



Your Inspection Report

47 Bigham Cr
Etobicoke, ON



PREPARED FOR:

RILEY WEST
BO WEST

INSPECTION DATE:

Tuesday, May 20, 2008

PREPARED BY:

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BOULEVARD

PROPERTY INSPECTION

a Carson Dunlop company



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SUMMARY

47 Bigham Cr, Etobicoke, ON May 20, 2008

Report No. 3772, v.4
www.boulevardinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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Some of the more significant expenses over the short term are listed below. This page must not be considered as the complete report. Please read all pages and the appropriate text of the Home Reference Book.

The inspection has been performed and the report prepared in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors. (See www.carsondunlop.com/OBS/standards.htm) The terms and conditions of the inspection agreement between Carson Dunlop/Boulevard and the addressee apply to this report.

Numbers included beside the text in this report refer to information in the Home Reference Book. Where you would like more information, please read these sections of the text.

Where a cost is indicated, 'Minor' describes any cost up to roughly \$500.

Our goal in writing reports is to identify significant issues that would affect a typical purchaser's buying decision. While looking for big issues, we usually identify some minor items. These are included in the report as a courtesy, but the report should not be read as an all-inclusive list of home issues or defects.

If you have any questions about the inspection or the report at any time, please contact us. Free telephone consulting is available as long as you own the home.

[Priority Maintenance items for Home Buyers](#)

COOLING

Air conditioning system - general \ 1.0 & 18.0

Condition: • Near end of normal life expectancy

Task: Repair or replace

Time: If necessary

Cost: \$2,500 - \$4,000

A Word about House Quality

Houses are built to last a long time. Some components wear out and have to be replaced from time to time. This is not a reflection on the quality of the home, it simply reflects where the systems happen to be in their life cycle. Components that wear out include roof covering systems, gutters and downspouts, windows as well as heating, air conditioning and plumbing systems. Interior and exterior finishes also need updating on a regular basis due to wear and tear and weathering, respectively.

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained for issues that may affect a purchase decision, for example. Many variables affect both costs and life expectancy, and premature failures do occur.

We recommend that qualified, experienced professionals perform all necessary work. The specialists should have appropriate insurance coverages and should be licensed as necessary.

A home inspection does not include comments on building codes, bylaws, etc. Any related comments herein are offered as a personal courtesy, and are not a part of this report. All comments on issues such as these should be verified independently.

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Many house components are concealed and cannot be included in a home inspection. These include for example, parts of the structural, electrical, plumbing, insulation, heating and cooling systems. In many cases, home inspectors have to draw conclusions based on incomplete information. As a result, our professional opinions may prove to be incorrect as more information is revealed. We ask that you understand and accept this.

[Home Improvement Costs Guide](#)

DESCRIPTION

Sloped: • Asphalt (1.1)

Chimneys: • [Metal](#)

LIMITATIONS

Roof inspection method: • Walking on the roof

RECOMMENDATIONS

General

- When we use the term "roof" or "roofing" in this section, we are referring to the entire roof system including the roof covering, the underlayment and all of the flashings and roof penetrations.
- When replacing a roof covering, it is common to apply a second layer of shingles over the first to minimize costs. Best practice however, is to remove the old roof covering before installing the new roof. Adding a third layer of roofing is not recommended.

Roof-to-wall-above flashings \ 2.3 & 2.4

Condition: • Counter flashing - seal gaps

Location: Front

Task: Repair

Time: Less than 1 year

Cost: Minor

Additional \ Comments

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

Condition: • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Moisture problems may result in visible or concealed mold growth. Again, an Environmental Consultant can assist if this is a concern.

DESCRIPTION

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

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

Lot Topography (2.0): • Flat

Wall Surfaces (4.0): • Brick (4.1) • Metal siding (4.6)

Retaining Walls (9.0): • Wood

LIMITATIONS

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

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

Limitations: • Garage - storage restricted the inspection

RECOMMENDATIONS

General

• Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts are maintained to collect roof water and carry it away from the house. Similarly, lot grading around the house should be kept sloping down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

Please also see the Basement Leakage comments in the Interior section of this report.

Downspouts \ 1.0

Condition: • Extend to lower gutter - to protect lower roof

Location: Rear

Task: Improve

Time: Less than 1 year

Cost: Minor

Lot grading \ and landscaping (2.0 & 6.0)

Condition: • Gardens against the house walls increase the risk of moisture problems in the basement, especially if these are watered regularly. Monitor this and relocate gardens if necessary.

Care should be taken with lawn sprinkler systems (irrigation systems). These can wet and damage exterior walls and cause leakage problems into basements and crawlspaces. Water should not be directed against or adjacent to the building.

EXTERIOR

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Condition: • Ground around the house should slope to drain water away from the building. This helps prevent wet basement and crawlspace problems.

A slope of 1 inch per foot for the first 6 feet is recommended for lawns and gardens. A slope of 1/4 inch per foot for hard surfaces such as driveways, patios and walkways is recommended. In some cases, catch basins have to be provided to collect water. In other cases swales (gentle valleys) are created to direct water away from the home.

Basement windows should not be covered with earth when re-grading. Window wells may be necessary.

Masonry and siding on exterior walls should be kept 6 to 8 inches above grade, respectively.

Walks \ 6.0

Condition: • Slope away from house

Location: Rear

Task: Improve

Time: Less than 1 year

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DESCRIPTION

Foundations (3.0): • Poured concrete

Configuration (4.0): • Basement

Floor Construction (5.0): • Joists - wood

Exterior Wall Construction (6.0): • Wood frame, masonry veneer

Roof and Ceiling Framing (7.0): • Trusses (7.4)

LIMITATIONS

Structure inspection method: • Attic inspected from access hatch

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

RECOMMENDATIONS

Foundations \ 3.0

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

Concrete floors \ 5.10

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

Roof sheathing \ 7.5

Condition: • Water stains

Location: Attic, Garage

Task: Monitor

Note: Suspect old.

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DESCRIPTION

Service Entrance Cable (2.1/2/3): • Underground - type not visible

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

Standalone Service Box Type & Location: • Breakers - basement

System Grounding (2.7): • Water pipe - copper

Distribution Panel Rating (3.0): • 125 amps

Distribution Panel Type & Location: • Breakers - basement

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

Outlet Type & Number (5.2): • Grounded • Typical number

Ground Fault Circuit Interrupters (5.3): • Exterior

LIMITATIONS

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

RECOMMENDATIONS

General

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

House wiring - general \ 4.0

Condition: • Extension cord used as permanent wiring

Location: Garage

Task: Improve

Time: Less than 1 year

Cost: Minor

Condition: • Not well secured

Location: Basement, Garage

Task: Improve

Time: Less than 1 year

Cost: Minor

Lights \ 5.1

Condition: • Loose

Location: Garage

Task: Improve

Time: Immediate

Cost: Minor

Outlets \ 5.2

Condition: • Reversed polarity - black & white wires reversed (5.2.4)

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

Ground fault circuit interrupters \ 5.3.1

Condition: • Recommended

Location: Bathroom

Task: Provide

Cover plates \ 5.6

Condition: • Damage on outlets

Location: Garage

Task: Replace

Time: Immediate

Condition: • Missing on junction boxes

Location: Basement

Task: Provide

Time: Immediate

Additional \ Comments

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

HEATING

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DESCRIPTION

Fuel: • Natural gas

Main Fuel Shut-off at: • Meter

Heating Type: • Furnace (3.0)

Chimney Liner (7.0): • Not applicable

Efficiency (8.0): • Mid-efficiency

Approximate Input Capacity (9.0): • 75,000 BTU/hr.

Approximate Age: • 7 years

Typical Life Expectancy : • 18 to 25 years (furnace)

LIMITATIONS

Limitations: • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected. • Radiator and zone valves on a hot water heating system are not tested as part of a home inspection.

RECOMMENDATIONS

Additional \ Comments

Condition: • An annual maintenance agreement that covers parts and labour is recommended for all gas appliances including furnaces, boilers and fireplaces. Humidifiers and electronic air cleaners are not tested as part of a home inspection and should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before appliances are used.

COOLING

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DESCRIPTION

Air Conditioning (1.0): • Air cooled (1.1)

Cooling Capacity (3.0): • 24,000 BTU/hr.

Approximate Compressor Age (5.0): • 10 years

Typical Life Expectancy: • 10 to 15 years

LIMITATIONS

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

Limitations: • Low outdoor temperature prevented testing in cooling mode

RECOMMENDATIONS

Air conditioning system - general \ 1.0 & 18.0

Condition: • Near end of normal life expectancy

Task: Repair or replace

Time: If necessary

Cost: \$2,500 - \$4,000

Outdoor unit \ 5.0, 7.0 & 9.0

Condition: • Vent from clothes dryer should be 6 feet from unit

Location: Exterior

Task: Improve

Time: Unknown

INSULATION

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DESCRIPTION

Adding insulation (19.0): • Current standards for insulation in new construction are outlined below: Attic and roof space: R-40 (R-50 if electric heat) Floors above garages and other unheated areas: R-25 Cathedral roof: R-28 Walls: R-19 (R-29 if electric heat) Basement/crawlspace walls: R-12 (R-19 if electric heat)

Attic insulation amount (1.0/2.0) & material (A) : • R-28 • Glass fiber (3.0)

LIMITATIONS

Insulation inspection method: • Attic inspected from access hatch

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

Limitations: • Floor space - access not gained (10.0 and 11.0) • Wall space - access not gained (10.0 and 11.0)

RECOMMENDATIONS

Additional \ Comments

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

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DESCRIPTION

Service Piping into House (1.1.1): • Copper

Supply Piping in House (1.4): • Copper

Main Shut-off Valve Location: • Basement

Water Flow (Pressure) (1.4.1): • Typical for neighbourhood

Water Heater Type and Fuel (1.6): • Conventional • Gas

Water Heater Age (Estimated) (1.6): • 15 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • The size of water heater needed in home depends on lifestyle. Installing a larger or second water heater is possible in most homes, and a typical cost to replace or add a second water heater may be roughly \$700 to \$1,400. In a rental situation, a second tank can usually be obtained for roughly the same rate as the first.

Water Heater Tank Capacity (1.6): • 40 gallons

Waste Piping in House (2.3): • Plastic

Floor drain location: • Furnace room

LIMITATIONS

Limitations: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and sink overflows are not tested as part of a home inspection. The bathtub overflow probably leaks. These overflows are rarely used and the gasket material dries out. When the tub is overfilled and the overflow carries water, it will often leak. This can cause water damage to the ceiling below. Beware of this risk and watch for leakage below the overflow. • Water treatment equipment and fire protection sprinklers are not included as part of a home inspection. • Swimming pools, spas, fountains, ponds and other water features are not included as part of a home inspection.

RECOMMENDATIONS

Supply piping in house \ 1.4

Condition: • Support inadequate

Location: Laundry area

Task: Improve

Time: Less than 1 year

Cost: Minor

Exhaust fan \ 3.11 & 3.12

Condition: • Noisy

Location: Powder room

Task: Replace

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Sink, Basin, Laundry tub \ 3.1, 3.2, 3.14

Condition: • Loose

Location: Laundry area

Task: Improve

Time: Less than 1 year

Cost: Minor

Toilet \ 3.4

Condition: • Loose

Location: Powder room

Task: Improve

Time: Less than 1 year

Cost: Minor

INTERIOR

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DESCRIPTION

Major Floor Finishes (1.0): • Carpet (1.4/1.5) • Ceramic/Quarry Tile (1.7) • Laminate (1.9)

Major Wall Finishes (2.0): • Drywall (2.1)

Major Ceiling Finishes (3.0): • Stucco/Textured/Stipple (3.5)

Windows (6.0): • Casement (6.1.2) • Fixed (6.1.5) • Sliders (6.1.3)

Glazing (6.2): • Double (6.2.2)

Exterior Doors (7.0): • Conventional - hinged • Garage

Fireplaces (8.0): • None

LIMITATIONS

Limitations: • No comment is made on cosmetic finishes during a home inspection. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection.

% of foundation not visible: • 99

RECOMMENDATIONS

General

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

Floors \ 1.0

Condition: • Slope noted

Location: Front Door, Master Bedroom

Condition: • Tiles cracked

Location: Bathroom

Ceilings \ 3.0

Condition: • Patched - Dry when tested at inspection

Location: Powder room

Condition: • Sag

Location: Northwest Bedroom

Basement leakage \ 10.0

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

Additional \ Comments

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

END OF REPORT