



Your Inspection Report

4 Willrod Rd
Toronto, ON

PREPARED FOR:
BILL ZAVER

INSPECTION DATE:
Monday, May 31, 2010

PREPARED BY:
Dave Edmunds



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May 31, 2010

Dear Bill Zaver,

RE: Report No. 9770
4 Willrod Rd
Toronto, ON

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

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

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

Thanks again for choosing Boulevard.

Sincerely,

Dave Edmunds
on behalf of
CarsonDunlopBoulevard

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SUMMARY

4 Willrod Rd, Toronto, ON May 31, 2010

Report No. 9770

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

INTRODUCTION

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

ROOFING

SLOPED ROOF(S) \ 1.0

Condition: • Aging

Shingle replacement should be expected within the next few years.

Location: Throughout

Task: Replace

Time: Unpredictable

Cost: \$5,000 - and up

END OF SUMMARY

NOTE: BALLPARK COSTS AND TIME FRAMES

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

ROOFING

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Descriptions

Sloped roofing material: • Asphalt shingles (1.1)

Probability of Leakage: • Moderate to high

Life Expectancy: • The roof covering appears to be within the last half of its life. • The roof covering is not expected to require replacement in the short term, although some maintenance may be required.

Chimneys: • Metal - masonry covered

Inspection Methods and Limitations

Roof inspection method: • Binoculars from the ground

Roof inspection limited/prevented by: • Height

Observations and Recommendations

SLOPED ROOF(S) \ 1.0

Condition: • Contractors often recommend immediate replacement on older systems after we have indicated there is some life remaining. Early replacement is always safer, but may not be as cost effective for you.

Condition: • Aging

Shingle replacement should be expected within the next few years.

Location: Throughout

Task: Replace

Time: Unpredictable

Cost: \$5,000 - and up

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)

Retaining Walls (9.0): • Concrete block

Inspection Methods and Limitations

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

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

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

Observations and Recommendations

DRIVEWAYS \ 6.0

Condition: • Seal gap at house

Location: North Exterior

Task: Improve

Time: Less than 1 year

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): • Masonry block

Configuration (4.0): • Basement

Floor Construction (5.0): • Joists - wood

Exterior Wall Construction (6.0): • Masonry

Roof and Ceiling Framing (7.0): • Rafters/Roof joists (7.1)

Inspection Methods and Limitations

Structure inspection method: • Roof structure inspected from attic access hatch

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

Observations and Recommendations

CONCRETE FLOORS \ 5.10

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

FOUNDATIONS AND MASONRY WALLS \ 3.0 & 6.1

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

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Descriptions

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

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

Standalone Service Box Type & Location: • Fuses - basement

System Grounding (2.7): • Water pipe - copper

Distribution Panel Rating (3.0): • 125 amps

Distribution Panel Type & Location: • Breakers - basement

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

Outlet Type & Number (5.2): • Combination of grounded and ungrounded

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

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.

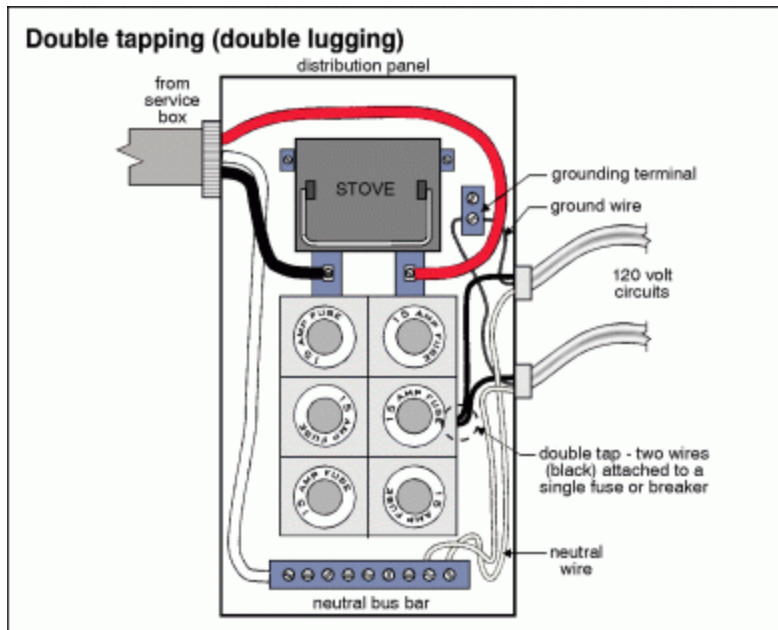
MAIN PANEL - BREAKERS AND FUSES \ 3.3

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

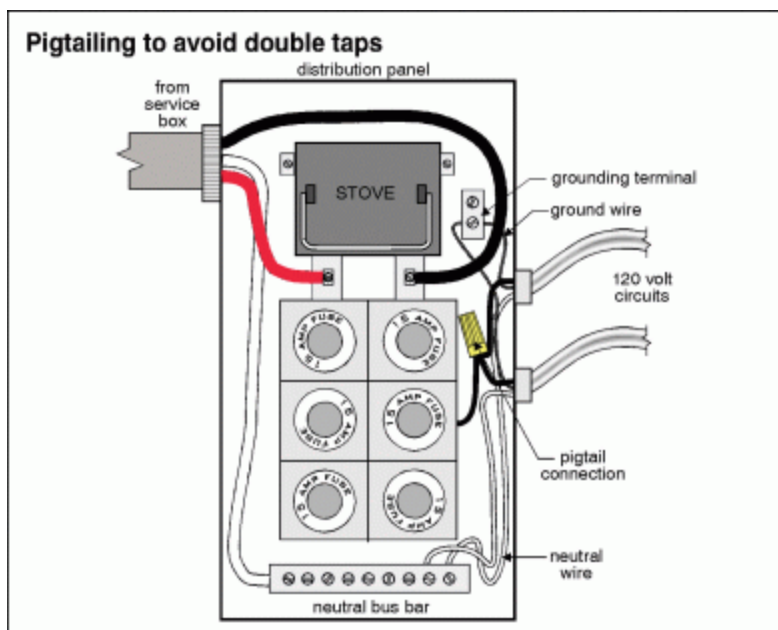
Task: Correct

Time: If necessary

Cost: Minor



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

OUTLETS \ 5.2

Condition: • Some ungrounded 3-prong outlets were noted. There is a slight risk of shock in using three-prong appliances with these outlets. While they are not as good as grounding, Ground Fault Interrupter (GFI) outlets protect people and are a good cost-effective improvement. The cost is typically roughly \$100 each. One GFI protects one entire circuit. (5.2.2)

Location: Various

Task: Provide

ELECTRICAL

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Condition: • Ungrounded

Location: Various

Task: Replace

Time: When remodelling

Descriptions

General: • The furnace is a high quality system.

General: • The mid-efficiency furnace should have several years of life remaining.

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): • Metal

Efficiency (8.0): • Mid-efficiency

Approximate Age: • 3 years

Typical Life Expectancy : • Furnace (conventional/mid-efficiency) - 18 to 25 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.

Limitations: • System shut off/inoperative (16.1)

Observations and Recommendations

FURNACE \ 10.0 & 12.0

Condition: • The insulation on the heating ductwork may contain asbestos. Health Canada recommends the insulation be left in place undisturbed unless there is a risk of asbestos fibers being released into the house air. If this is a concern, a specialist should be consulted.

If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with Laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work. Please see the Asbestos article in the Supplementary section of the binder.

COOLING

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Descriptions

General: • The air conditioning system is relatively new.

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

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

Approximate Compressor Age (5.0): • 3 years

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.

Descriptions

Reference information on insulation levels / (19.0): • Read Section 1.0 on Current Insulation Standards • Adding insulation is an improvement rather than a repair.

Attic insulation value (1.0/2.0) & material (A): • R-20 • Cellulose (5.0) • Fiberglass (3.0)

Basement wall insulation value (1.0/2.0) & material (I/J): • Not determined

Air/vapour barrier (13.0): • Kraft paper

Roof ventilation (15.0): • Roof vents

Inspection Methods and Limitations

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

Insulation inspection method: • Attic inspected from access hatch

Observations and Recommendations

ATTIC \ Ventilation (N, O, 15.0 & 16.0)

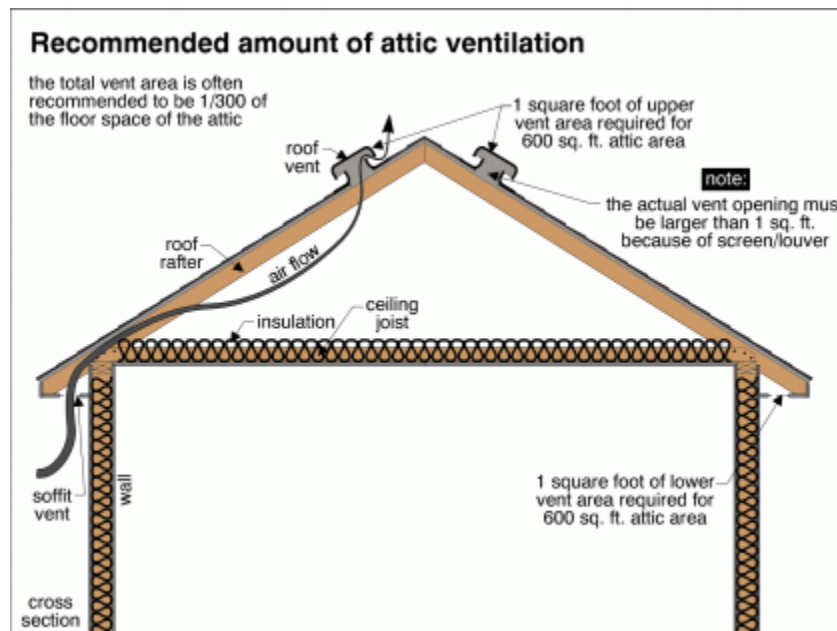
Condition: • Ventilation - amount less than ideal

Location: Attic

Task: Improve

Time: When re roofing

Cost: Minor



[Click on image to enlarge.](#)

INSULATION

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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: • Copper

Main Shut-off Valve Location: • Basement

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

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

Water Heater Age (Estimated) (1.6): • 13 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 40 gallons

Waste Piping Material: • Copper • Plastic

Floor Drain Location: • Furnace room

Inspection Methods and Limitations

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

Observations and Recommendations

WASTE PIPING \ 2.3

Condition: • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400.

Descriptions

General: • Interior finishes are in good repair overall.

General: • The newer windows help improve comfort and energy efficiency.

Major Floor Finishes (1.0): • Carpet (1.4/1.5) • Ceramic/Quarry Tile (1.7) • Hardwood (1.2) • Resilient (1.6)

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

Major Ceiling Finishes (3.0): • Plaster/Drywall (3.1) • Stucco/Textured/Stipple (3.5)

Windows (6.0): • Casement (6.1.2) • Fixed (6.1.5) • Single/Double Hung (6.1.1)

Glazing (6.2): • Double (6.2.2) • Primary Plus Storm (6.2.4)

Exterior Doors (7.0): • Conventional - hinged

Fireplaces and Stoves (8.0): • None

Party Walls (9.0): • Masonry

Inspection Methods and Limitations

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

Limitations: • Basement finishes restricted the inspection • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 95

Observations and Recommendations

BASEMENT LEAKAGE \ 10.0

Condition: • [Click here for good information on basement living spaces](#)

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:

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

Descriptions

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

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

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

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.

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

Maintenance: • Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.

END OF REPORT