

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Flat roofing material:** • Asphalt shingles

## Recommendations

### RECOMMENDATIONS \ General

#### **1. Condition:** • General

Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof. (Carson Dunlop covers this in Our Advice section that no one reads!)

# EXTERIOR

MODERN SUBDIVISION HOUSES, TORONTO, ON March 30, 2022

Report No. 0, v.0

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

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## Description

**Gutter & downspout material:** • [Aluminum](#)

**Downspout discharge:** • [Above grade](#)

## Limitations

**Exterior inspected from:** • Ground level

**Items excluded from a building inspection:** • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures

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## Description

**Configuration:** • Basement

**Floor construction:** • Joints

## Limitations

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

## Recommendations

### RECOMMENDATIONS \ Overview

**2. Condition:** • No structure recommendations are offered as a result of this inspection.

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## Description

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

**Main disconnect/service box rating:** • [100 Amps](#)

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

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

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

## Limitations

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

## Recommendations

### **RECOMMENDATIONS \ General**

**3. Condition:** • All Electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate.

# HEATING

MODERN SUBDIVISION HOUSES, TORONTO, UN March 30, 2022

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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## Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

## Limitations

Heat loss calculations: • Not done as part of a building inspection

## Recommendations

### RECOMMENDATIONS \ General

4. **Condition:** • A maintenance contract is recommended for all heating and cooling equipment to help ensure the systems operate efficiently and safely, and to help maximize the service life.

# COOLING & HEAT PUMP

MODERN SUBDIVISION HOUSES, TORONTO, UN March 30, 2022

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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## Description

**Air conditioning type:** • [Air cooled](#) • Electric

## Limitations

**Not included as part of a building inspection:** • Heat gain or heat loss calculations

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Limitations

**Inspection limited/prevented by lack of access to:**

- Attic
- Wall space

Access not gained

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

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

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Main water shut off valve at the:** • Front of the basement

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

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

## Limitations

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

## Recommendations

### **RECOMMENDATIONS \ General**

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

• Waste piping\drain piping - performance: 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: Video scan the main sewer line after taking possession of the home.

Cost: Free from our plumbing business partner - see Appendix for details

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## Description

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum  
Carbon monoxide alarms (detectors) • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Environmental issues including asbestos

**Not included as part of a building inspection:** • Smart Home systems

**Basement leakage:** • Cannot predict how often or how badly basement will leak

## Recommendations

### **RECOMMENDATIONS \ General**

**6. Condition:** • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

### **BASEMENT \ Leakage**

**7. Condition:** • [Leakage - Read these articles before undertaking any action](#)

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. Basement leakage problems are typically caused by exterior conditions such as missing or ineffective gutters and downspouts, and ground sloping down toward the house. 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.

Wet basement issues can reasonably be addressed in four steps:

1. First, ensure gutters and downspouts carry roof runoff 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 the 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 holes from the inside. (Typical cost is \$400 to \$700 per crack or hole.)
4. As a last resort, dampproof the interior or exterior of the foundation; provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Basement

**END OF REPORT**