



# Your Inspection Report

3408 Mistwell Cres  
Oakville, ON

**PREPARED FOR:**  
TINA MESIC

**INSPECTION DATE:**  
Thursday, April 15, 2010

**PREPARED BY:**  
Dave Edmunds



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

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April 15, 2010

Dear Tina Mesic,

RE: Report No. 9205  
3408 Mistwell Cres  
Oakville, ON

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

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with an executive Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). There is some reference material at the end.

Please feel free to contact us with questions about the report or the home itself any time, for as long as you own your home. Our telephone and e-mail consulting service is available at no cost to you. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

Thanks again for choosing Boulevard.

Sincerely,

Dave Edmunds  
on behalf of  
CarsonDunlopBoulevard

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## INVOICE

April 15, 2010

Client: Tina Mesic

Report No. 9205  
For inspection at:  
3408 Mistwell Cres  
Oakville, ON

on: Thursday, April 15, 2010

Pre-Listing Home Inspection	\$544.00
No PLI Package	(\$90.00)
	<hr/>
Subtotal	\$454.00
GST	\$22.70
#868163932	
	<hr/>
Total	<u>\$476.70</u>

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# SUMMARY

3408 Mistwell Cres, Oakville, ON April 15, 2010

Report No. 9205

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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## INTRODUCTION

This Summary lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the provided hyperlinks.

## END OF SUMMARY

### NOTE: BALLPARK COSTS AND TIME FRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

# ROOFING

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## Descriptions

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

**Sloped roofing material:** • Asphalt shingles (1.1)

**Dormer roofing material:** • Asphalt shingles (1.1)

**Porch roofing material:** • Asphalt shingles (1.1)

**Probability of Leakage:** • Low

**Life Expectancy:** • The roof covering appears to be within the first half of its life.

**Chimneys:** • None

## Inspection Methods and Limitations

**Roof inspection method:** • Binoculars from the ground • Ladder at the edge of the roof • Walking on the roof

**Roof inspection limited/prevented by:** • Slope - too steep to walk

# EXTERIOR

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## Descriptions

**General:** • The exterior has been well maintained and is in good condition.

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

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

**Wall Surfaces (4.0):** • Artificial stone (4.14) • Brick (4.1) • Hardboard/Plywood (4.15)

## Inspection Methods and Limitations

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

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

## Observations and Recommendations

### DOWNSPOUTS \ 1.0

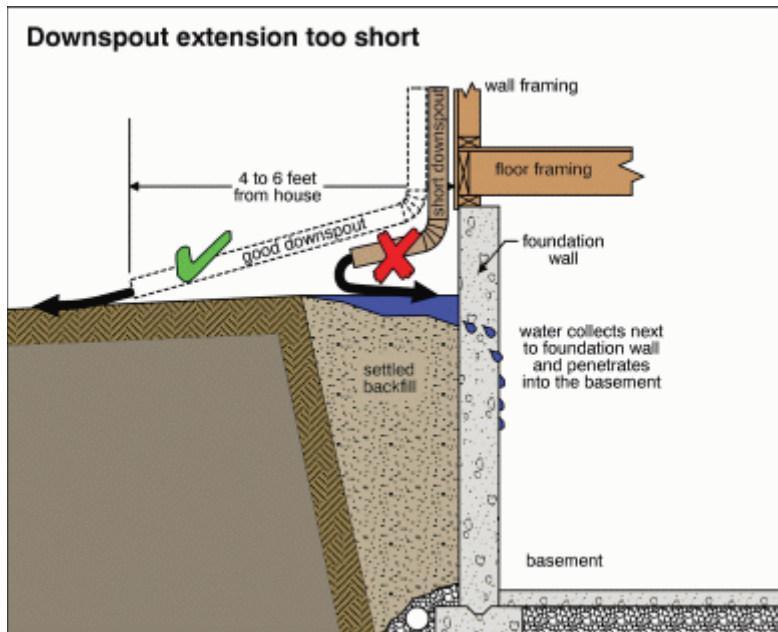
**Condition:** • Downspout ends too close to home. It should direct water at least 6 feet from building.

**Location:** Throughout

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



[Click on image to enlarge.](#)

# EXTERIOR

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## WALL SURFACES \ 4.0

**Condition:** • Flashings suspect

The flashing on the front fascia above the living room roof needs to be replaced/repared so that water cannot get in behind.

**Location:** Front Exterior

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Minor

## GARAGE \ 8.0

**Condition:** • Vehicle door not adjusted properly (8.7)

**Location:** Garage

**Task:** Correct

**Cost:** Minor

**Condition:** • Vehicle door opener inoperative (8.7)

Not plugged in during inspection

**Task:** Replace

**Time:** If necessary

**Cost:** Minor

## Descriptions

**General:** • The structure shows no sign of movement or distress.

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

**Foundations (3.0):** • Poured concrete

**Configuration (4.0):** • Basement

**Floor Construction (5.0):** • Joists - engineered wood

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

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

## Inspection Methods and Limitations

**Structure inspection method:** • Attic inspected from access hatch

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

## Observations and Recommendations

### **FOUNDATIONS \ 3.0**

**Condition:** • the mortar around the northeast basement window requires some sealing to prevent any potential water penetration

**Location:** Northeast Basement

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor

### **CONCRETE FLOORS \ 5.10**

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

### **FOUNDATIONS AND MASONRY WALLS \ 3.0 & 6.1**

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

## Descriptions

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

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

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

**Service Size (2.4/5):** • 200 amps (240 Volts)

**System Grounding (2.7):** • Water pipe - copper

**Distribution Panel Rating (3.0):** • 200 amps

**Distribution Panel Type & Location:** • Breakers - first floor

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

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

**Ground Fault Circuit Interrupters (5.3):** • Bathrooms • Exterior

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

## Inspection Methods and Limitations

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

## Observations and Recommendations

### General

- All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.
- No ELECTRICAL Recommendations are offered as a result of this inspection.

# HEATING

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## Descriptions

**General:** • The furnace is a high quality system.

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

**Main Fuel Shut-off at:** • Exterior of house

**Main Heating System - Type:** • Furnace (3.0)

**Chimney Liner (7.0):** • Not applicable

**Efficiency (8.0):** • High efficiency

**Approximate Input Capacity (9.0):** • 80,000 BTU/hr.

**Approximate Age:** • 2 years

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

## Inspection Methods and Limitations

**Limitations:** • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected.

## Observations and Recommendations

### **FURNACE \ 10.0 & 12.0**

**Condition:** • Furnace fan/blower dirty (12.3)

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Minor

# COOLING

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## Descriptions

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

**Cooling Capacity (3.0):** • 42,000 BTU/hr.

**Approximate Compressor Age (5.0):** • 1 year

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

**Failure Probability (4.0):** • Low

## Inspection Methods and Limitations

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

## Observations and Recommendations

### General

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

# INSULATION

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## Descriptions

**General:** • The insulation levels are equal to or better than what modern standards require.

**Attic insulation value (1.0/2.0) & material (A):** • R-32 • Cellulose (5.0)

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

**Floor above porch/garage value (1.0/2.0) & material (L):** • Not determined. Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

**Air/vapour barrier (13.0):** • Plastic

**Roof ventilation (15.0):** • Roof vents • Soffit vents

## Inspection Methods and Limitations

**Insulation inspection method:** • Attic inspected from access hatch

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

## Observations and Recommendations

### General

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

### AIR SEALING \ Air Sealing/Leakage Control

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

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## Descriptions

**Water Piping to the Building:** • Copper

**Supply Piping in the Building:** • Plastic

**Main Shut-off Valve Location:** • Basement

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

**Water Heater Type and Energy Source (1.6):** • Gas • Induced draft

**Water Heater Age (Estimated) (1.6):** • 2 years

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

**Water Heater Tank Capacity (1.6):** • 189 liters

**Waste Piping Material:** • Plastic

**Floor Drain Location:** • Furnace area

## Inspection Methods and Limitations

**Limitations:** • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

## Observations and Recommendations

### **WASTE PIPING \ 2.3**

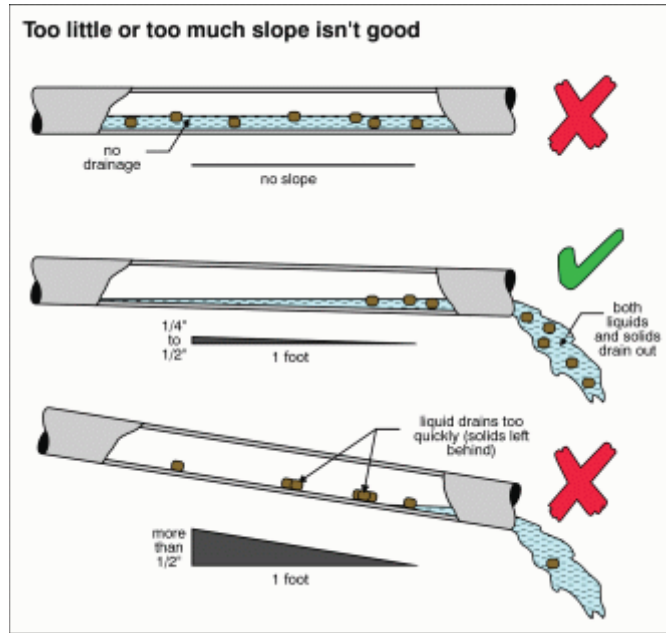
**Condition:** • Slope improper (2.3.2)

**Location:** West Basement

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Minor



Click on image to enlarge.

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## Descriptions

**Major Floor Finishes (1.0):** • Carpet (1.4/1.5) • Ceramic/Quarry Tile (1.7) • Hardwood (1.2)

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

**Major Ceiling Finishes (3.0):** • Drywall (3.1) • 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 • Sliding glass

**Fireplaces and Stoves (8.0):** • Fireplace – gas - factory built

## Inspection Methods and Limitations

**Limitations:** • No comment is made on cosmetic finishes during a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Limited access to cabinets and closets • Basement leakage frequency or severity cannot be predicted during a home inspection.

**Limitations:** • Storage/furnishings in some areas limited inspection

**% of interior foundation wall not visible:** • 80

## Observations and Recommendations

### DOORS - EXTERIOR \ 7.0

**Condition:** • Weatherstripping missing or ineffective

**Location:** Garage door

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor

### FIREPLACE OR WOOD STOVE \ 8.0

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

**Task:** Service annually

**Time:** Regular maintenance

## **BASEMENT LEAKAGE \ 10.0**

**Condition:** • Evidence of basement leakage was noted.

Crack in basement needs to be repaired

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor/\$500

## **BASEMENT LEAKAGE POTENTIAL \ 10.0**

**Condition:** • Read Section 10.0 in the Interior section of the Reference tab at the end of the report or click to read

## **WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0**

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

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

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## Descriptions

**Annual Roof Maintenance:** • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

**Ice Dams on Roofs:** • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 of the Roofing Chapter for more detail and solutions.

**Heating and Cooling System - Annual Maintenance:** • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter.

**Bathtub and Shower Maintenance :** • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

**Basement/Crawlspace Leakage :** • Almost every basement (and crawlspace) leaks under the right conditions. • Click for more information.

**Life Cycles and Costs:** • Ballpark estimates based on a typical three-bedroom home.

**END OF REPORT**