



Your Inspection Report

29 Abbott Ave
Toronto, ON



PREPARED FOR:

ALISON LATIMER

ROD DIXON

INSPECTION DATE:

Tuesday, February 16, 2010

PREPARED BY:

Joel Ichikawa, P.Eng



Carson Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

416-964-9415
800-268-7070
Fax: 416-964-0683
www.carsondunlop.com
info@carsondunlop.com



February 18, 2010

Dear Alison Latimer and Rod Dixon,

RE: Report No. 20442, v.2
29 Abbott Ave
Toronto, ON

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

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

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

ADDITIONAL SERVICES:

Did you know that Carson Dunlop is an NRCan-licensed ecoENERGY Service Organization? An eco-ENERGY assessment can qualify you for significant grants on things like heating, air conditioning, insulation and window improvements to your home. See www.carsondunlop.com/ecoenergy for details.

Thanks again for choosing Carson Dunlop.

Sincerely,

Joel Ichikawa, P.Eng
on behalf of
Carson Dunlop & Associates Ltd.

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SUMMARY

29 Abbott Ave, Toronto, ON February 16, 2010

Report No. 20442, v.2

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INTRODUCTION

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

COOLING

OUTDOOR UNIT \ 5.0, 7.0 & 9.0

Condition: • Near end of normal lifespan

Recommend that Air Conditioner be run until it breaks down.

Location: Southeast Exterior

Task: Replace

Time: When necessary

Cost: \$3,000 - \$5,000

INTERIOR

BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • Perimeter of basement was tested with moisture meter. No elevated levels were detected.

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.

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Descriptions

Sloped roofing material:

- [Asphalt shingles \(1.1\)](#)

Owner says roof on house was replaced in 2005.

Roof for front porch has 2 layers. Rest of house appears to be single layer.

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

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

Probability of Leakage:

- [Low to moderate](#)

Main House; the probability of leakage is low.

Front porch; the probability is higher due to the flashing around the skylights.

Garage; has high probability of leakage due to age and low quality broken skylights.

Inspection Methods and Limitations

Roof inspection method: • Ladder at the edge of the roof • Through a window/skylight - very limited inspection

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

Observations and Recommendations

GARAGE \ 1.0

Condition: • Past normal lifespan

Location: Garage

Task: Replace

Time: Discretionary

Cost: \$800 - \$1,200

EXTERIOR

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

Gutter and Downspout Discharge (1.2): • [Some downspouts discharge above grade and some below grade](#)

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

Inspection Methods and Limitations

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

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

Observations and Recommendations

DOWNSPOUTS \ 1.0

Condition: • The City of Toronto requires downspouts be disconnected from the city sewers. Why? The sewers handle both storm water and waste from houses. Waste has to go through the sewage treatment system, which is very expensive. Storm water does not have to be treated, and should not go into city sewers. Downspouts should discharge above grade onto the lawn at least 6 feet from the home. This may require relocating downspouts and re-sloping gutters. The City of Toronto's mandatory downspout disconnection program is effective as of November, 2007. This will affect many homeowners in the city. Details can be found at http://www.toronto.ca/water/pdf/mandatory_downspout_disconnection_program-qa.pdf

REGULAR MAINTENANCE \ Painting and caulking

Condition: • Areas with wood trim should be painted and recaulked.

Location: Various

Time: Regular maintenance

Cost: Minor (Less than \$500)

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Descriptions

Foundations (3.0): • [Not visible](#)

Configuration (4.0):

- [Basement](#)
- [Crawl space](#)

Crawl space under family room.

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

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

Roof and Ceiling Framing (7.0): • [Not visible](#)

Inspection Methods and Limitations

Structure inspection method: • Crawlspace was entered

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.

Limitations: • Attic - no access

Observations and Recommendations

FOUNDATIONS AND MASONRY WALLS \ 3.0 & 6.1

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

Descriptions

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](#)

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

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

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

Outlet Type & Number (5.2):

• [Grounded](#)

All outlets tested in house and garage were grounded.

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

Inspection Methods and Limitations

Limitations: • Concealed electrical components are not inspected. • 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

MAIN PANEL - BREAKERS AND FUSES \ 3.3

Condition: • [Link missing on multiwire circuit](#)

40 amp breaker on left side panel doesn't have a link.

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor

HOUSE WIRING - GENERAL \ 4.0

Condition: • [Ducts/piping touching wire](#)

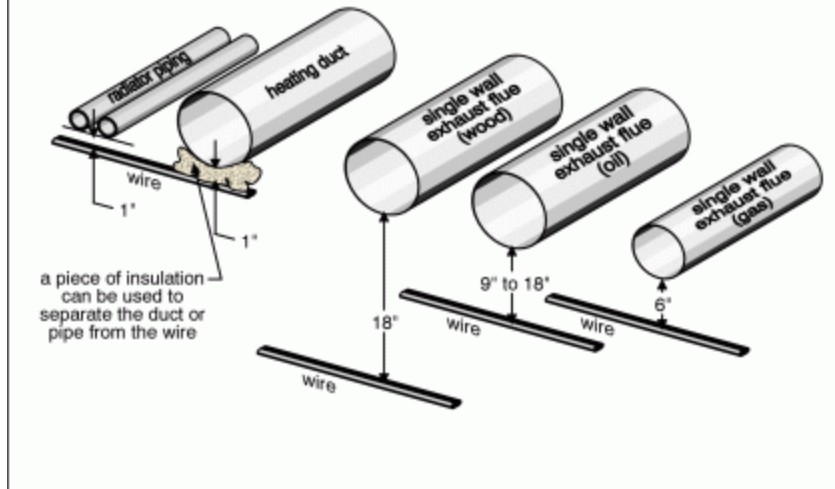
Location: Basement Furnace Room

Task: Correct

Time: Immediate

Cost: Minor

Wire clearances from hot ducts and pipes



[Click on image to enlarge.](#)

LIGHTS \ 5.1

Condition: • [Light control needed at top and bottom of stairs](#)

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor (Less than \$500)

GROUND FAULT CIRCUIT INTERRUPTERS \ 5.3.1

Condition: • Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement to existing homes. At a cost of roughly \$100 each, installed, they provide enhanced protection against electric shock and are particularly useful near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit. (5.2.2)

Front porch exterior outlet should be a GFI.

Location: Front Exterior Wall Porch

Task: Replace

Time: Immediate

Cost: Minor

HEATING

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Descriptions

Main Heating System - Fuel/Energy Source: • Natural gas

Main Fuel Shut-off at: • Meter on exterior near front of the house

Main Heating System - Type: • [Furnace \(3.0\)](#)

Efficiency (8.0):

• [High efficiency](#)

Furnace is set up to take combustion air from inside lowering its efficiency

Approximate Input Capacity (9.0): • [90,000 BTU/hr.](#)

Approximate Age: • [5 years](#)

Typical Life Expectancy : • [Furnace \(high efficiency\) - 15 to 20 years](#)

Inspection Methods and Limitations

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

Observations and Recommendations

FURNACE \ 10.0 & 12.0

Condition: • [Furnace fan/blower dirty \(12.3\)](#)

Location: Furnace Room

Task: Service annually

Time: Immediate

Cost: Minor (Less than \$500)

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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): • [More than 20 years](#)

Typical Life Expectancy: • 10 to 15 years

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

OUTDOOR UNIT \ 5.0, 7.0 & 9.0

Condition: • Near end of normal lifespan

Recommend that Air Conditioner be run until it breaks down.

Location: Southeast Exterior

Task: Replace

Time: When necessary

Cost: \$3,000 - \$5,000

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Wood frame wall insulation - value (1.0/2.0) & material (F): • Amount not determined • Material not determined

Masonry wall insulation - value (1.0/2.0) & material (G): • Amount not determined • Material not determined

Basement wall insulation - value (1.0/2.0) & material (I/J): • Amount not determined • Material not determined

Inspection Methods and Limitations

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

Limitations:

• Attic - access not gained (10.0 and 11.0)

Hatch was sealed with screws and paint.

Observations and Recommendations

ATTIC \ Insulation (A & 1.0 to 19.0)

Condition: • We recommend that access be provided into the attic so the area can be inspected.

Location: Third Floor Hall

Task: Provide

Time: Less than 1 year

Cost: Minor (Less than \$500)

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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): • [Above average](#)

Water Heater Type and Energy Source (1.6): • [Conventional](#)

Water Heater Age (Estimated) (1.6): • Less than 5 years

Waste Piping Material: • Not determined

Floor Drain Location: • [Not found](#)

Inspection Methods and Limitations

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

Observations and Recommendations

WASTE PIPING \ 2.3

Condition: • A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipe. This is common on older properties, especially when mature trees are nearby. This is a great precautionary measure and can help prevent a sewage backup, although many homeowners wait until there are problems with the drains. The cost may be roughly \$250 to \$500.

Condition: • [Floor drain - not visible](#)

Basement floor is covered in carpet. Floor drain location unknown.

Location: Throughout Basement

Task: Further evaluation

Time: Less than 1 year

Cost: Minor

FAUCET - BATHTUB \ 3.3

Condition: • [Diverter defective](#)

Diverter stays in shower position. Owner says he will have plumber in to address.

Location: Second Floor Bathroom

Task: Repair

Time: Discretionary

Cost: Minor (Less than \$500)

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MAINTENANCE AND MONITORING \ Good advice for all homeowners

Condition: • We recommend smooth-walled metal vents rather than flexible plastic venting for dryers. These provide better air movement, are easier to clean and are less likely to sag and clog. Vents should be well maintained and cleaned as needed.

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Major Floor Finishes (1.0): • [Carpet \(1.4/1.5\)](#) • [Ceramic/Quarry Tile \(1.7\)](#) • [Hardwood \(1.2\)](#)

Major Wall Finishes (2.0): • [Plaster/Drywall \(2.1\)](#)

Major Ceiling Finishes (3.0): • [Plaster/Drywall \(3.1\)](#)

Windows (6.0): • [Fixed \(6.1.5\)](#) • [Sliders \(6.1.3\)](#) • [Skylights \(6.1.7\)](#)

Glazing (6.2): • [Double \(6.2.2\)](#) • [Primary Plus Storm \(6.2.4\)](#) • [Single \(6.2.1\)](#)

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

Fireplaces and Stoves (8.0): • [Fireplace – gas - factory built](#)

Inspection Methods and Limitations

Limitations: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of 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. • Limited access to cabinets and closets • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Basement leakage frequency or severity cannot be predicted during a home inspection • No comment is made on cosmetic finishes during a home inspection.

Observations and Recommendations

STAIRS \ 5.0

Condition: • [Railing missing](#)

No handrail for stairs.

Location: Basement / Third Floor

Task: Provide

Time: Discretionary

Cost: Minor (Less than \$500)

BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • Perimeter of basement was tested with moisture meter. No elevated levels were detected.

Condition: • [Low](#)

Condition: • [We cannot predict the frequency or severity of basement leakage.](#)

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

Roof Leaks: • 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.

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

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

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions.

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 area of the home.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.](#)

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)