

# Your Inspection Report



68 Brookfield St  
Toronto, ON M6J 3A9



**PREPARED FOR:**  
MARK MCMANUS

**INSPECTION DATE:**  
Saturday, May 1, 2021

**PREPARED BY:**  
Walter Collodel, P.Eng.



Carson, Dunlop & Associates Ltd.  
120 Carlton Street, Suite 407  
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[www.carsondunlop.com](http://www.carsondunlop.com)  
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Excellence in home inspection



May 1, 2021

Dear Mark McManus ,

RE: Report No. 76974  
68 Brookfield St  
Toronto, ON  
M6J 3A9

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 a Buyers Review of the home to help you understand the inspection report and protect your investment. The Review includes a phone conversation with the inspector giving you the opportunity to ask questions and discuss the information in the report, and ensures that you can take advantage of the special offers listed in the appendix, most of which are free. You also receive free technical support for as long as you own your home. The Buyers review fee is \$149.

Thanks again for choosing Carson Dunlop.

Sincerely,

Walter Collodel, P.Eng.  
on behalf of  
Carson, Dunlop & Associates Ltd.

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# OVERVIEW

68 Brookfield St, Toronto, ON May 1, 2021

Report No. 76974

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

**Note:** For the purpose of this report the building is considered to be facing **East**.

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 a Buyers Review with the inspector over the phone, or engage your own inspector. Our fee is \$149. Without a Buyers 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 few 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.

## Plumbing

### SUPPLY PLUMBING \ Water service pipe

**Condition:** • [Lead](#)

**Task:** Upgrade

**Time:** If/when making improvements

**Cost:** \$2,000 - and up

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • [Poor pressure or flow](#)

Pressure and flow at all fixtures was weak compared to a typical house (and becomes particularly weak when multiple fixtures are used simultaneously). There is still quite a bit of galvanized distribution piping in the home. Replacement will be desired if renovations are planned.

**Location:** Throughout

**Task:** Improve

**Time:** If/when making improvements

## Interior

### WINDOWS \ General notes

**Condition:** • [Original lower quality units](#)

Some windows were difficult to operate, one was broken, while others would not stay up/open. Replacement of the windows will likely be desired if renovations are planned.

**Location:** Throughout

**Task:** Replace

**Time:** If/when upgrading or updating

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

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 \$1,000.

END OF OVERVIEW

# ROOFING

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

## Description

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

### Sloped roofing material:

- [Asphalt shingles](#)

Seller reports the shingles were replaced within the past year- ask for details.



*Asphalt shingles (front)*



*Asphalt shingles (rear)*

### Flat roofing material:

- [Metal](#)



*Metal roof at front bay*



## Observations and Recommendations

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Multiple layers](#)

When replacing a roof covering, it is common to apply a second layer 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. It is common when re-roofing to find concealed damage to roofing boards, sheathing and other hidden components. There is no practical way to predict the presence or extent of the damage.

**Task:** Remove

**Time:** When re-roofing.

**Cost:** Removal /disposal fee is minor, to replace \$ 2 - \$ 4 per sq. ft. for conventional shingles / \$ 4 - \$ 8 per sq. ft. for premium quality shingles



*Multiple layers of shingles noted*

## Inspection Methods and Limitations

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

**Inspection performed:** • From roof edge • Camera on extension pole

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

## Description

Wall surfaces and trim: • [Brick](#) • [Insulbrick](#) • [Metal siding](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Gutters and Downspouts

**Condition:** • Missing

**Location:** Rear Exterior

**Task:** Provide

**Time:** As soon as practical

**Cost:** Minor



*Missing Gutters and downspouts*



*Missing gutters and downspouts*

### ROOF DRAINAGE \ Gutters

**Condition:** • Damage

**Location:** Front Bay

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE



*Damaged gutter at front bay*

## WALLS \ Masonry (brick, stone) and concrete

**Condition:** • [Mortar deterioration](#)

Cracks and loose mortar was noted towards the bottom of the front wall. Some of the bricks here are loose as well. Some re-pointing and general clean up is needed.

**Location:** Front Exterior Wall

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Minor



*Mortar deterioration, loose bricks*



*Mortar deterioration, a few damaged bricks*

## WALLS \ Asphalt shingles

**Condition:** • Insulbrick has not been manufactured for some time, and installations are quite old, often showing damage or deterioration. Water penetration and damage to the walls behind the siding are potential problems where there are imperfections. Some insurance companies are reluctant to offer insurance for homes with this type of siding.



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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

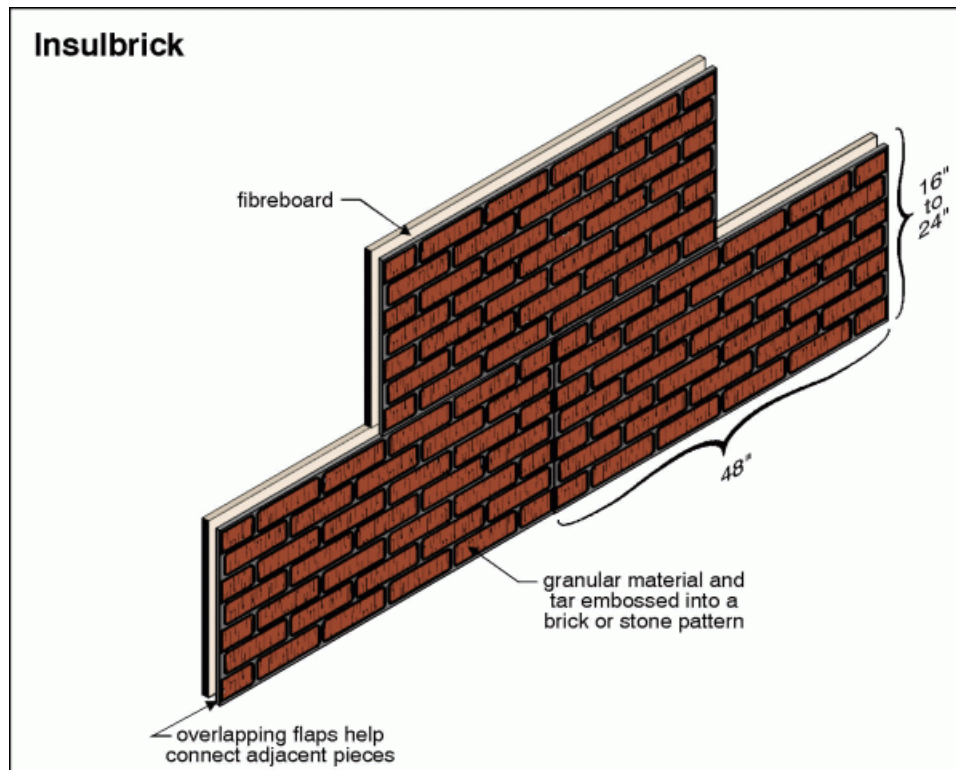
OUR ADVICE

APPENDIX

REFERENCE

Replacement with aluminum siding, for example, may cost \$4 to \$8 per square foot, depending on several variables.

**Location:** North Exterior Wall



*Insulbrick cladding at side wall*

## WINDOWS \ General notes

**Condition:** • Damage

The bottom of the window flashing has been temporarily repaired with a plastic bag that has been sealed in place. While this arrangement is functional, it is not a premanent repair and should be properly flashed and sealed by a contractor.

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

**Location:** Front Second Floor Bedroom

**Task:** Further Evaluation/Improve

**Time:** As soon as practical



*Damage- temporary repair noted*

## EXTERIOR \ Window wells

**Condition:** • Drains not visible at window wells

Basement window wells have been covered with plywood to keep water out. There is no visible drain at any of the wells and the windows sit very close to grade level. General improvements will be necessary when landscaping work is done outside the home.

**Location:** Throughout

**Task:** Improve

**Time:** As necessary

**Cost:** Depends on work needed



*no drain visible, window close to grade level*



*Covered basement window well (typ.)*



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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

## LANDSCAPING \ Walkway

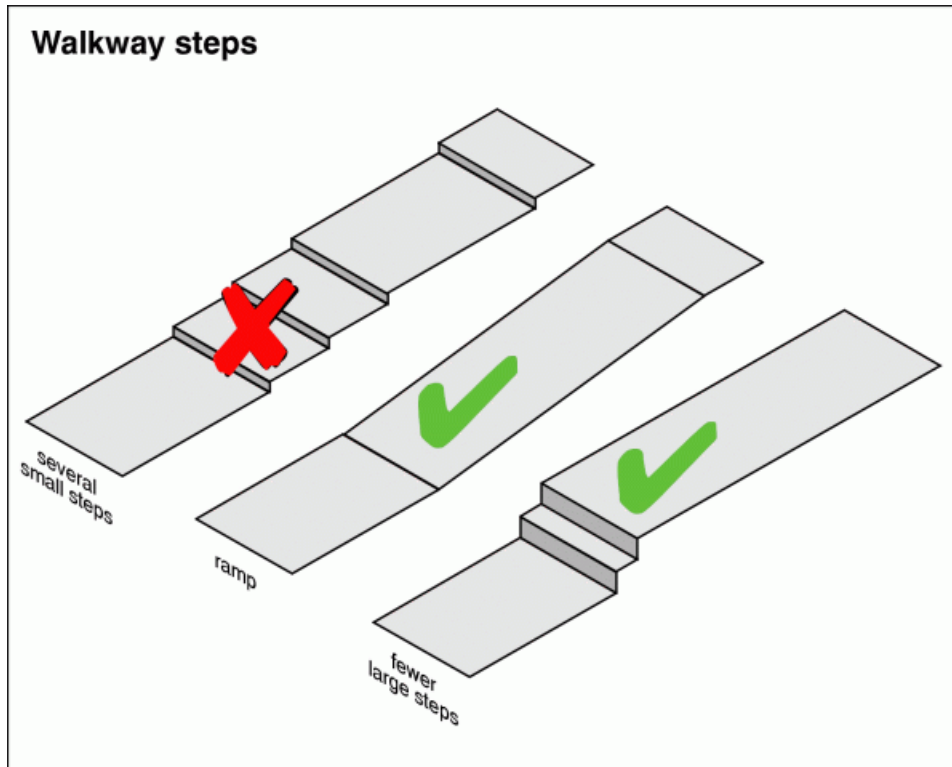
**Condition:** • [Uneven \(trip hazard\)](#)

Walkways have settled (or heaved) in places, creating a number of trip hazard at the front and rear. General clean up is needed to improve drainage as well as to reduce the trip hazard.

**Location:** Throughout

**Task:** Improve

**Time:** If/when making improvements



Uneven (trip hazard)- front



Uneven (trip hazard)- rear

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

## LANDSCAPING \ Patios

**Condition:** • Improper slope or drainage

Concrete slabs have cracked and settled, creating low areas that may not drain effectively as well as some trip hazards.

**Location:** Throughout

**Task:** Improve

**Time:** As necessary



*Improper slope or drainage- front*



*Improper slope or drainage- rear*

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Storage • Inaccessible wall

**Exterior inspected from:** • Ground level



## Description

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

**Configuration:** • [Basement](#)

**Foundation material:** • [Stone](#) • Not visible

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#) • Not visible in some areas

**Roof and ceiling framing:** • Rafters

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • The home is in an area where termites are active, although no activity or damage was noted during the inspection.

**Task:** Engage termite specialist to inspect and advise.

**Time:** As soon as practical

### FLOORS \ Beams

**Condition:** • There is damaged wood at the bearing portion of the front beam. The wood still appears to be in good condition here but installation of additional support (like another support post) may be desired if renovations are planned.

**Location:** Front Basement

**Task:** Monitor / Improve

**Time:** As necessary



*Damage at beam end*

## Inspection Methods and Limitations

**Attic/roof space:** • Inspected from access hatch

**Knee wall areas:** • No access

## Description

**Service size:** • [100 Amps \(240 Volts\)](#)

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

**Distribution panel type and location:**

- [Breakers - basement](#)



*Breakers - basement*

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

- [AFCIs present](#)

There is an AFCI breaker at the panel but it is not connected to any circuit

- No GFCI

## 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 drop**

**Condition:** • [Branches / vines interfering with wires](#)

**Location:** Front Exterior

**Task:** Improve

**Time:** Regular maintenance

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

**Condition:** • Number of circuits minimal

While the arrangement is common in older homes, the house has only a limited number of circuits in use at the panel. This will likely not meet the demands of a modern household.

**Task:** Improve

**Time:** If/when making improvements

### **DISTRIBUTION SYSTEM \ Knob-and-tube wiring**

**Condition:** • Some remnants of knob-and-tube wiring found but appeared to be inactive. There is a possibility that there is active knob-and-tube in the home which maybe discovered in the future and/or during a renovation.

Old knob and tube components and wiring was noted in the basement and attic. None of the older wiring was energized.

The knob and tube appears to have been taken out of service completely but this could not be confirmed.

**Task:** Replace (if found active) when remodeling. In the short term, ground fault circuit interrupters (GFCIs) are an inexpensive way to help protect against electric shocks. Further evaluation.

**Cost:** Typically \$1,000 to \$2,000 per room to replace. Note: Additional costs may be incurred for other electrical improvements and cosmetic repairs. In the short term, GFCI protection typically costs \$100-\$200 per circuit.



*Remnants of knob-and-tube (not energized)*



*Remnants of knob-and-tube (not energized)*

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • Number of outlets minimal

The number of outlets in some areas is minimal by modern standards. Add outlets during renovations if there is a convenience issue.

**Location:** Throughout

**Task:** Improve

**Time:** If/when making improvements

**Cost:** \$250 (and up) per location



## Inspection Methods and Limitations

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

## Description

### System type:

- [Furnace](#)



Furnace

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Forced draft](#)

Approximate age: • [New](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Fireplace/stove: • None

Chimney/vent: • [Masonry](#)

Mechanical ventilation system for building: • None

## Observations and Recommendations

### FURNACE \ Ducts, registers and grilles

Condition: • [Dirty](#)

Location: Throughout

Task: Clean

Time: Less than 1 year

### COMMENTS \ Additional

**Condition:** • Insulation on or above the ducts 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

# HEATING

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

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. Please see the Asbestos article in the Supplementary section of the digital Home Reference Book located in the REFERENCE section of this report.

**Location:** Various

**Task:** Remove

**Time:** If desired

**Cost:** \$200 - per location



*Insulation material at register not determined*

## Inspection Methods and Limitations

**Inspection prevented/limited by:** • Top of chimney not inspected due to height

# INSULATION AND VENTILATION

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE

## Description

### Attic/roof insulation material:

- Fiberglass



Fiberglass



Fiberglass

Attic/roof insulation amount/value: • [R-8](#)

Attic/roof air/vapor barrier: • [None found](#)

## Observations and Recommendations

### ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Location: Attic

Task: Improve

Time: Discretionary

Cost: \$2,500 - and up

### ATTIC/ROOF \ Hatch/Door

Condition: • Access hatch location poor

The attic access hatch is in the bathroom. This is a poor location for the hatch as warm, moist air can easily leak into the attic from this area. Relocate the hatch to another part of the second floor ceiling.

Location: Second Floor

Task: Improve

Time: If/when making improvements





*Hatch location poor (in bathroom)*

## Inspection Methods and Limitations

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

**Inspection limited/prevented by lack of access to:** • Wall space - access not gained.

**Attic inspection performed:** • From access hatch

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

## Description

**Service piping into building:** • [Lead](#)

**Supply piping in building:** • [Copper](#) • [Galvanized steel](#)

**Main water shut off valve at the:**

- Front of the basement



*Front of the basement*

**Water heater type:**

- [Conventional](#)

- Tank

Tank is reported to be rented- confirm with seller.

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

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

**Water heater approximate age:** • 14 years

**Water heater typical life expectancy:** • 10 to 15 years

**Hot water circulating system:** • None

**Waste and vent piping in building:** • [Plastic](#) • [Cast iron](#) • Chrome plated brass • Not visible in some areas.

**Pumps:** • None

**Floor drain location:** • Furnace area

**Backwater valve:** • None noted

## Observations and Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

### **SUPPLY PLUMBING \ Water service pipe**

**Condition:** • [Lead](#)

**Task:** Upgrade

**Time:** If/when making improvements

**Cost:** \$2,000 - and up



*Lead supply pipe from utility*

### **SUPPLY PLUMBING \ Water supply piping in building**

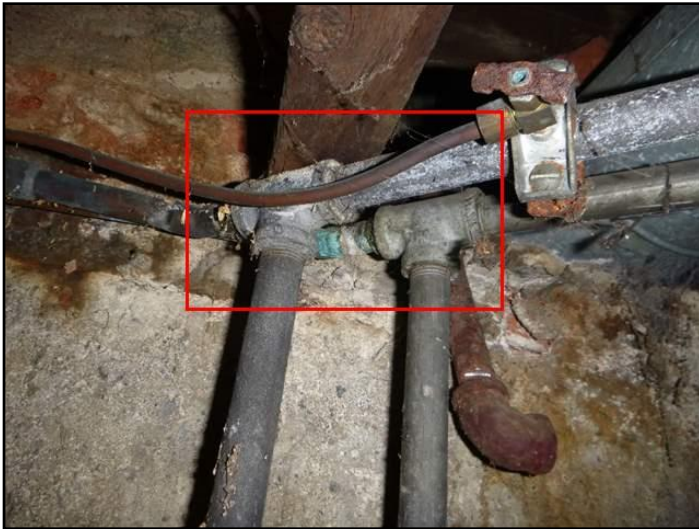
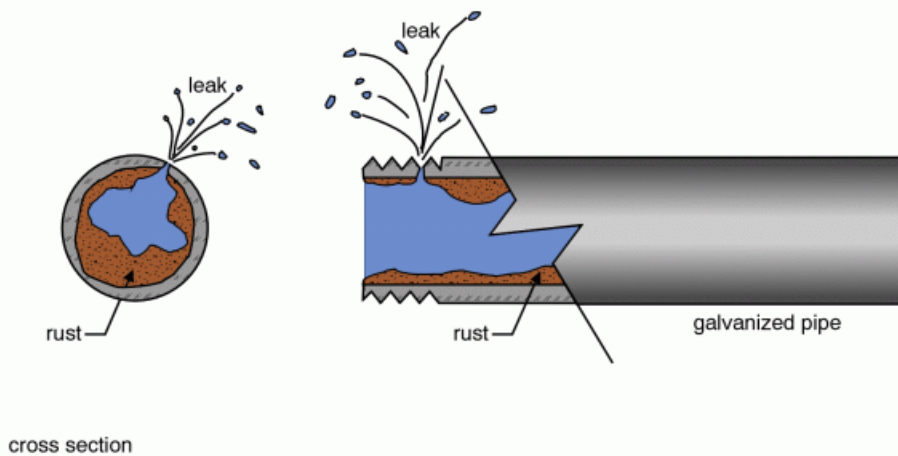
**Condition:** • [Galvanized steel](#)

There is a lot of active galvanized piping in the basement and there is likely the same type of piping in the walls that feed the various fixtures around the house.

## Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



Galvanized steel



Galvanized steel supply piping noted

**Condition:** • [Leak](#)

**Location:** Front Basement

**Task:** Repair

**Time:** As soon as practical





*Leak at pipe support*

**Condition:** • [Poor pressure or flow](#)

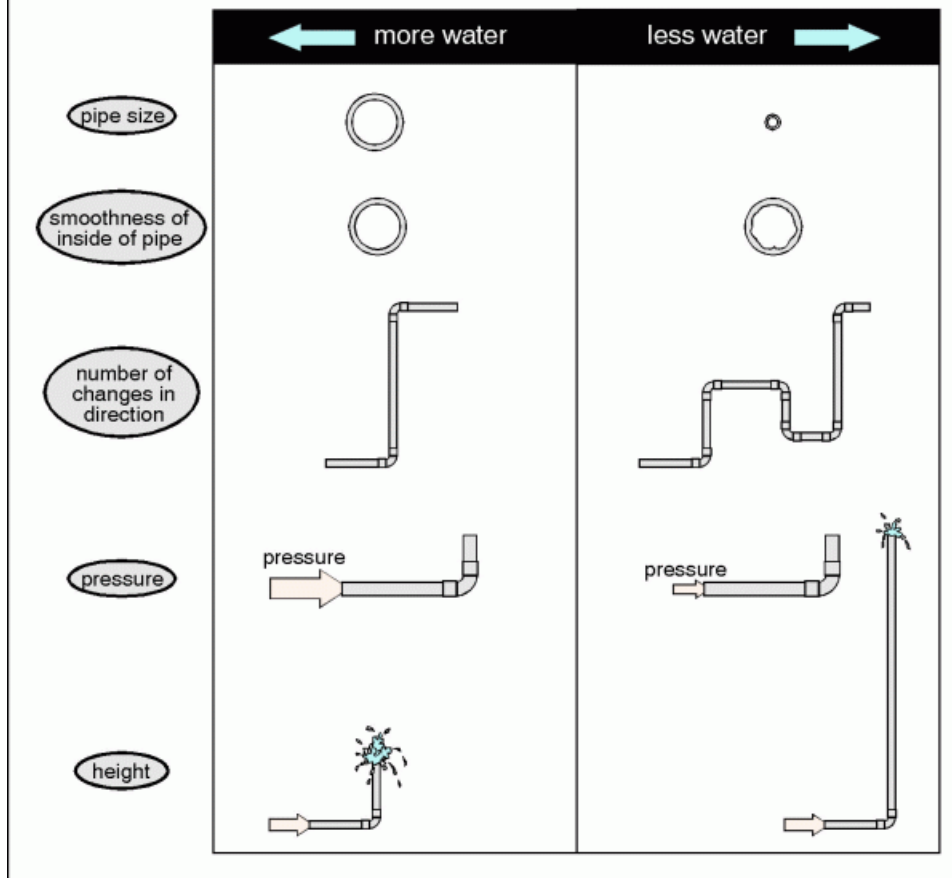
Pressure and flow at all fixtures was weak compared to a typical house (and becomes particularly weak when multiple fixtures are used simultaneously). There is still quite a bit of galvanized distribution piping in the home. Replacement will be desired if renovations are planned.

**Location:** Throughout

**Task:** Improve

**Time:** If/when making improvements

## Factors affecting supply of water



### WASTE PLUMBING \ Drain piping - installation

**Condition:** • Open drain connections?

Drain at the laundry tub discharges to something that looks like a floor drain. This type of arrangement is not allowed in a house and should be checked out by a plumber to determine the best way to correct conditions here.

**Location:** Basement Laundry Area

**Task:** Further evaluation / Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed



*Tub drain discharges to floor drain?*



*Drain arrangement not visible*

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

**Condition:** • The main sewer line to the street cannot be inspected during a home inspection. A video scan dramatically reduces the risk of expensive and unhealthy sewer backups. Bosco provides this \$350 service free of charge to Carson Dunlop clients.

**Task:** Provide after possession of the home.

**Cost:** Free from our plumbing business partner - see appendix for deals

**Condition:** • Piping (Lead) - near end of lifespan / old

**Location:** Throughout

**Task:** Replace

**Time:** When renovating



*Lead drain piping at kitchen sink (typ.)*

## WASTE PLUMBING \ Floor drain

**Condition:** • Dry floor drain

None of the drains in the basement floor had water in the traps. This may be due to evaporation or deterioration in the piping itself. Evaluation by a plumber is recommended to ensure the drains are in good condition and set up properly.

**Task:** Further evaluation / Improve

**Time:** Less than 1 year

**Cost:** Depends on work needed



Dry floor drain



Dry floor drain

## WASTE PLUMBING \ Venting system

**Condition:** • [Missing](#)

While the drains are fully functional, no vent piping was visible in places.

**Location:** Various

**Task:** Improve

**Time:** If/when making improvements

## WASTE PLUMBING \ Backwater valve

**Condition:** • None noted

Adding a backwater valve to the main drain line is an improvement you may consider to help protect your home against sewer backups. Some municipalities provide rebates or financial assistance for installing these devices. Some insurance companies offer premium discounts or other benefits for homeowners with backwater valves. The cost is typically \$2,000 to \$4,000, with \$2,500 being a common number. Once installed, they should be inspected twice annually.

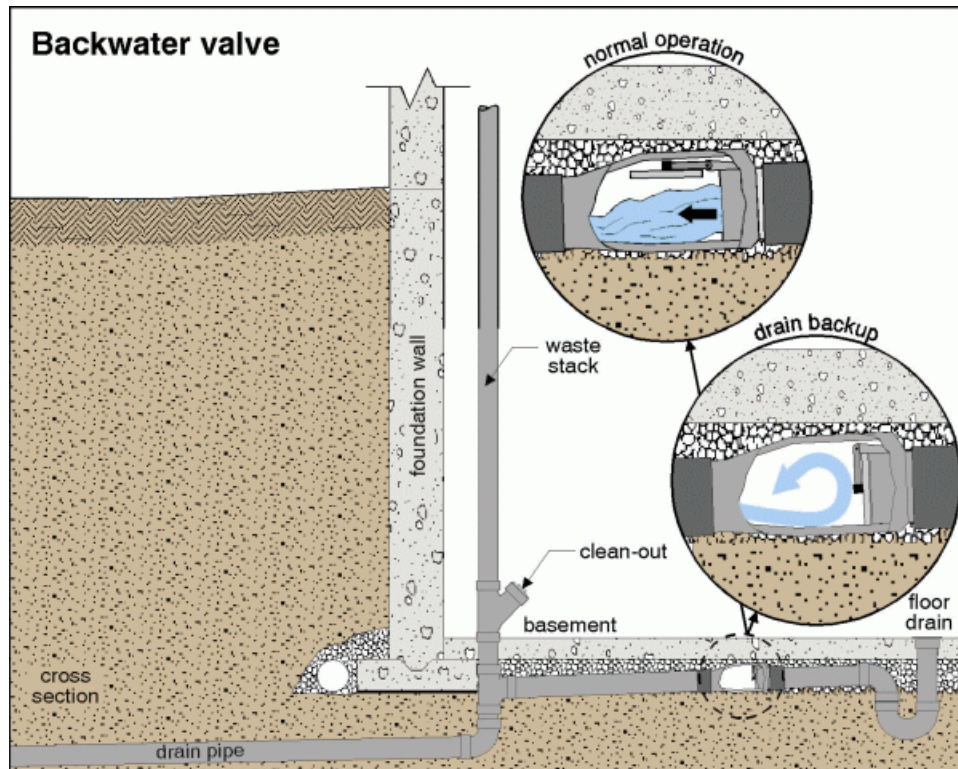
**Location:** Basement

**Task:** Provide

**Time:** Discretionary

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





## FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Hot and cold reversed](#)

**Location:** Kitchen

**Task:** Correct

**Time:** If desired

**Condition:** • [Hot and cold reversed](#)

**Location:** Second Floor Bathroom (tub)

**Task:** Correct

**Time:** If desired

## Inspection Methods and Limitations

### Fixtures not tested/not in service:

- Laundry tub

Water supply to the basement laundry tub was shut off at the inspection.

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



## Observations and Recommendations

### RECOMMENDATIONS \ General

**Condition:** • Walls, ceilings and floors show the typical flaws of a home this age.

### CEILINGS \ General notes

**Condition:** • Damage

**Location:** Rear Second Floor



*Damage- dry at inspection*

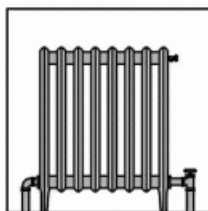
**Condition:** • [Water damage](#)

Dry at inspection. Suspect old water entry issue at front window (see EXTERIOR section).

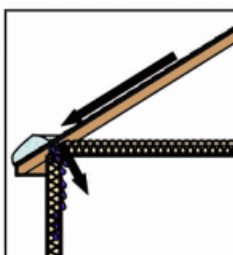
**Location:** Front Living Room

**Task:** Repair

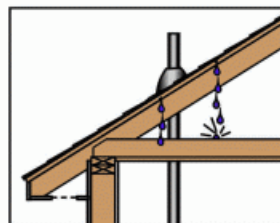
## Sources of interior water damage



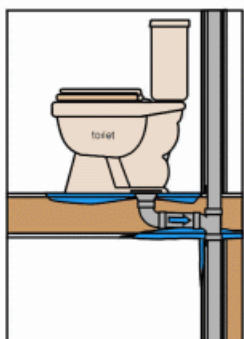
heating leaks



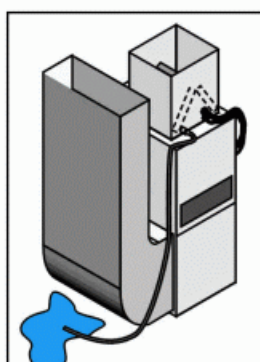
ice damming and condensation



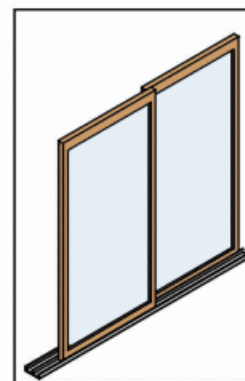
roof or flashing leaks



plumbing leaks



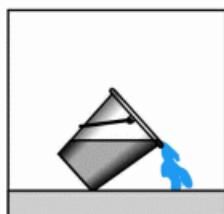
air conditioning leaks



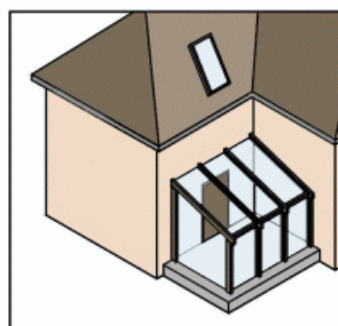
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

# INTERIOR

68 Brookfield St, Toronto, ON May 1, 2021

Report No. 76974

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

OUR ADVICE

APPENDIX

REFERENCE



Water damage



Water damage (detail)

## FLOORS \ General notes

**Condition:** • Damage

Flooring has buckled in one area and will need to be replaced.

**Location:** Middle Living Room

**Task:** Improve

**Time:** As necessary



Damage (buckled flooring)

**Condition:** • Sloped flooring

**Location:** Rear First Floor

## WINDOWS \ General notes

**Condition:** • [Original lower quality units](#)

Some windows were difficult to operate, one was broken, while others would not stay up/open. Replacement of the

windows will likely be desired if renovations are planned.

**Location:** Throughout

**Task:** Replace

**Time:** If/when upgrading or updating

## STAIRS \ Handrails and guards

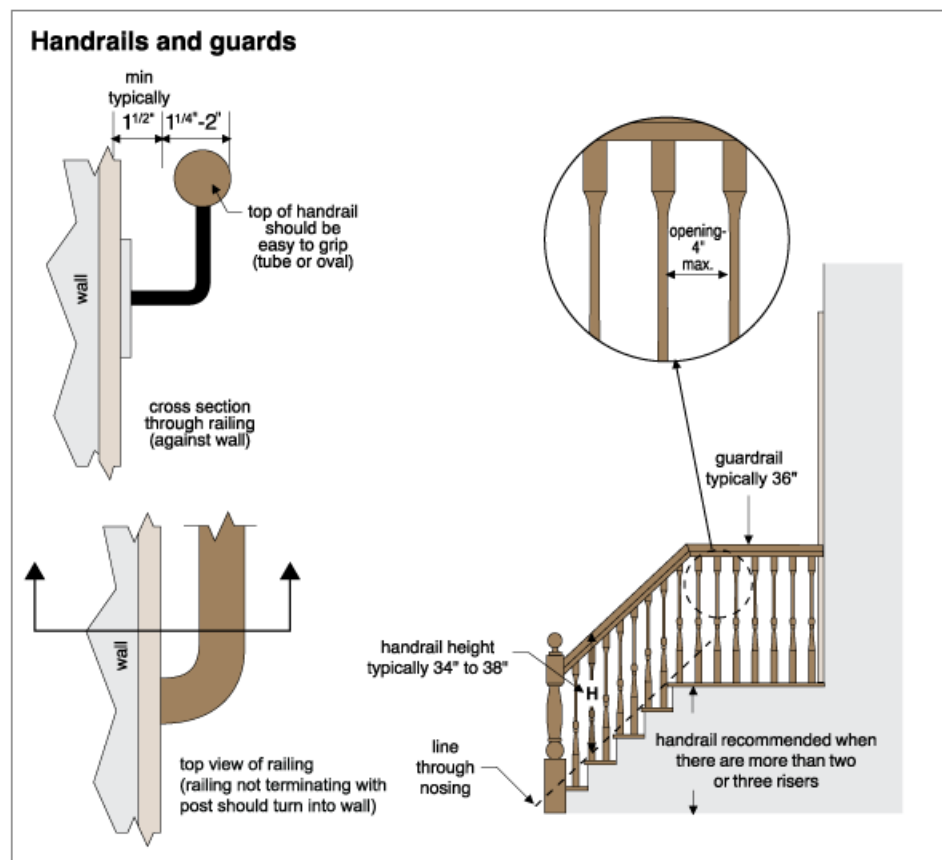
**Condition:** • [Missing](#)

**Location:** Basement Staircase

**Task:** Protect

**Time:** As soon as practical

**Cost:** Minor



**Condition:** • [Too low](#)

Railings are typical for a house of this age but low by modern standards.

**Location:** Second Floor Hall





Too low

## EXHAUST FANS \ General notes

**Condition:** • [Missing](#)

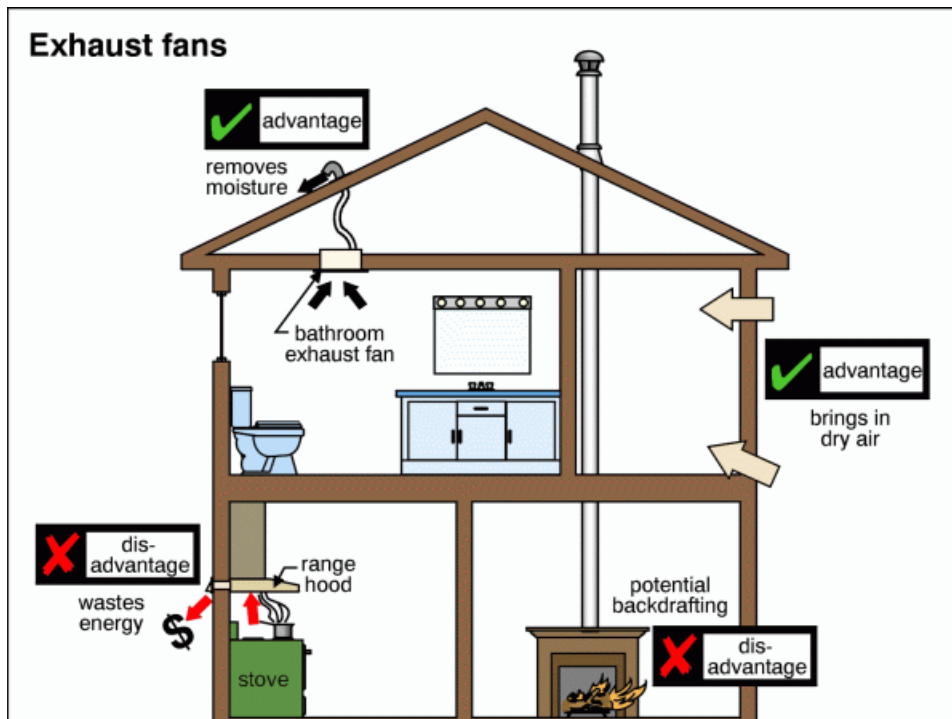
Bathroom/Kitchen only have effective ventilation if windows are opened but this will not likely be done in winter months. Installation of exhaust fans is recommended.

**Location:** Various

**Task:** Provide

**Time:** If/When Renovating

**Cost:** \$750 - \$1,500 (per location)



## **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)

## **BASEMENT \ Wet basement - evidence**

**Condition:** • [Efflorescence](#)

Efflorescence and loose/crumbling plaster was noted at various locations around the foundation. Some amount of efflorescence is common in older houses that don't have a waterproofing system installed.

**Location:** Throughout

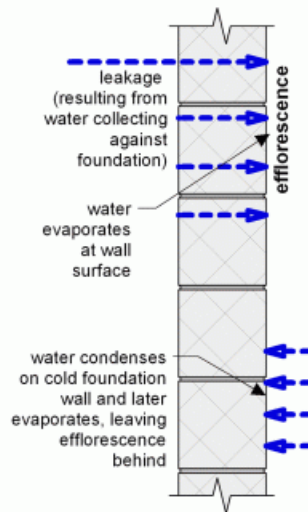
**Task:** Monitor

## Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



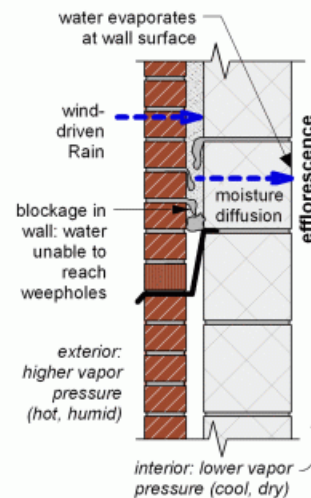
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



Efflorescence



Efflorescence

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards • Limited access to cabinets and closets

**Percent of foundation not visible:** • 50 % • 20 %



## 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.

**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**



## CARSON DUNLOP HOMEOWNERS' ASSOCIATION

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)

Get a free safety inspection and tune-up on your home's heating or cooling systems courtesy of our partners at AtlasCare. Claim your \$200 value tune-up by calling **416-626-1785** and ask to speak to a customer service representative about the Carson Dunlop Promo. (Where available)



### Free sewer camera inspection from Bosco Home Service (\$350 value)

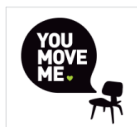
Avoid expensive and unhealthy sewer back-ups! Get a free videoscan on your home's main sewer drain line courtesy of our partners at Bosco Home Services. Claim your free inspection, a \$350 value, by calling **416-626-1785** and ask to speak to a customer service representative about the Carson Dunlop Promo. (Where available)



Our gift to you - a **\$100 Jiffy gift card** to use on any Jiffy services.

Jiffy connects homeowners to trusted Pros, delivering instant appointments at pre-set, fair rates. The Carson Dunlop team trusts Jiffy to take care of their own homes; that's why we are comfortable recommending Jiffy to you. We love not having to shop for reputable service providers. We also appreciate the speed, quality, and the pricing. You never have to worry about overpaying.

To redeem your **\$100 gift card**, simply create an account at [jiffyondemand.com](http://jiffyondemand.com) or on their [iOS](#) or [Android](#) app. Then enter your code - **CARSON91472** on your first booking. Or enter your code in your Jiffy Profile under credits. It's easy. (Where available)



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

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



## CARSON DUNLOP HOMEOWNERS' ASSOCIATION



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

[https://www.1800gotjunk.com/ca\\_en/carson-dunlop](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**



## THREE STEPS TO COST-EFFECTIVE HOME FLOOD PROTECTION

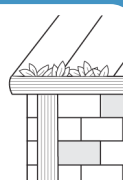
Complete these 3 steps to reduce your risk of flooding and lower the cost of cleanup if flooding occurs. For items listed under step 3 check with your municipality about any permit requirements and the availability of flood protection subsidies. \*Applicable only in homes with basements

### Step 1: Maintain What You've Got at Least Twice per Year

Do-It-Yourself  
for \$0



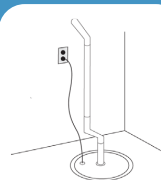
Remove debris from nearest storm drain or ditch & culvert



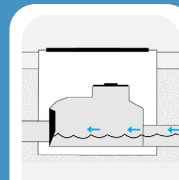
Clean out eaves troughs



Check for leaks in plumbing, fixtures and appliances



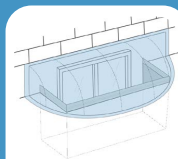
Test your sump pump\*



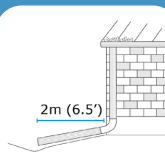
Clean out your backwater valve

### Step 2: Complete Simple Upgrades

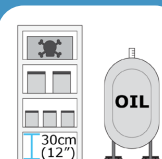
Do-It-Yourself  
for Under \$250



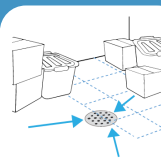
Install window well covers (where fire escape requirements permit)\*



Extend downspouts and sump discharge pipes at least 2m from foundation



Store valuables and hazardous materials in watertight containers & secure fuel tanks



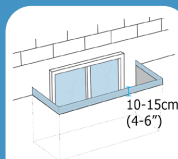
Remove obstructions to floor drain



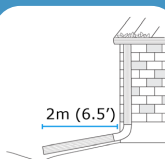
Install and maintain flood alarms

### Step 3: Complete More Complex Upgrades

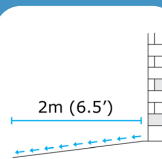
Work with a  
Contractor for  
Over \$250



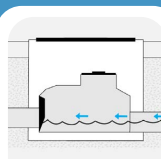
Install window wells that sit 10-15cm above ground and upgrade to water resistant windows\*



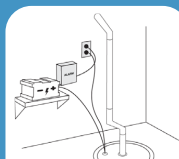
Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation



Correct grading to direct water at least 2m away from foundation



Install backwater valve



Install backup sump pump and battery\*

Note: Not all actions will be applicable to each home. Completing these steps does not guarantee the prevention of flooding.

**INTACT CENTRE**  
ON CLIMATE ADAPTATION

For Additional Resources Visit:  
[www.HomeFloodProtect.ca](http://www.HomeFloodProtect.ca)





## Basement Flood Protection Checklist

Take these steps to reduce your risk of basement flooding and reduce the cost of cleaning up after a flood.  
Remember to check with your municipality about the availability of basement flood protection subsidies.  
Check with your insurer about discounts for taking action to reduce flood risk.

### 1. Maintain Your Home's Flood Protection Features at Least Twice Per Year

SPRING FALL

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Remove debris from nearest storm drain     |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean out eaves troughs                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Test sump pump(s) and backup power source  |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean out backwater valve                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Maintain plumbing, appliances and fixtures |
| <input type="checkbox"/> | <input type="checkbox"/> | Test flood alarms                          |

### 2. Keep Water Out of Your Basement

- ☐ Correct grading to direct water at least 2m away from your foundation
- ☐ Extend downspouts and sump discharge pipes to direct water at least 2m away from your foundation or to the nearest drainage swale
- ☐ Install window well covers
- ☐ Install window wells that are 10-15cm above the ground and are sealed at the foundation
- ☐ Install water-resistant basement windows
- ☐ Install a backwater valve (work with a plumber and get required permits)

### 3. Prepare to Remove Any Water from Your Basement as Quickly as Possible

- ☐ Remove obstructions to the basement floor drain
- ☐ Install a back-up sump pump and power source

### 4. Protect Personal Belongings in Your Basement

- ☐ Store valuables in watertight containers or remove
- ☐ Store hazardous materials (paints, chemicals) in watertight containers or remove
- ☐ Raise electronics off the floor
- ☐ Select removable area rugs and furnishings that have wooden or metal legs

*Note: Not all actions will be applicable to each home. Completing these steps does not guarantee the prevention of basement flooding.*



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.

#### 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.*

## INDEX

1. Introduction
2. Purpose and Scope
3. General Limitations and Exclusions
4. Structural Systems
5. Exterior Systems
6. Roof Systems
7. Plumbing Systems
8. Electrical Systems
9. Heating Systems
10. Fireplaces & Solid Fuel Burning Appliances
11. Air Conditioning Systems
12. Interior Systems
13. Insulation and Vapour Barriers
14. Mechanical and Natural Ventilation Systems

*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

**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.



**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)

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