insulation. Insulation damage should be reported to the appropriate authority, such as the Occupational Health and Safety Manager. If you work in this area, determine whether asbestos is present before beginning work and take appropriate precautionary measures.

Public and commercial building owners should keep an inventory of asbestos-containing materials to inform users, authorities and contractors.

Homeowners should receive expert advice before removing materials that may contain asbestos. If you think your home may contain asbestos, check regularly for signs of wear or damage. However, you can't always tell just by looking at a material. If in doubt, have it analyzed by a qualified professional, who

can be found by looking up experts in "asbestos abatement /removal".

If you must handle small amounts of damaged asbestos-containing materials, follow these steps.

- Keep other people and pets away, and seal off the work area.
- Wet the material to reduce dust, making sure it is not in contact with electricity.
- If possible, do not cut or damage the materials further and do not break them up.
- Clean the work area afterwards using a damp cloth, not a vacuum cleaner, and seal the asbestos waste and cloth in a plastic bag. Check with your local municipality on how to dispose of asbestos-containing waste.
- Wear appropriate protective clothing, including a single-use respirator approved by the National Institute for Occupational Safety and Health (NIOSH).
- Wash or dispose of clothing and shower after finishing the job.

### Government of Canada's Role

Health Canada has encouraged provincial occupational health authorities to adopt stringent workplace exposure limits for asbestos. The sale of pure asbestos and certain high risk consumer products that are composed of or contain asbestos fibres is strictly regulated under the Hazardous Products Act. In addition, the emissions of asbestos into the environment from mining and milling operations are subject to the Canadian Environmental Protection Act

### Need More Info?

For more information on asbestos and vermiculite visit, the following Web sites:

It's Your Health article Vermiculite Insulation Containing Asbestos at: [www.hc-sc.gc.ca/iyh-vsv/prod/insulation-isolant\\_e.html](http://www.hc-sc.gc.ca/iyh-vsv/prod/insulation-isolant_e.html)





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The Canada Mortgage and Housing Corporation publication About Your House, Asbestos at [www.cmhc-schl.gc.ca/en/co/maho/yohoyohe/inaiqu/inaiqu\\_001.cfm](http://www.cmhc-schl.gc.ca/en/co/maho/yohoyohe/inaiqu/inaiqu_001.cfm)

Natural Resources Canada publication on Chrysotile Asbestos at: [www.nrcan.gc.ca/mms/scho-ecol/main\\_e.htm#asbestos](http://www.nrcan.gc.ca/mms/scho-ecol/main_e.htm#asbestos)

Health Canada's Consumer Product Safety Web section at: [www.hc-sc.gc.ca/cps-spc/index\\_e.html](http://www.hc-sc.gc.ca/cps-spc/index_e.html)

To report a product-related death or injury, or a safety-related issue with a consumer product contact your local Regional Product Safety Office . [www.hc-sc.gc.ca/cps-spc/contact/index\\_e.html](http://www.hc-sc.gc.ca/cps-spc/contact/index_e.html)

Health Canada's Environmental Contaminants Web section at: [www.hc-sc.gc.ca/ewh-semt/contaminants/index\\_e.html](http://www.hc-sc.gc.ca/ewh-semt/contaminants/index_e.html)

For Canadian veterans who may have been exposed to asbestos please go to: [www.vac-acc.gc.ca/clients/sub.cfm?source=salute/oct2007/health\\_asbestos](http://www.vac-acc.gc.ca/clients/sub.cfm?source=salute/oct2007/health_asbestos)

US Environmental Protection Agency's Asbestos Web site at: <http://www.epa.gov/asbestos/index.html>

Agency for Toxic Substances and Disease Registry (ATSDR) at: [www.atsdr.cdc.gov/substances/asbestos/index.html](http://www.atsdr.cdc.gov/substances/asbestos/index.html)

For information on general safety tips and guidelines for working with different types of insulation and other materials, visit:

Natural Resources Canada publication, Keeping the Heat In, Chapter II, Part IV, Health and Safety Considerations at: [http://oe.nrcan.gc.ca/keep\\_heat\\_in/chapter\\_2/chapter\\_2\\_4.cfm?PrintView=N&T\\_ext=N](http://oe.nrcan.gc.ca/keep_heat_in/chapter_2/chapter_2_4.cfm?PrintView=N&T_ext=N)

For specific information on safety precautions and acceptable respirator masks when working with asbestos, go to the Canadian Centre for Occupational Health and Safety (CCOHS) Respirator page at: [www.ccohs.ca/oshanswers/prevention/ppe/respslet.html](http://www.ccohs.ca/oshanswers/prevention/ppe/respslet.html)  
Tel: 1-800-263-8466 (toll-free in Canada and USA)

For more information on workplace safety, visit the Workplace Hazardous Materials Information System (WHMIS) Web section at: [www.hc-sc.gc.ca/ewh-semt/occup-travail/whmis-simdut/index\\_e.html/index.htm](http://www.hc-sc.gc.ca/ewh-semt/occup-travail/whmis-simdut/index_e.html/index.htm)

For additional articles on health and safety issues go to the It's Your Health Web section at: [www.healthcanada.gc.ca/iyh](http://www.healthcanada.gc.ca/iyh)  
You can also call toll free at 1-866-225-0709 or TTY at 1-800-267-1245\*

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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. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

