

Your Inspection Report



7 Innisfree Crt
Toronto, ON M6S 3N7



PREPARED FOR:
THEODORE BABIAK

INSPECTION DATE:
Tuesday, May 5, 2026

PREPARED BY:
Scott Lutz, RHI



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

416-964-9415

www.carsondunlop.com
inspection@carsondunlop.com

Excellence in home inspection



May 5, 2026

Dear Theodore Babiak,

RE: Report No. 97297
7 Innisfree Crt
Toronto, ON
M6S 3N7

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; 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: Our obligation and liability are limited to the seller.

Thanks again for choosing Carson Dunlop

Sincerely,

Scott Lutz, RHI
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

7 Innisfree Crt, Toronto, ON May 5, 2026

Report No. 97297

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OVERVIEW

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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.

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.

Our obligation and liability are limited to the seller.

Structure

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Mould

Location: Attic

Task: Remove (Contact HIP Mould Professionals: 647-228-7786)

Time: As soon as possible

Cost: \$2,500 - \$5,000

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner near the end of typical life expectancy

Although the air conditioning system is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace at any time.

Task: Replace

Time: When necessary

Cost: \$3,000 - \$6,000

Plumbing

WASTE PLUMBING \ Backwater valve

Condition: • Standing water

Source of water not identified.

Location: Middle Basement

Task: Further evaluation / Improve

Time: As soon as possible

Cost: Not determined

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Interior

BASEMENT \ Wet basement - evidence

Condition: • Evidence of moisture noted
Slightly elevated moisture meter readings.

Location: Various Basement

Task: Ensure gutters and downspouts are working properly and exterior grade slopes down away from the home.
Monitor the area for evidence of moisture, particularly in the spring when snow melts or after heavy or persistent rains.

Time: Immediate and ongoing

Cost: Not determined

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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Description

Sloped roofing material:

- Clay tile



Clay tile



Clay tile

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • The roof shingles are in good overall condition.

Annual inspections are recommended (on any roof) to take care of any roof damage and/or regular maintenance items (flashings/caulking).

SLOPED ROOFING \ General notes

Condition: • Chipped

Location: Left

Task: Repair

Time: As necessary / Next annual tune-up

Cost: Minor

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Chipped



Detail

Condition: • Moss, Mildew

Location: Various; for example, Front Right

Task: Clean

Time: Less than 1 year

Cost: Not determined



Moss

Condition: • Tree branches touching roof

Location: Various

Task: Trim

Time: Regular maintenance

Cost: Minor

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Branches close / touching



Branches close / touching

SLOPED ROOF FLASHINGS \ General notes

Condition: • Inspect during annual tune-up.

Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With camera on extension pole

Age determined by: • Visual inspection

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Description

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

Wall surfaces and trim: • [Brick](#)

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • [Connections loose](#)

Location: Rear Left (looking from street)

Task: Improve

Time: As soon as practical

Cost: Minor



Connections loose

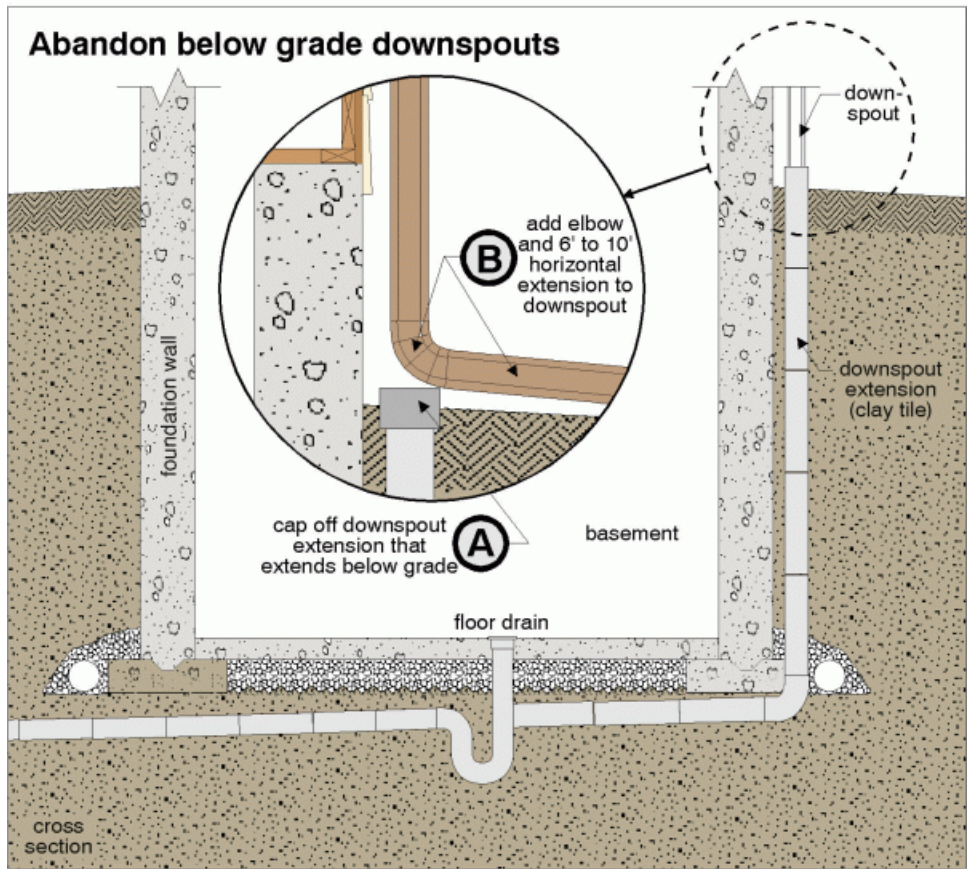
Condition: • [As of Dec 2016, a Toronto by-law requires downspouts to discharge above grade. Exemptions may be available in some cases. Below-grade downspouts may leak or be clogged, resulting in basement leakage. Click the line above for details.](#)

Location: Various

Task: Re-direct downspouts to discharge above grade at least 6 feet from home.

Time: As soon as possible

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Toronto - Discharge below grade

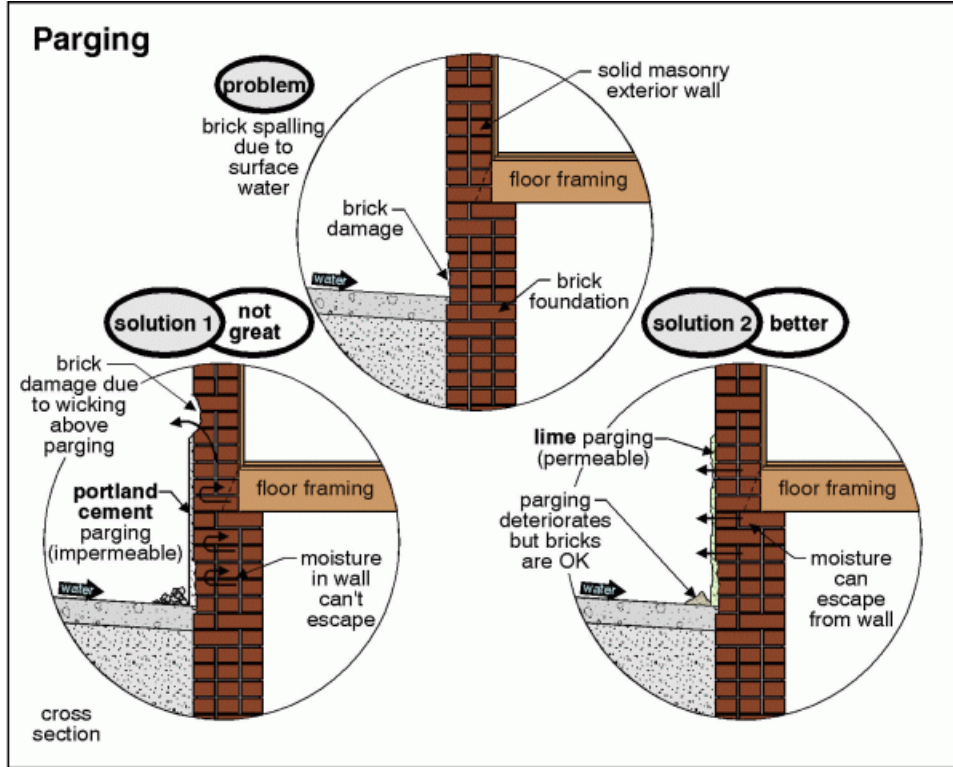
WALLS \ Masonry (brick, stone) and concrete

Condition: • Masonry deterioration

Location: Front Entrance

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Task: Repair
Time: Less than 1 year
Cost: Minor



Masonry deterioration

Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted.

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WINDOWS \ General notes

Condition: • Caulking deteriorated

Location: Throughout

Task: Improve

Time: Less than 1 year

Cost: Minor



Ex., Left side: Caulking deteriorated



Detail: Caulking deteriorated

EXTERIOR \ Window wells

Condition: • Window close to grade in well

Location: Right Side Rear

Task: Improve

Time: As soon as possible

Cost: Minor

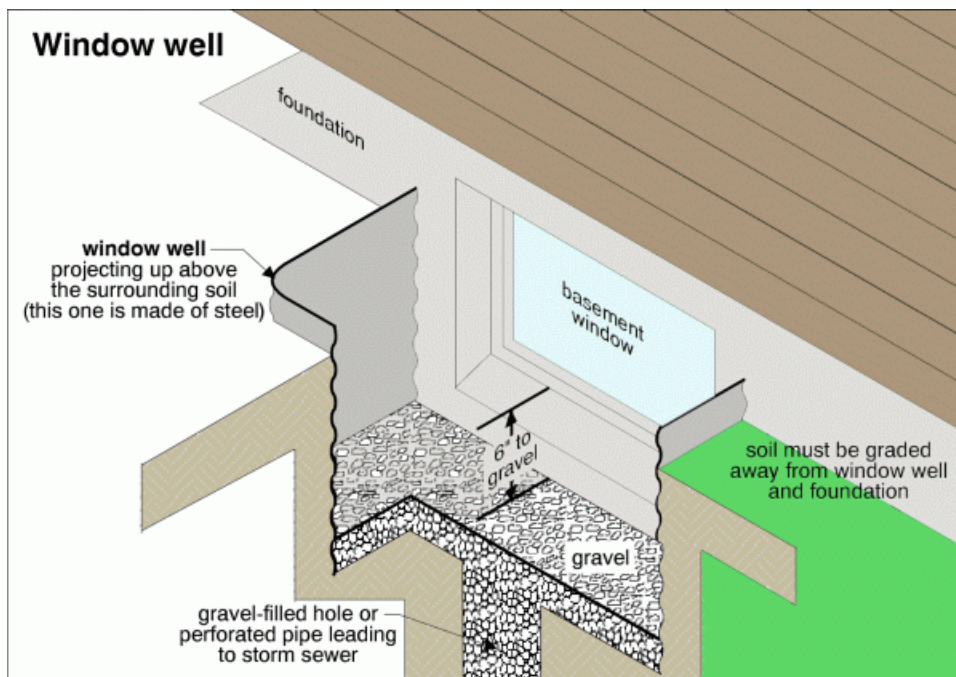
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Window close to grade in well

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Settlement

Location: Rear

Task: Improve

Time: Less than 1 year

Cost: Not determined

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Settlement or other movement

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

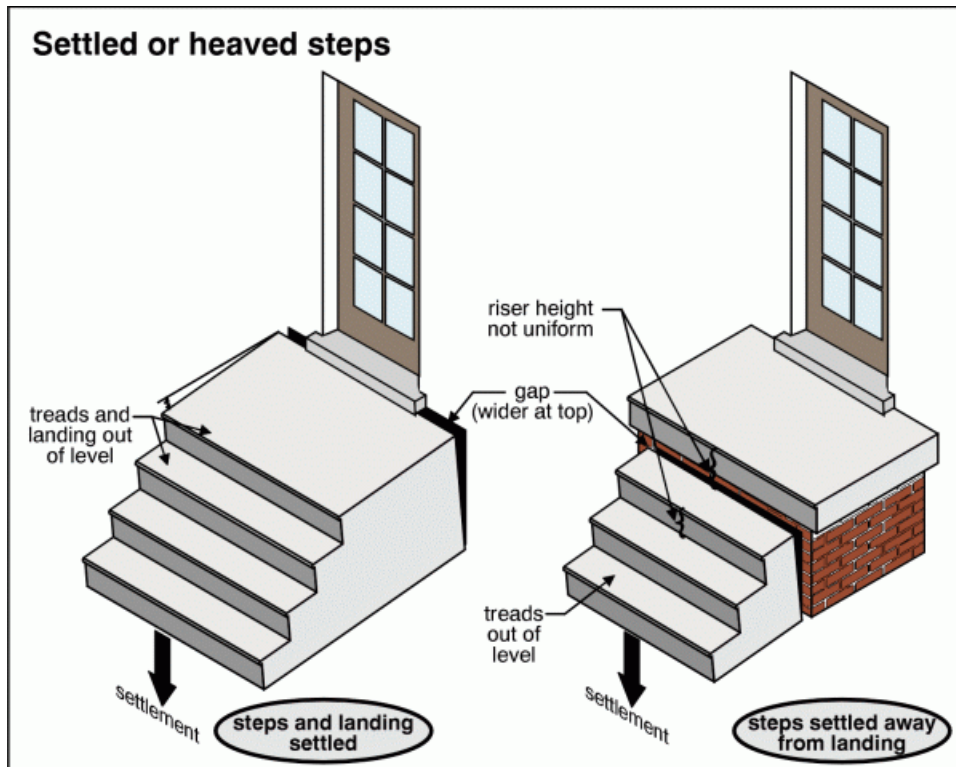
Condition: • [Steps or landings settling or heaving](#)

Location: Front Entrance

Task: Monitor / Improve

Time: Ongoing / As necessary

Cost: Not determined



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Steps or landings settling or heaving

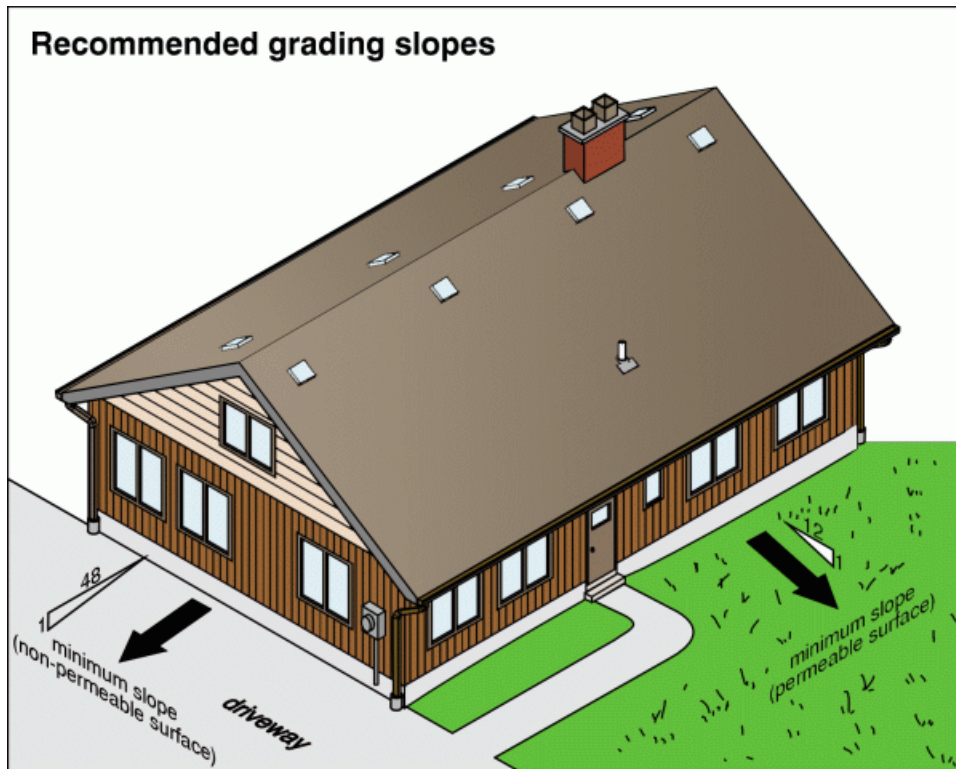
LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Location: Rear

Task: Improve slope to at least 1 inch per foot for the first 6 feet away from the home. Note: Less slope is needed on hard surfaces like driveways

Time: As necessary



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Improper slope or drainage

Condition: • [No swale](#)

Location: Rear of Home

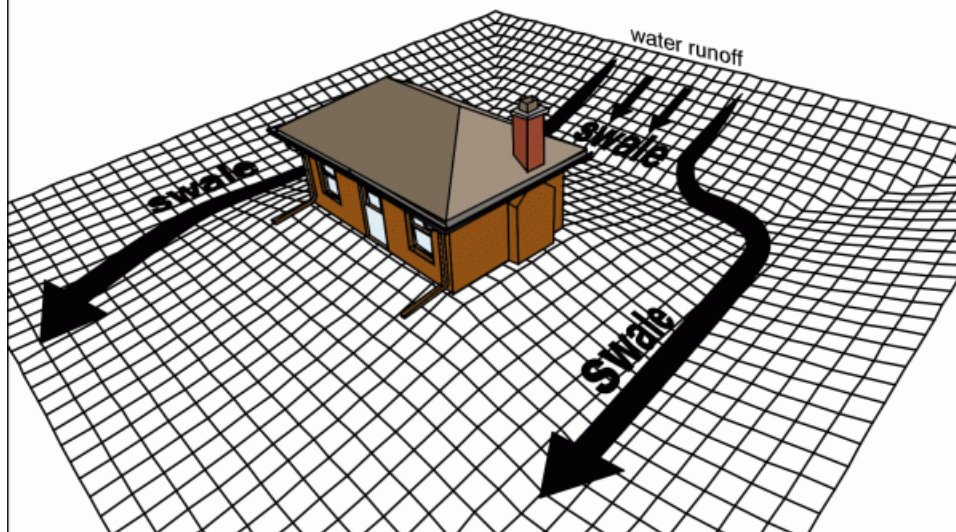
Task: Improve

Time: Less than 1 year

Cost: Minor

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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No swale

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage • Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Erosion control, earth stabilization measures • Exterior natural gas BBQ connections (if present).

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Description

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

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Subfloor - plank

Exterior wall construction:

• [Masonry](#)

Exterior walls appear to be of solid masonry construction. Interior garage exposure shows composite masonry wall assembly consisting of brick and concrete block, indicating load-bearing masonry rather than veneer.

Roof and ceiling framing:

• Rafters/ceiling joists

• [Plywood sheathing](#)



Rafters



Plywood sheathing

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Most foundation walls and masonry walls have small cracks due to minor shrinkage, settlement or shifting. These will not be individually noted, unless leakage or building movement is noted.

FLOORS \ Concrete slabs

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

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Mould

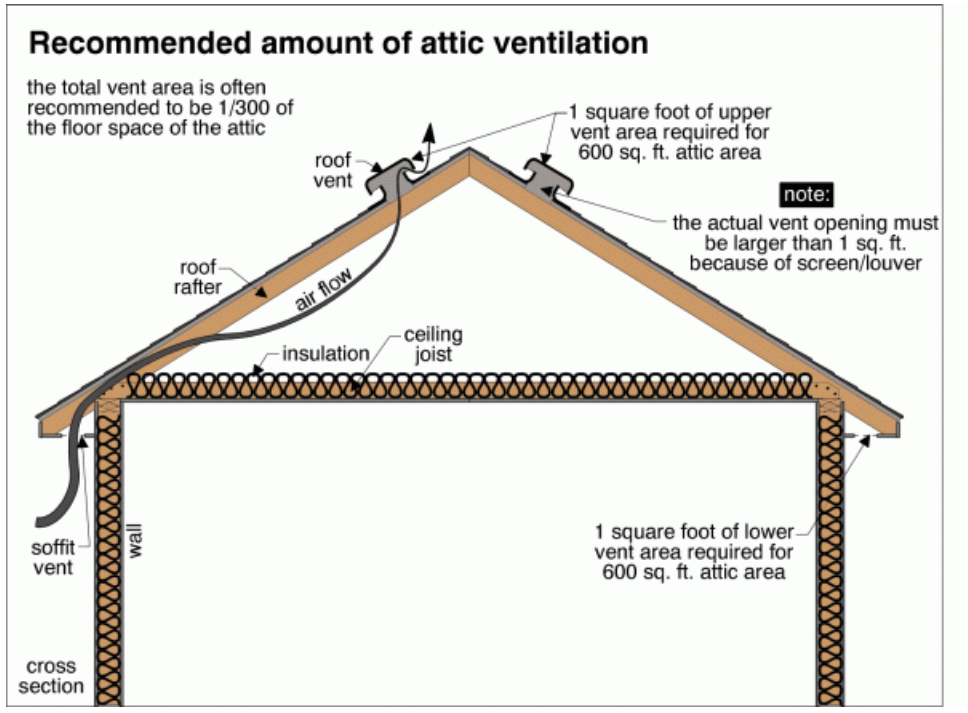
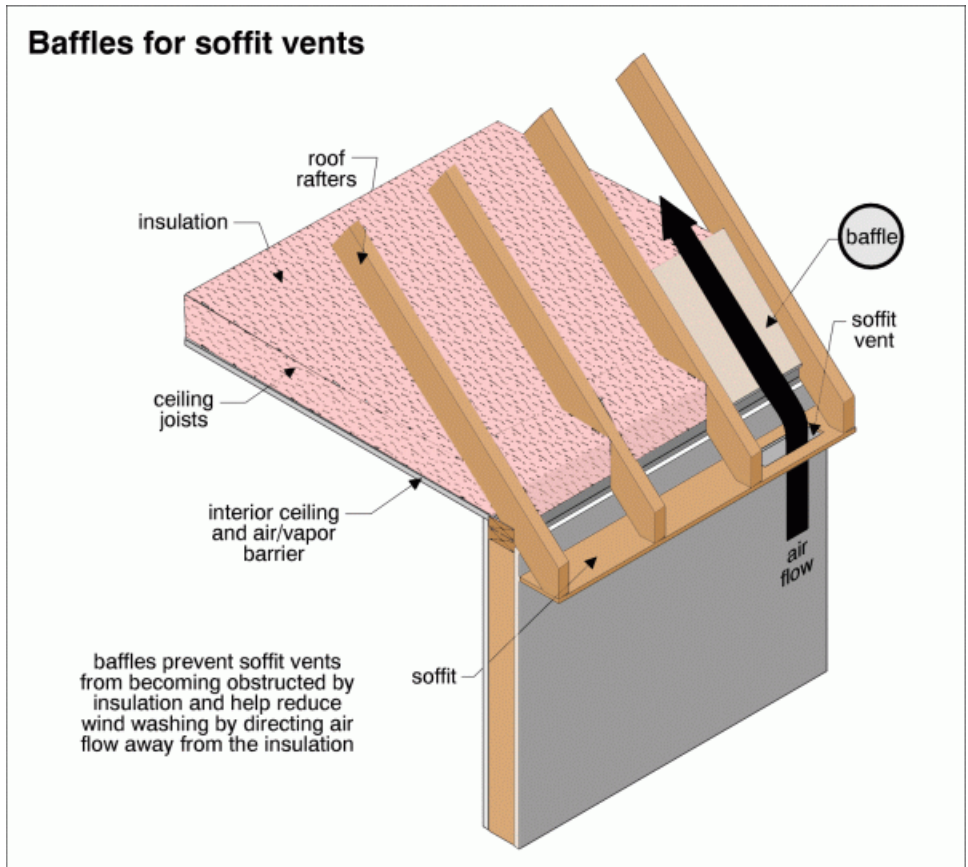
Location: Attic

Task: Remove (Contact HIP Mould Professionals: 647-228-7786)

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Time: As soon as possible

Cost: \$2,500 - \$5,000



STRUCTURE

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Mould - Upper, Left side



Mould - Upper, Peak

Inspection Methods and Limitations

Attic/roof space: • Inspected from access hatch

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Description

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

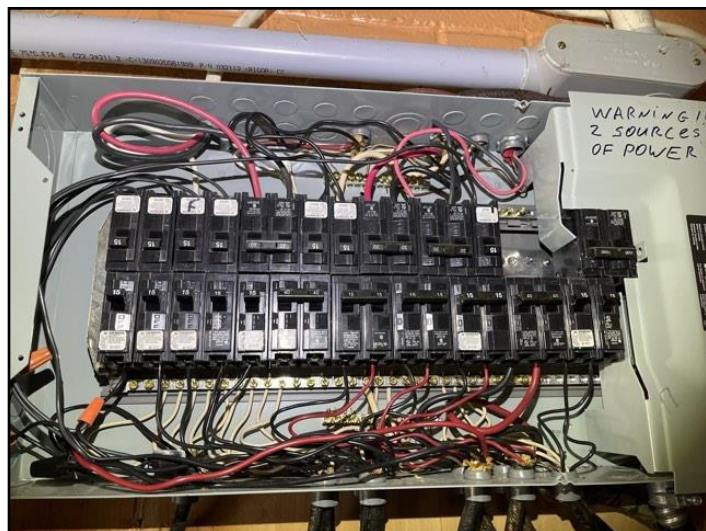
Main disconnect/service box type and location: • [Breakers - garage](#)

Distribution panel type and location:

- [Breakers - garage](#)



Breakers - garage



Breakers - garage

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • No AFCI

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 BOX, GROUNDING AND PANEL \ Service box

Condition: • [Poor access](#)

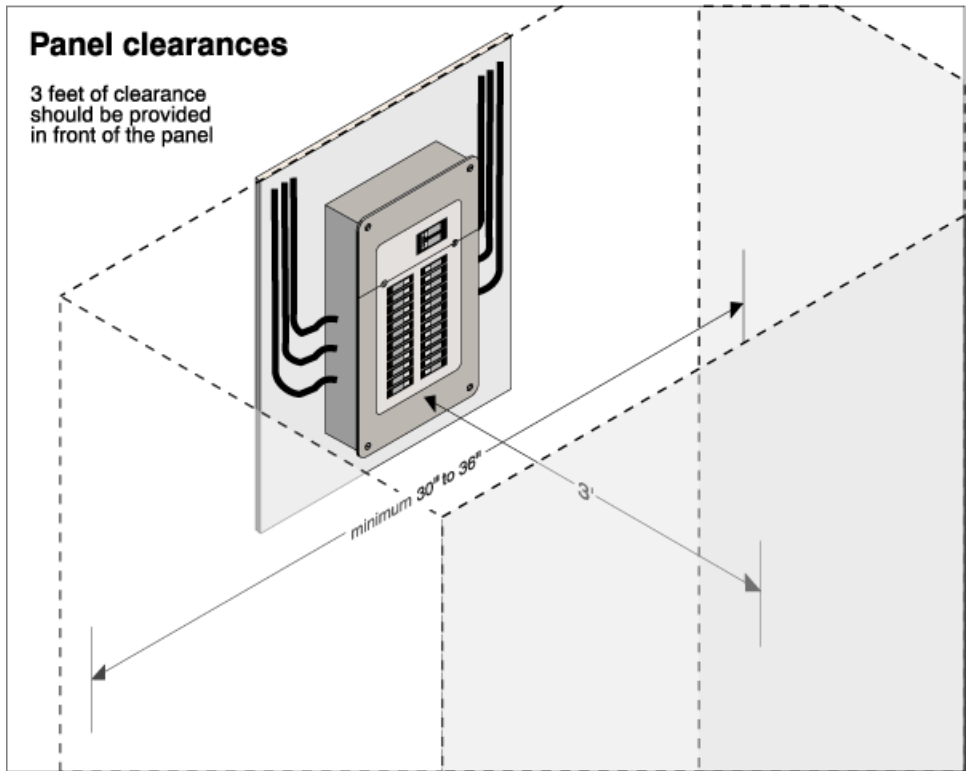
Location: Garage

Task: Improve

Time: As soon as practical

Cost: Minor

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Poor access

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • [No jumper for meters and valves](#)

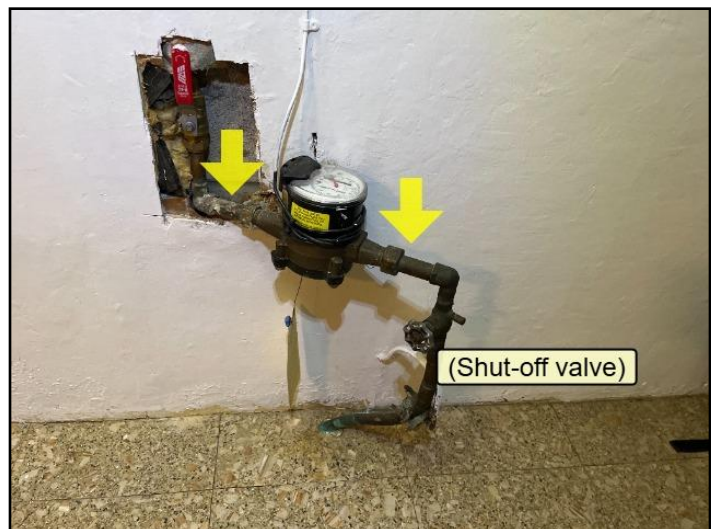
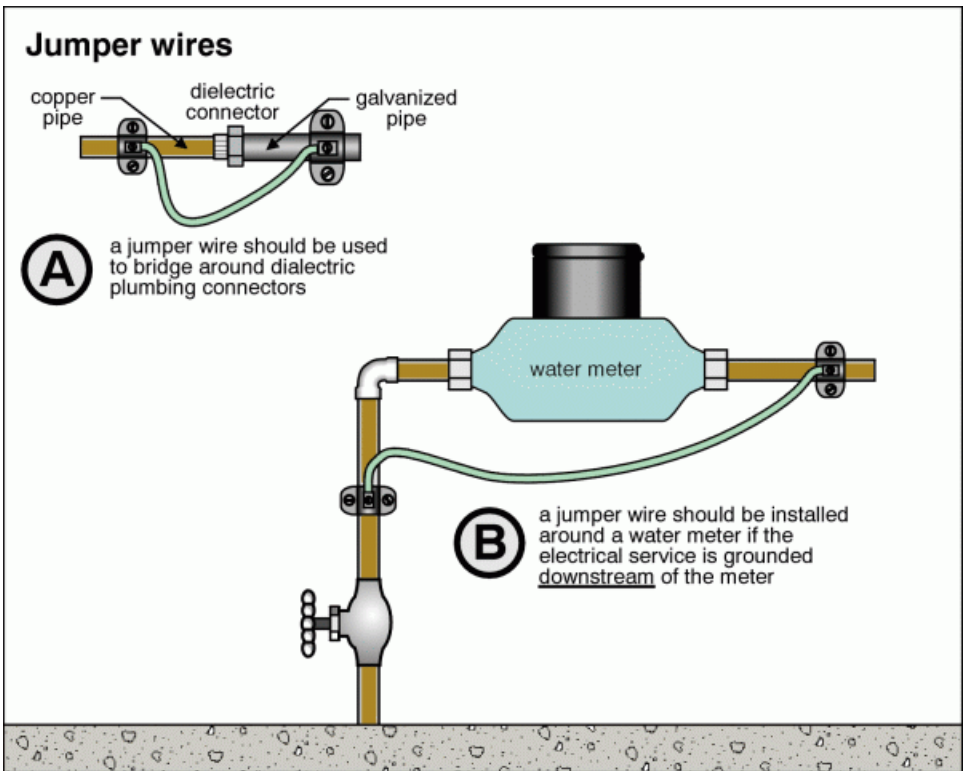
Location: Rear Basement

Task: Provide

Time: As soon as practical

Cost: Minor

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No jumper for meters and valves

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Arc Fault Circuit Interrupter (AFCI) needed

Consider installing at panel

Location: Panel

Task: Provide as an improvement only

Time: When renovating

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DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)

Condition: • [Although no active knob-and-tube wiring was noted there may be some present based on the age of the home.](#) Click on the line above to see the Ontario Electrical Safety Authority's position on this wiring system.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Location: First Floor Left Side Office

Task: Secure

Time: As soon as practical

Cost: Minor



Loose

Condition: • [Wrong type](#)

Location: Rear Exterior

Task: Upgrade (Weatherproof, GFI)

Time: As soon as practical

Cost: Minor

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Wrong type

DISTRIBUTION SYSTEM \ Lights

Condition: • Exposed to mechanical damage (No cage or protective lens).

Location: Garage

Task: Protect

Time: As soon as practical

Cost: Minor



Exposed bulbs

Condition: • [Loose](#)

Location: Rear Exterior Wall

Task: Improve

Time: As soon as practical

Cost: Minor

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Loose

Inspection Methods and Limitations

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

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms

Not included as part of a building inspection: • Generators

Description

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

Heating system type:

- [Furnace](#)



Furnace



Furnace

Fuel/energy source: • [Gas](#)

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

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

Efficiency: • [High-efficiency](#)

Approximate age: • [11 years](#)

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

Fireplace/stove:

- [Wood stove](#)



Wood stove

Exhaust/Chimney/vent: • [Masonry](#) • High temperature plastic

Humidifier: • [Duct mounted bypass humidifer](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • It is common to feel the airflow stronger at some registers, depending on the length of the ductwork and the number of turns required to get there. Different preferences and seasons often necessitate different setups (balancing). A service agreement that covers parts and labour (for heating and cooling equipment) is typically advised.

Location: Throughout

Task: Monitor / improve

RECOMMENDATIONS \ Overview

Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

FURNACE \ Cabinet

Condition: • Condensate leak

Location: Furnace

Task: Consult a specialist for further evaluation

Time: As soon as possible

Cost: Minor

HEATING

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Condensate leak - active

FURNACE \ Distribution air fan (blower)

Condition: • Fan cover/access door interlock/safety switch inoperative

Switch taped down

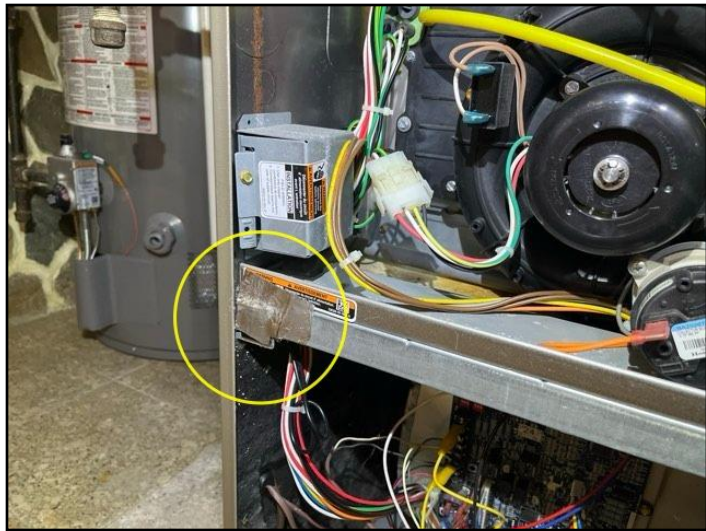
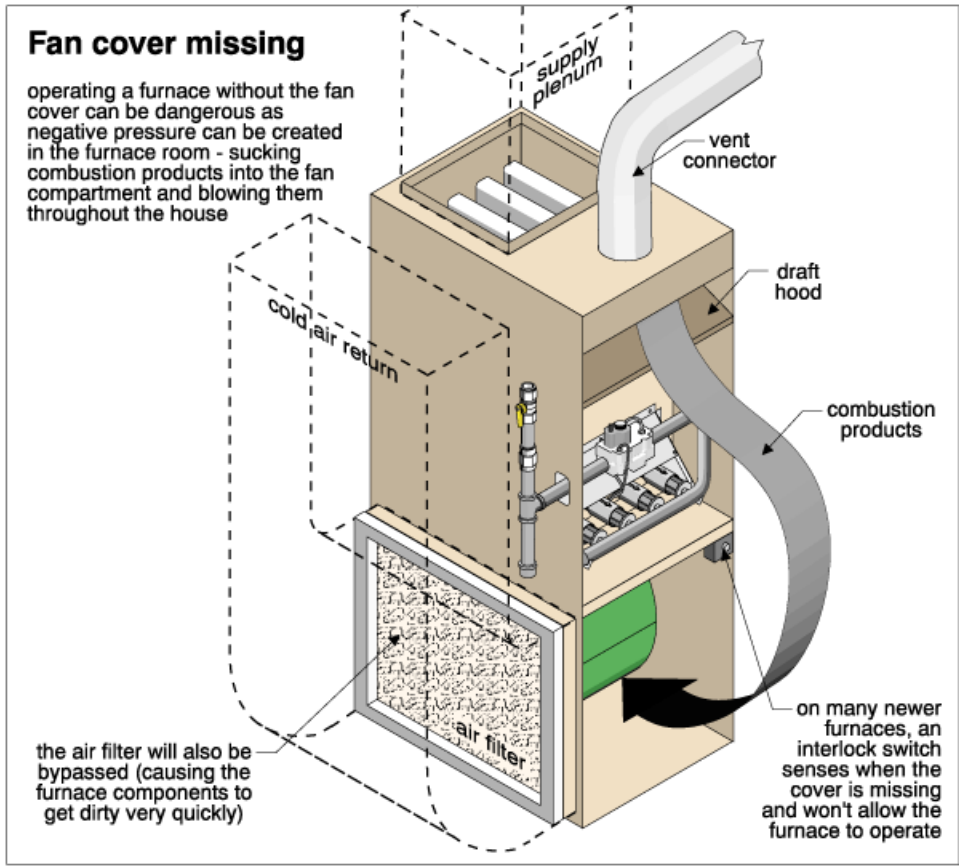
Location: Furnace

Task: Correct

Time: As soon as practical

Cost: Minor

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Interlock/safety switch taped down

FURNACE \ Filter

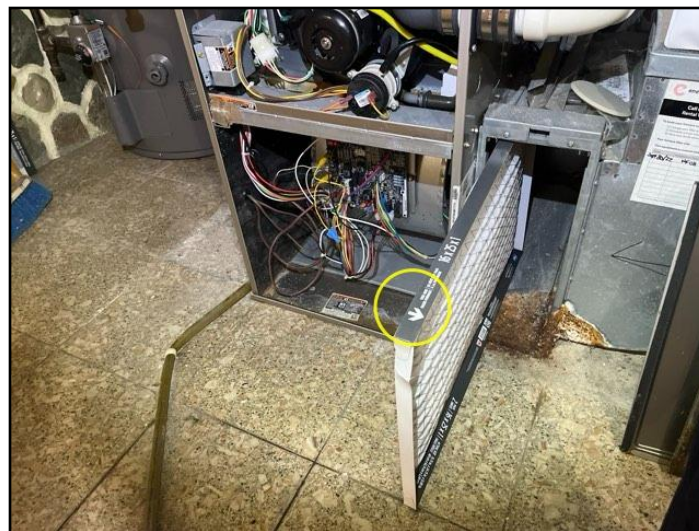
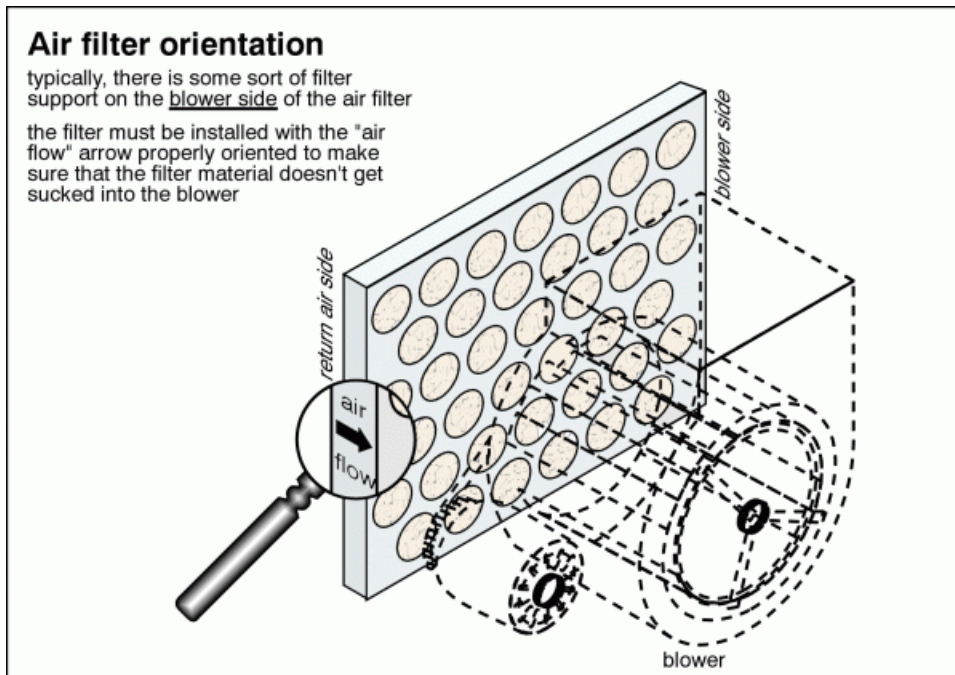
Condition: • [Installed backwards](#)

Task: Replace

Time: Immediate

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Cost: Minor



Installed backwards

FURNACE \ Ducts, registers and grilles

Condition: • [Disconnected ducts](#)

Location: Basement Furnace Area

Task: Further evaluation / Repair

Time: As soon as practical

Cost: Minor

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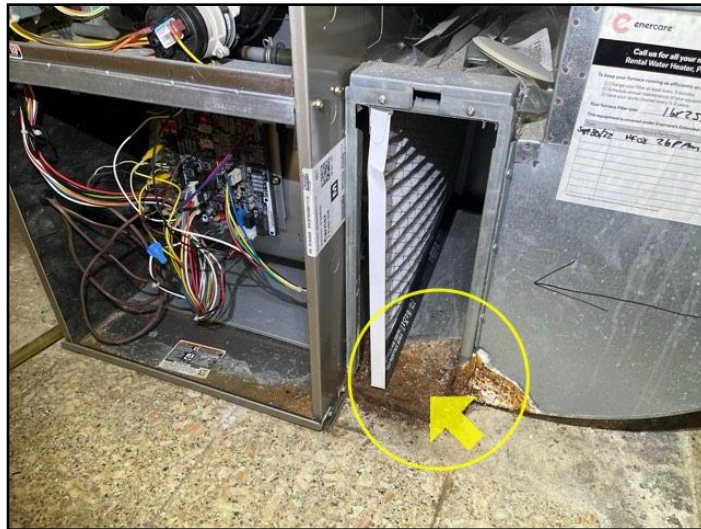
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Disconnected ducts

Condition: • Corrosion
Location: Basement Furnace
Task: Repair / Replace
Time: As soon as practical
Cost: Not determined



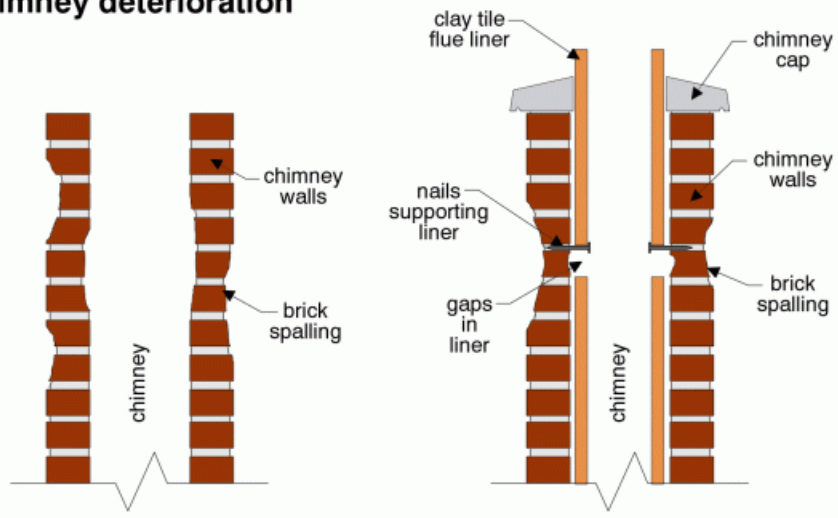
Corrosion

CHIMNEY AND VENT \ Masonry chimney

Condition: • Loose, missing or deteriorated masonry
Location: Left and Right Chimneys
Task: Repair
Time: Less than 1 year
Cost: \$1,500 - and up

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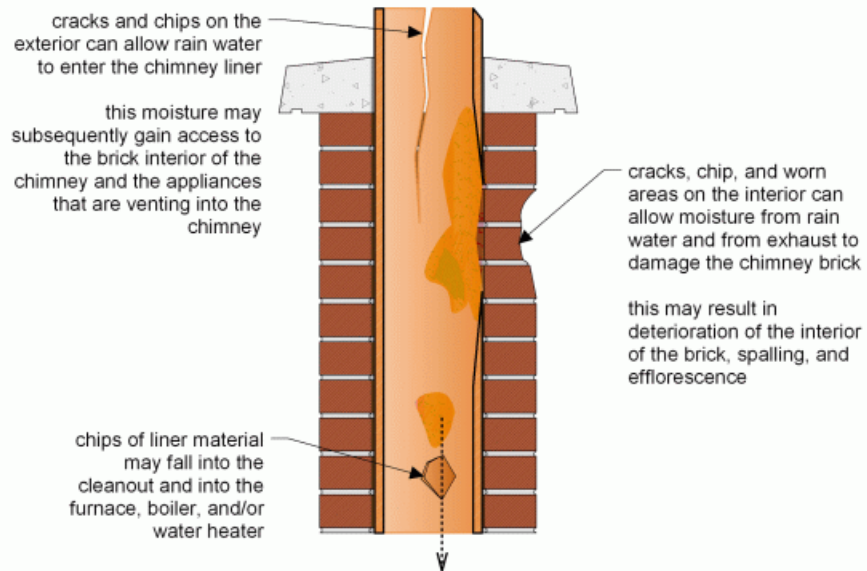
Chimney deterioration



unlined chimneys are particularly prone to damage caused by condensation of flue gases - the damage tends to be worse near the top of the chimney

even lined chimneys can suffer from condensation related brick damage

Deteriorated clay chimney liner



HEATING

7 Innisfree Crt, Toronto, ON May 5, 2026

Report No. 97297

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Example, Right side: Loose, Missing Masonry



Example, Left side: Loose, Missing Masonry

FIREPLACE \ General notes

Condition: • The wood stove, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the unit is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) Many insurance companies are reluctant to offer insurance on homes with wood stoves.

Location: Basement

Task: Consult a specialist for further evaluation

Time: Before using

Cost: \$600 - \$1,500

Inspection Methods and Limitations

General: • The inspection does not include gas leak detection, carbon monoxide testing, combustion analysis, or evaluation of internal furnace components.

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

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

Air conditioning type:

- [Air cooled](#)



Air cooled

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • 11 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Due to weather conditions and temperature (below 16 C) - the unit could not be tested.

RECOMMENDATIONS \ Overview

Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner near the end of typical life expectancy

Although the air conditioning system is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace at any time.

Task: Replace

Time: When necessary

Cost: \$3,000 - \$6,000

AIR CONDITIONING \ Air cooled condenser coil

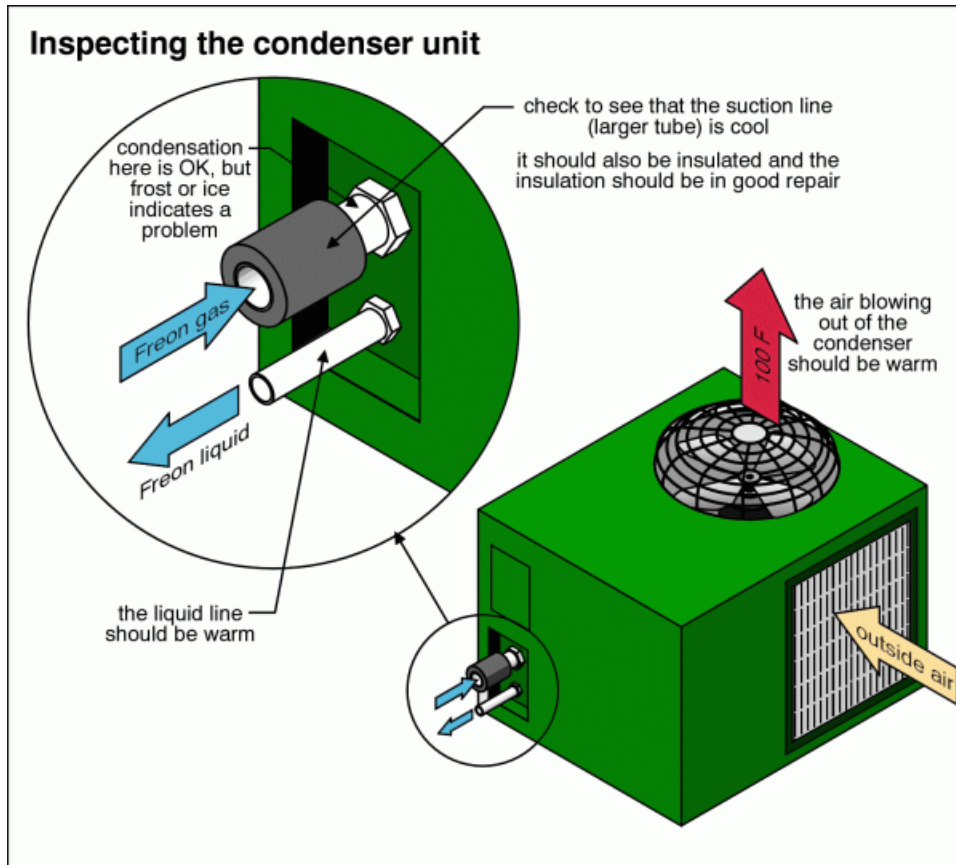
Condition: • [Dirty](#)

Task: Clean

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Time: Regular maintenance

Cost: Minor



Dirty

COOLING & HEAT PUMP

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Inspection Methods and Limitations

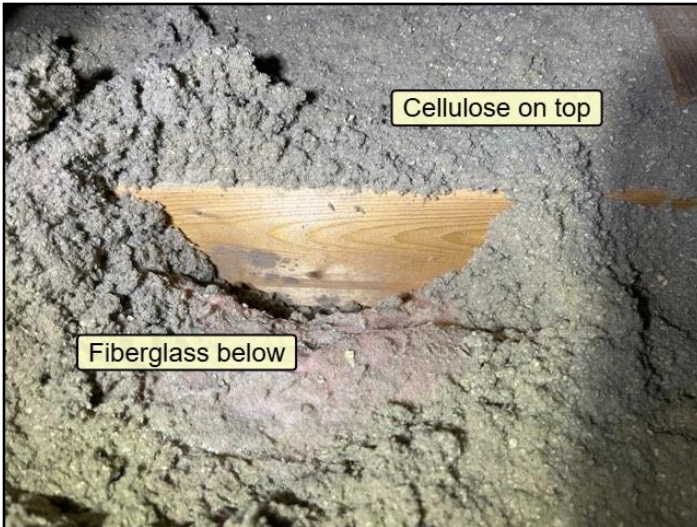
Inspection limited by: • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F

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Description

Attic/roof insulation material:

- [Cellulose](#)
- Fiberglass



Fiberglass + Cellulose



Fiberglass on Walls

Attic/roof insulation amount/value: • [R-12](#) • [R-20](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

Insulation levels are below modern standards (R50-R60). In many cases, it is not practical (or cost effective) to improve it unless the opportunity presents itself (e.g. during renovations). Improvements may lead to lower heating/air conditioning costs and improved comfort.

Location: Attic

Task: Improve

Time: Discretionary

Cost: \$1,500 - and up

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Amount less than current standards

ATTIC/ROOF \ Hatch/Door

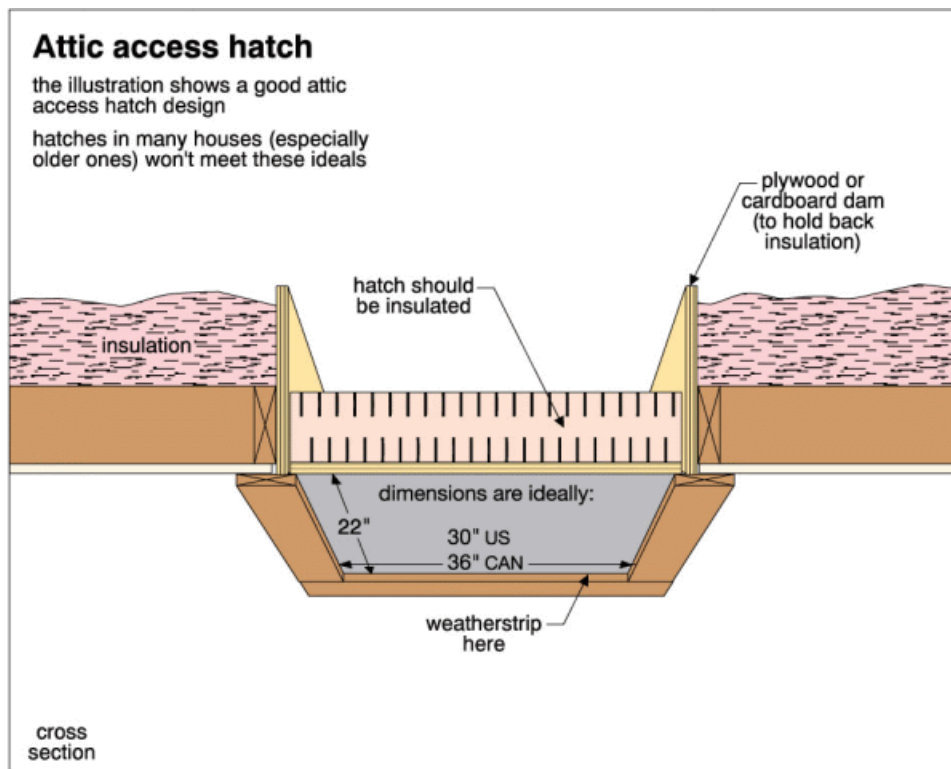
Condition: • [Not insulated and not weatherstripped](#)

Location: Lower and Upper Attic hatches

Task: Improve

Time: As soon as practical

Cost: Minor



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ATTIC/ROOF \ Roof vents

Condition: • Ventilation suspect

Ventilation is a key component in the effort to keep mould/mildew from forming in an attic.

It is hard to have too much ventilation; it doesn't matter how cold the attic space is (assuming there is lots of insulation keeping the house warm). Good ventilation will also help keep the heat down in the summer (especially with dark shingles).

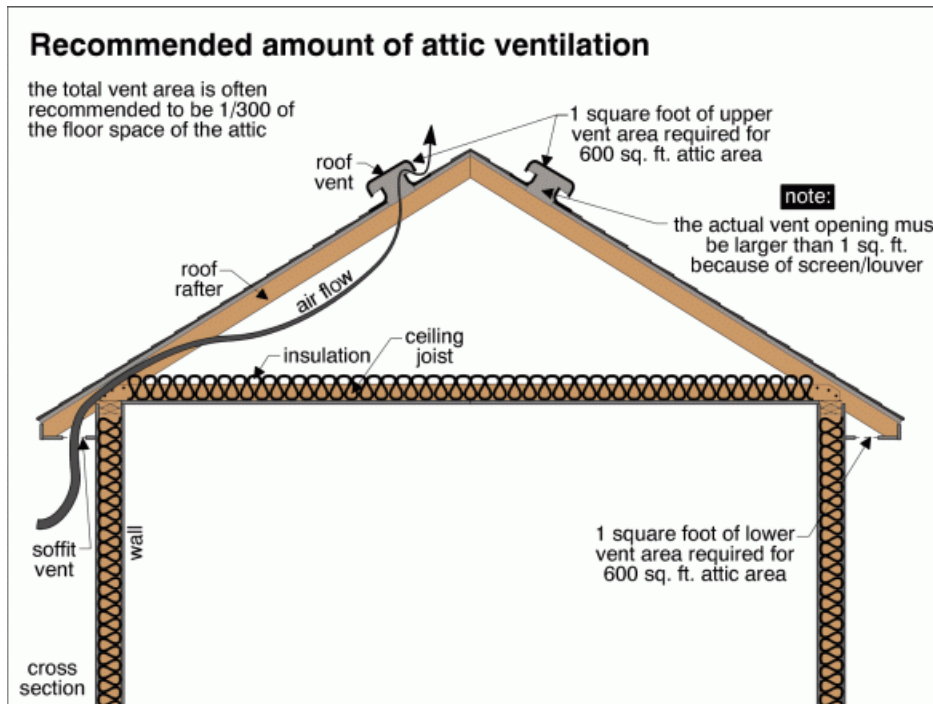
A clear path for any soffit venting should be ensured (add baffles if necessary) and the roof vents should be checked for obstruction (sometimes the holes in the sheathing are not fully cut out).

Any exhaust fan should have a dedicated, insulated duct that goes to a separate roof vent.

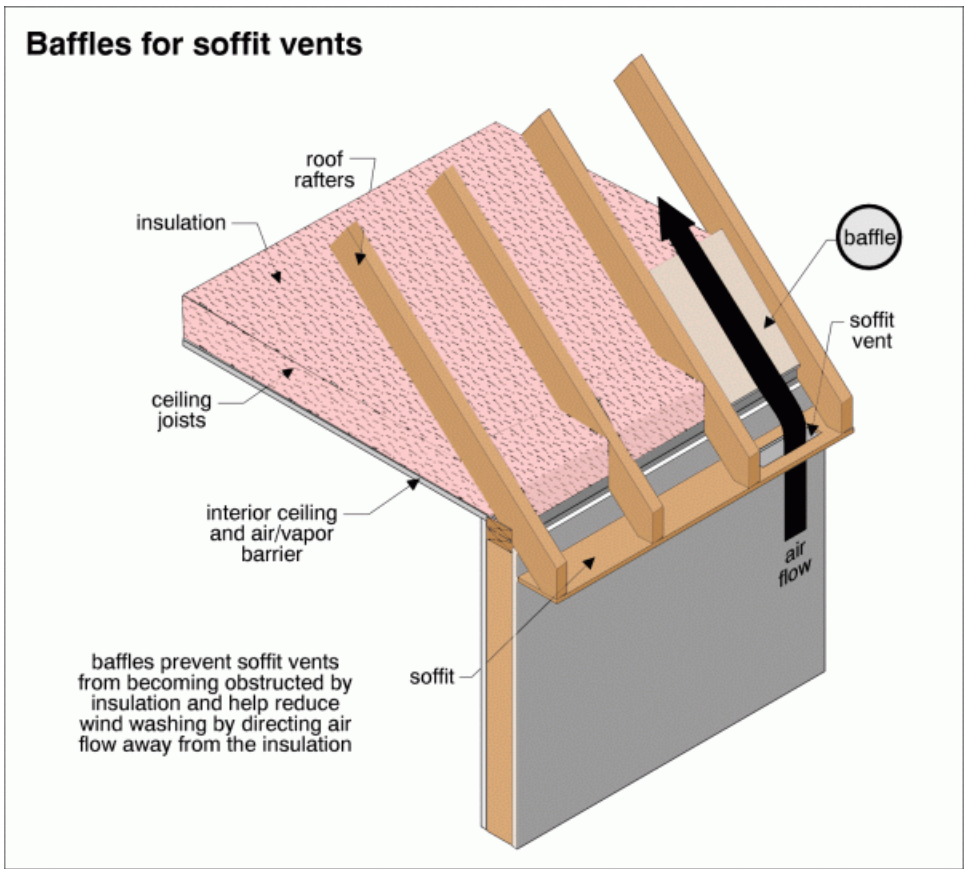
A good time to check for excessive humidity in the attic is in the winter; it will appear as frost on the roof sheathing.

Task: Engage roofing specialist to inspect and advise.

Time: As soon as practical



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FLOORS \ Floors over unheated areas

Condition: • Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

Location: Above Garage



Floors above unheated areas are typically...

INSULATION AND VENTILATION

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Inspection Methods and Limitations

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: • [Copper](#)

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

Main water shut off valve at the: • Utility room

Water heater type:

• [Conventional](#)



Conventional

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

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

Water heater approximate age: • 4 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [Plastic](#) • [Copper](#)

Pumps: • None

Floor drain location: • Furnace area

Gas meter location: • Exterior left side

Backwater valve: • Present. This valve helps prevent municipal sewers from backing up into the home. A backwater valve may help with your home owner's insurance.

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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.

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 back-ups.

Task: Provide after possession of the home.

Cost: \$300 and up

Condition: • [Clogged](#)

Location: Middle Basement

Task: Further evaluation / Improve

Time: Immediate

Cost: Not determined

WASTE PLUMBING \ Floor drain

Condition: • [Grate missing, rusted or obstructed](#)

Location: Basement Furnace Area

Task: Replace

Time: As soon as practical

Cost: Minor



Grate missing, rusted or obstructed

WASTE PLUMBING \ Backwater valve

Condition: • Standing water

Source of water not identified.

Location: Middle Basement

Task: Further evaluation / Improve

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Time: As soon as possible

Cost: Not determined



Standing water

FIXTURES AND FAUCETS \ Faucet

Condition: • Inoperative

Location: Rear Basement

Task: Repair / Replace

Time: Discretionary

Cost: Minor



Inoperative

Condition: • Leaky hand shower

Location: Second Floor Bathroom

Task: Repair / Replace

Time: As soon as practical

Cost: Minor



Leaky hand shower

Inspection Methods and Limitations

Fixtures not tested/not in service:

- Steam - not tested due to long heat-up period

Basement Bathroom

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

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Description

General: • Interior finishes are in good repair overall.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Mechanical systems including garage door operators, exhaust fans, and appliances have life expectancies in the 10 to 15 year range, although there is considerable variation based on a number of factors.

CEILINGS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear

Location: Throughout

WALLS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear.

Location: Throughout

FLOORS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear.

Location: Throughout

Condition: • Stains

Location: Rear Basement

Task: Monitor / Improve

Time: Ongoing / As necessary

Cost: Not determined



Stains

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WINDOWS \ General notes

Condition: • Some windows are old but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are roughly \$50 to \$100/sq. ft. for moderate quality units, installed. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: \$50 to \$100/sq. ft. for moderate quality units, installed



Old but serviceable

BASEMENT \ Leakage

Condition: • Typical reading noted with meter during inspection.

Location: Various Basement



Inside Wall



Interior by Fireplace

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: • Evidence of moisture noted
Slightly elevated moisture meter readings.

Location: Various Basement

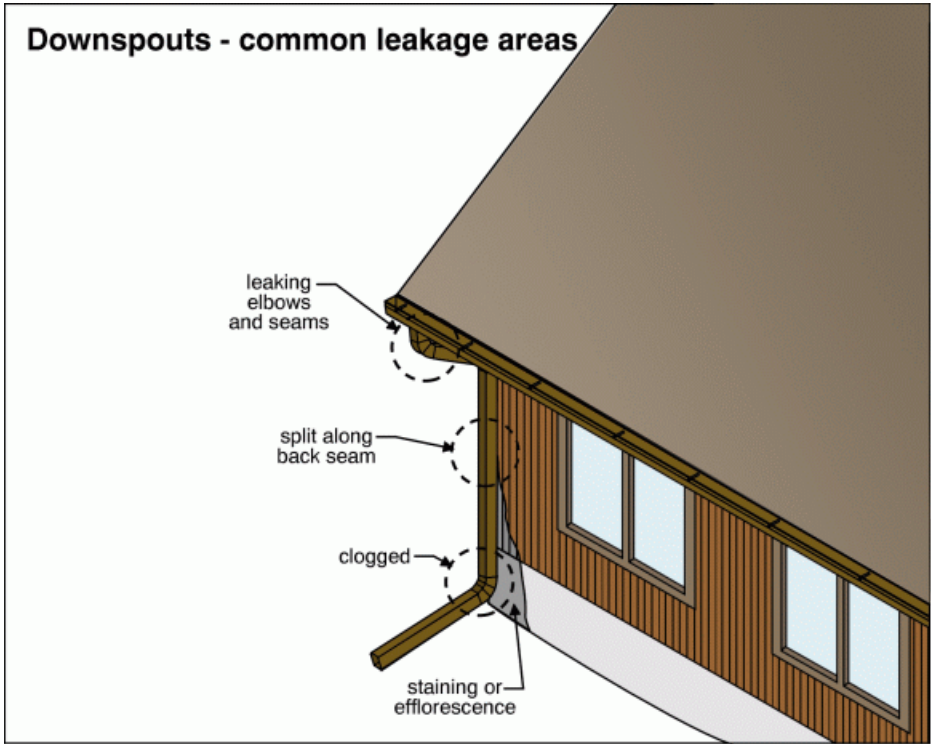
Task: Ensure gutters and downspouts are working properly and exterior grade slopes down away from the home. Monitor the area for evidence of moisture, particularly in the spring when snow melts or after heavy or persistent rains.

Time: Immediate and ongoing

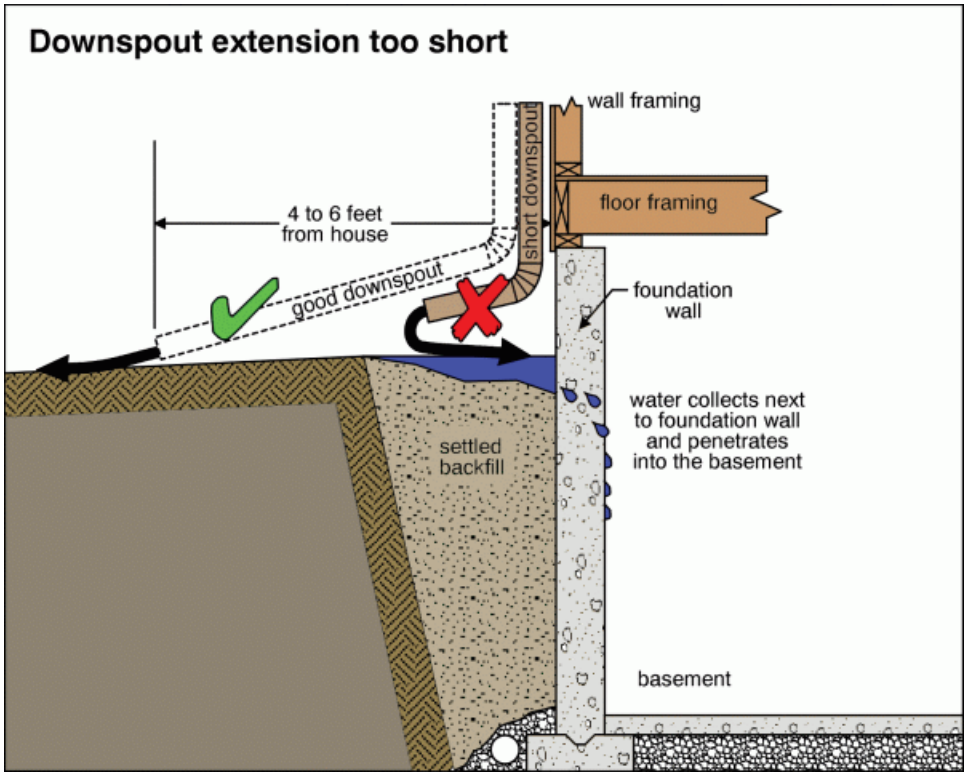
Cost: Not determined

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Downspouts - common leakage areas



Downspout extension too short



INTERIOR

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Ex., Front Left



Ex., Left Wall by Bar



Ex., Rear Left



Ex., Rear Right

BASEMENT \ Wet basements - corrective action noted

Condition: • [Dehumidifier in basement](#)

Location: Rear Basement



Dehumidifier in basement

Inspection Methods and Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), smoke detectors, security systems, central vacuum, window coatings and seals between panes of glass.

Percent of interior foundation not visible: • 99 %

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Description

General: • Appliances and exhaust fans have life expectancies in the range of 10 to 15 years, although there is considerable variance based on a number of factors. All appliances have been inspected and any defects are noted below.

Observations and Recommendations

EXHAUST FAN \ General

Condition: • Control damaged

Task: Replace

Time: As soon as possible



Control damaged

OVEN \ General

Condition: • Not well secured

Location: Kitchen

Task: Secure

Time: Before using

Cost: Minor

APPLIANCES

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Not well secured

Inspection Methods and Limitations

General: • Appliances are tested for basic operation only. For example, the accuracy of the oven temperature is not tested, nor is the self-cleaning feature. Defrosting features on refrigerators and freezers are not tested. Dishwashers are not put through a full cycle, and the effectiveness of the drying cycle is not tested.

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Description

General: • We include a check for product recalls on major appliances at no extra cost. You will receive a separate report from RecallChek with any notices of product recalls and who to contact to get parts replaced, often free of charge. If there are recalls down the road, you will be notified. If you replace the equipment, just let RecallChek know and you will receive recall notices on these too.

Air Conditioner / Heat Pump:

- Carrier



Carrier

Furnace:

- Carrier

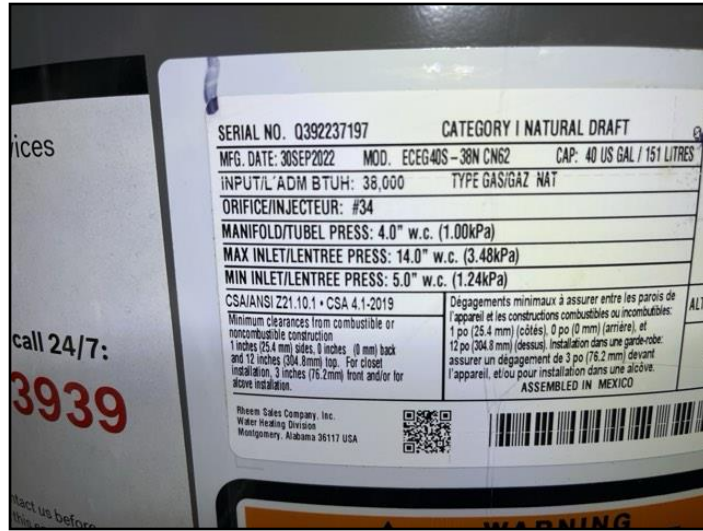


Carrier

Water Heater:

- Rheem

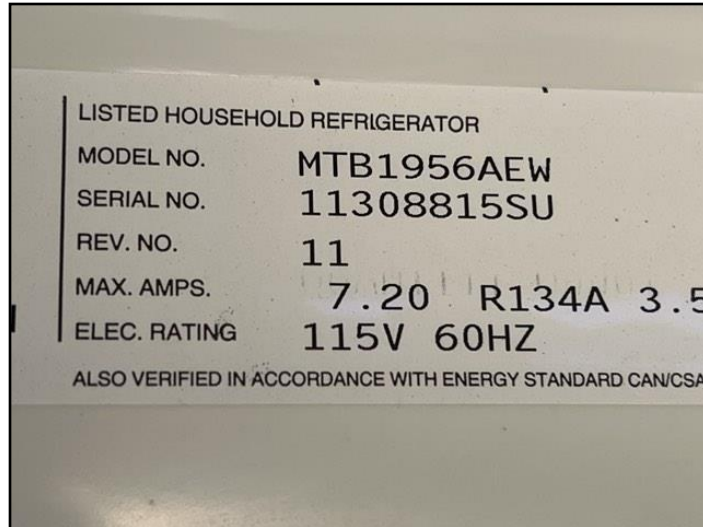
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Rheem

Refrigerator:

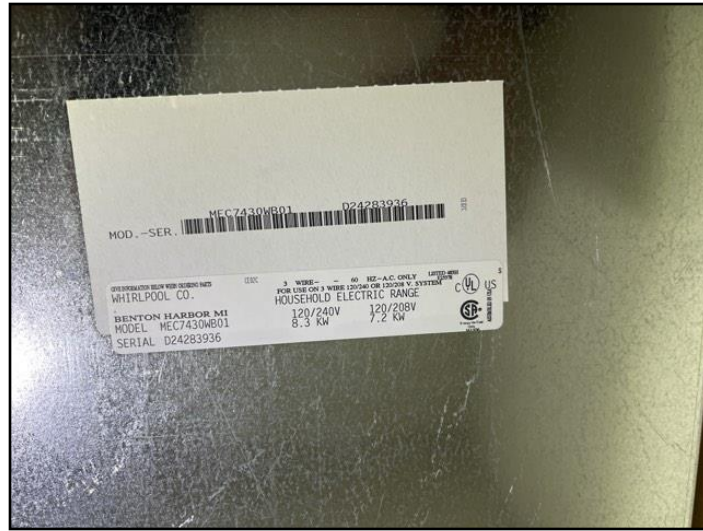
- Maytag



Maytag

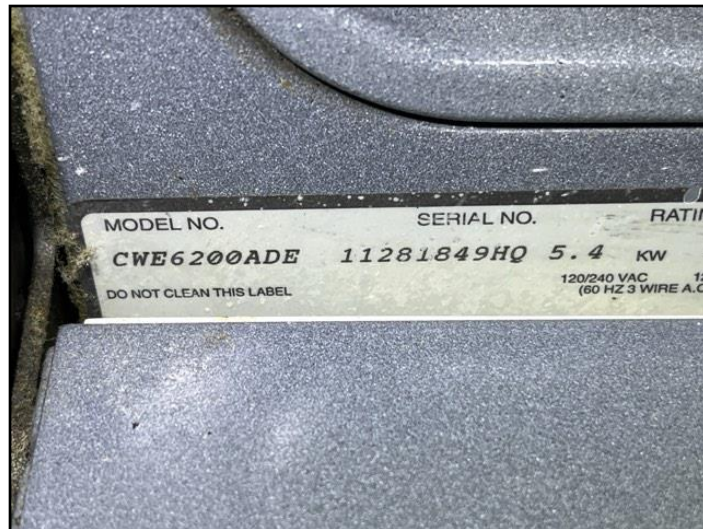
Cooktop: • Maytag

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Wall Oven:

- Maytag



Maytag

Dishwasher:

- Bosch

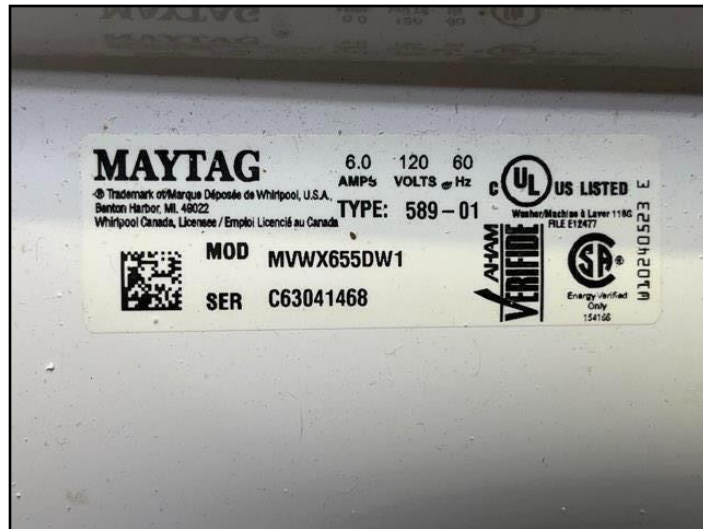
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Bosch

Washer:

- Maytag

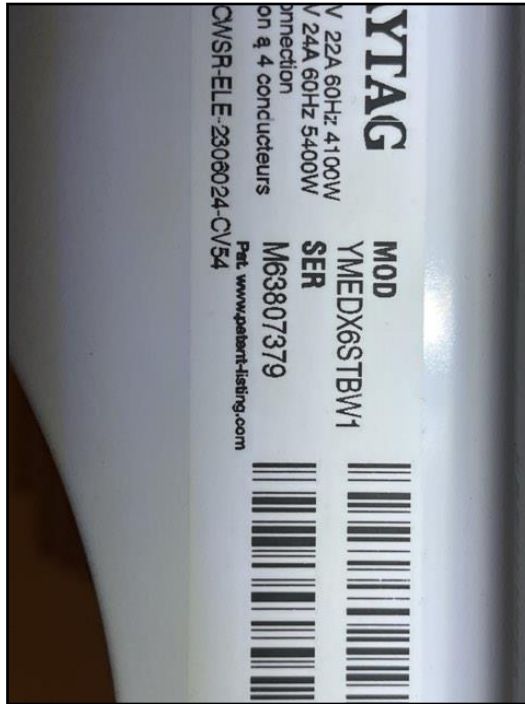


Maytag

Dryer:

- Maytag

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Maytag

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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.

Also, in a mature neighborhood with mature trees, gutters and downspouts can readily become clogged with leaves and debris. Seasonal maintenance and cleaning can help promote adequate drainage from the roof structure and help keep water away from the home and foundation.

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.

The water supply for all hose bibbs should be shut off from the interior shut-off valve(s) provided and the line(s) drained each season before winter; to help prevent potential freezing of the water supply pipe(s) and subsequent possible flooding issues.

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.

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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 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 be 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.

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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

ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, although homes built after 1990 are unlikely to have asbestos. Moisture problems may result in visible or concealed mould. There are many sources of indoor air quality issues.

An Environmental Consultant can assist with these types of issues. If you need help, call us at 416-964-9415. More information is available by clicking on the links below.

ASBESTOS

[Health Risks of Asbestos](#) - Government of Canada

VERMICULITE

[Vermiculite Insulation Containing Amphibole Asbestos](#) - Health Canada

MOULD

[MOISTURE AND AIR A Guide for Understanding and Fixing Interior Moisture Problems in Housing](#) - Canada Mortgage and Housing Corporation

AIR QUALITY

[Indoor Air Quality](#) - Health Canada

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					

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rjb_insurance@cooperators.ca

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708-10 Milner Business Court, Toronto
416-396-0707
vel_insurance@cooperators.ca

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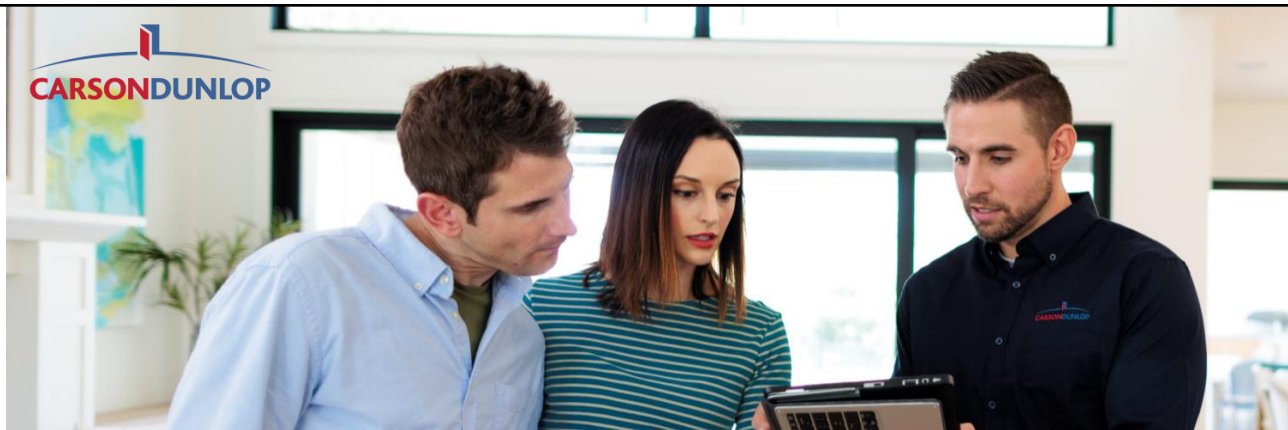


Co-operators Financial Investment Services Inc.

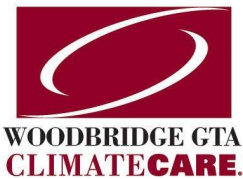
*Travel offered is both inbound and outbound travel and is administered by Allianz Global Assistance.

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OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					



As a Carson Dunlop client, you are entitled to many useful discounts and perks from some of our home service partners.



Woodbridge GTA ClimateCare (\$160 value)

- Get a **FREE** safety inspection and tune-up on your home's heating or cooling systems (your choice)
- Claim your \$160 value tune-up by calling [905-851-7007](tel:905-851-7007) or emailing info@gtacclimatecare.com



\$70 gift card from 1-800-GOT-JUNK?

Carson Dunlop clients receive a \$70 gift card for junk removal services.

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					

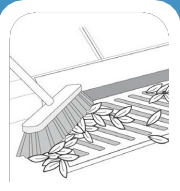


THREE STEPS TO COST-EFFECTIVE HOME FLOOD PROTECTION


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

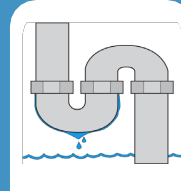
Do-it-Yourself for \$0



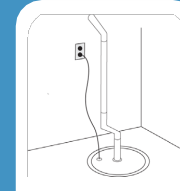
Remove debris from nearest storm drain or ditch & culvert



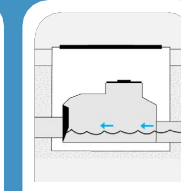
Clean out eaves troughs



Check for leaks in plumbing, fixtures and appliances



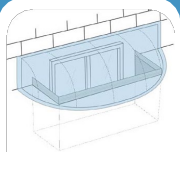
Test your sump pump*



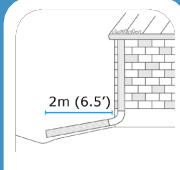
Clean out your backwater valve

Step 2: Complete Simple Upgrades

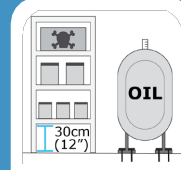
Do-it-Yourself for Under \$250



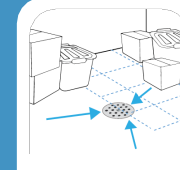
Install window well covers (where fire escape requirements permit)*



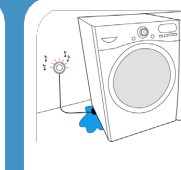
Extend downspouts and sump discharge pipes at least 2m from foundation



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



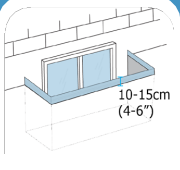
Remove obstructions to floor drain



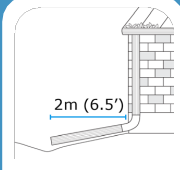
Install and maintain flood alarms

Step 3: Complete More Complex Upgrades

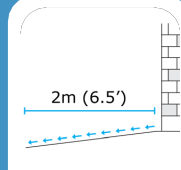
Work with a Contractor for Over \$250



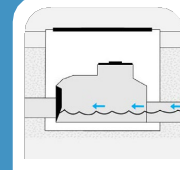
Install window wells that sit 10-15cm above ground and upgrade to water resistant windows*



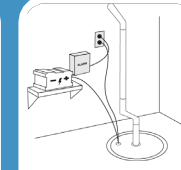
Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation



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.

- OVERVIEW
- ROOFING
- EXTERIOR
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- HEATING
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- INSULATION
- PLUMBING
- INTERIOR
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- RECALCHEK
- OUR ADVICE
- APPENDIX
- REFERENCE



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

- Remove debris from nearest storm drain
- Clean out eaves troughs
- Test sump pump(s) and backup power source
- Clean out backwater valve
- Maintain plumbing, appliances and fixtures
- 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.

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					

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

