



Your Inspection Report

53 Abilene Dr
Toronto, ON M9A 2N2

PREPARED FOR:
SUSAN & BOB WEISHUHN

INSPECTION DATE:
Wednesday, May 12, 2010

PREPARED BY:
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SUMMARY

53 Abilene Dr, Toronto, ON May 12, 2010

Report No. 9597, v.2

www.carsondunlop.com

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.

EXTERIOR

LOT GRADING \ (2.0 & 6.0)

Condition: • [Grading directs water toward house](#)

Location: North Exterior

Task: Correct

Time: Less than 1 year

Cost: Depends on approach

PATIOS \ 6.0

Condition: • [Slope away from house](#)

Location: Rear Yard

Task: Correct

Time: Less than 1 year

Cost: Depends on approach

COOLING

AIR CONDITIONING SYSTEM - GENERAL \ 1.0 & 18.0

Condition: • [Old](#)

This air conditioner is 28 years old.

Task: Replace

Time: Unpredictable

Cost: \$3,000 - 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

General: • High quality materials and installation

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



Sloped roofing material: • [Asphalt shingles \(1.1\)](#)

Porch roofing material: • [Asphalt shingles \(1.1\)](#)

Garage 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.

Note: Shingles were installed in 2009

Chimneys: • [Masonry](#) • [Metal - masonry covered](#)

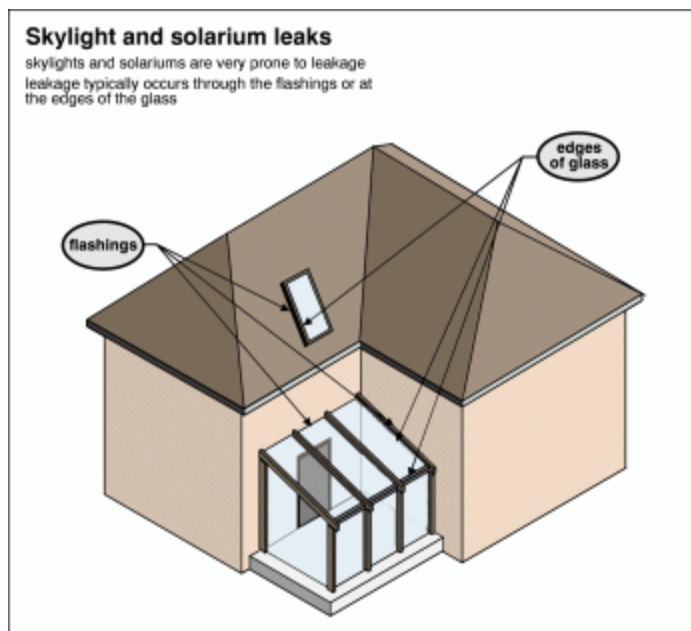
Inspection Methods and Limitations

Roof inspection method: • Walking on the roof

Observations and Recommendations

VULNERABLE AREAS \ 1.13, 1.14 & 1.15

Condition: • [Skylights are vulnerable areas for roof leaks](#)



[Click on image to enlarge.](#)

ROOF LEAKS (4.0), ANNUAL MAINTENANCE AND ICE DAMS (1.14) \ Good advice for all homeowners

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

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

Descriptions

Gutters and Downspouts (1.0): • [Aluminum \(1.1\)](#)

Gutter and Downspout Discharge (1.2): • [Discharge above grade \(1.2\)](#)

Wall Surfaces (4.0): • [Brick \(4.1\)](#) • [Metal siding \(4.6\)](#)

Retaining Walls (9.0): • [Wood](#)

Inspection Methods and Limitations

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

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

Limitations: • Garage - storage restricted the inspection

Observations and Recommendations

LOT GRADING \ (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.

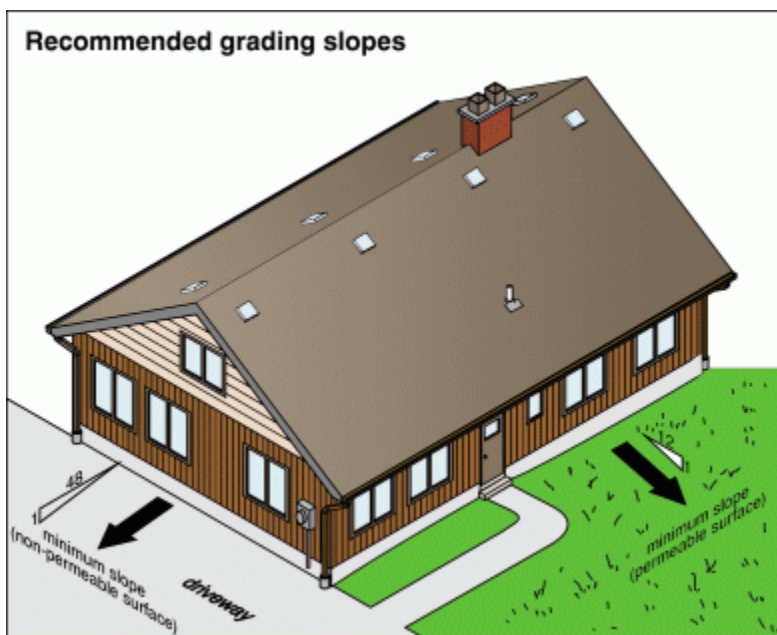
Condition: • [Grading directs water toward house](#)

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Time: Less than 1 year

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[Click on image to enlarge.](#)

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PATIOS \ 6.0

Condition: • [Slope away from house](#)

Location: Rear Yard

Task: Correct

Time: Less than 1 year

Cost: Depends on approach



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](#) • [Crawl space](#)

Floor Construction (5.0): • [Joists - wood](#)

Exterior Wall Construction (6.0): • [Masonry](#) • [Wood frame](#)

Roof and Ceiling Framing (7.0): • [Rafters/Roof joists \(7.1\)](#)

Inspection Methods and Limitations

Structure inspection method: • Crawlspace entered but access was limited • 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): • [100 amps](#)

Distribution Panel Type & Location: • [Breakers - basement](#)

Subpanel Type & Location (3.2): • [Breakers](#)

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

Outlet Type & Number (5.2): • [Grounded](#)

Ground Fault Circuit Interrupters (5.3): • [Bathrooms](#)

Arc Fault Circuit Interrupters (5.3): • None found

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.

SUBPANEL - GENERAL \ 3.2

Condition: • [Location poor](#)

Panel is prone to corrosion, consider relocating into garage or build a shed around the panel outside.

Location: Rear Exterior

Task: Improve

Time: Less than 1 year

Cost: \$500 - and up

ELECTRICAL

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HEATING

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Descriptions

General: • The high-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): • [Not applicable](#)

Efficiency (8.0): • [High efficiency](#)

Approximate Input Capacity (9.0): • [60,000 BTU/hr.](#) • [100,000 BTU/hr.](#)

Approximate Age: • [11 years](#) • [12 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.

Limitations: • Chimney clean-out not opened

COOLING

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Descriptions

Air Conditioning (1.0): • [Central air conditioning - air cooled \(1.1\)](#)

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

Approximate Compressor Age (5.0): • [7 years](#) • [More than 20 years](#)

Typical Life Expectancy: • 10 to 15 years

Failure Probability (4.0): • Low • High

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

AIR CONDITIONING SYSTEM - GENERAL \ 1.0 & 18.0

Condition: • [Old](#)

This air conditioner is 28 years old.

Task: Replace

Time: Unpredictable

Cost: \$3,000 - and up

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-24 • [Fiberglass \(3.0\)](#) • [Mineral wool \(4.0\)](#)

Basement wall insulation value (1.0/2.0) & material (I/J): • None in some areas • Not determined in some areas

Air/vapour barrier (13.0): • [Kraft paper](#)

Roof ventilation (15.0): • [Gable vents](#) • [Roof vents](#)

Crawlspace ventilation (15.0): • Vents into basement • Vents to exterior

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 • Crawlspace entered but access was limited

Observations and Recommendations

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: • Front of 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): • 12 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 60 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. • Swimming pools, spas, fountains, ponds and other water features are not included as part of a home inspection.

Observations and Recommendations

WATER HEATER \ 1.6

Condition: • [Near end of normal life expectancy](#)

Task: Replace

Time: Unpredictable

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.

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Descriptions

Major Floor Finishes (1.0): • [Carpet \(1.4/1.5\)](#) • [Hardwood \(1.2\)](#) • [Resilient \(1.6\)](#)

Major Wall Finishes (2.0): • [Paneling \(2.2\)](#) • [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 \(6.1.5\)](#) • [Sliders \(6.1.3\)](#) • [Single/Double Hung \(6.1.1\)](#) • [Skylights \(6.1.7\)](#)

Glazing (6.2): • [Double \(6.2.2\)](#) • [Primary Plus Storm \(6.2.4\)](#)

Exterior Doors (7.0): • [Conventional - hinged](#) • [Garage](#)

Fireplaces and Stoves (8.0): • [Fireplace – gas - factory built](#) • [Fireplace – gas – insert](#) • [Fireplace – wood burning - masonry firebox](#)

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 • Fireplace - During a home inspection, the chimney flue is not inspected, and the chimney draft is not evaluated. • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 99

Observations and Recommendations

CEILINGS \ 3.0

Condition: • Patched - Dry when tested at inspection

Location: First Floor Bathroom

FIREPLACE OR WOOD STOVE \ 8.0

Condition: • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See www.wettinc.ca.

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.

Vent for gas fireplace on north side of basement is unconventional, prudent to have heating technician look at it before using.

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on work needed

Condition: • [Firebox deteriorated](#)

Consider converting to a gas fireplace.

Location: First Floor Family Room

Task: Repair or replace

Time: Unknown

Cost: Depends on approach

BASEMENT LEAKAGE \ 10.0

Condition: • [Dampness](#)

See exterior notes re: grading

Location: North Basement

Task: Repair

Time: Less than 1 year

BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • [High](#)

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)

Descriptions

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.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

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

END OF REPORT