

INSPECTION REPORT



For the Property at:
112 EVANS
TORONTO, ON

Prepared for: BENITA MOORE
Inspection Date: Friday, October 12, 2007

Prepared by: Sheila Corman

BOULEVARD

PROPERTY INSPECTION

a Carson Dunlop company

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SUMMARY

112 Evans, Toronto, ON October 12, 2007

Report No. 1329

www.boulevardinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

This Summary highlights potentially significant issues that are likely to need attention in the short term. Each item listed here is also included in the body of the report, which contains other recommendations and important information. This Summary is not the entire report, and the report is not considered complete without all additional parts included.

The inspection has been performed and the report prepared in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors. The terms and conditions of the inspection agreement between Boulevard and the addressee apply to this report.

Roofing

Flat roofing \ Built-up

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

Task: Replace

Time: Unpredictable

Cost: \$6,000 - And up

Heating

Gas furnace \ Life expectancy

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

Task: Replace

Time: Unpredictable

Cost: \$3,000 - And up

Plumbing

Supply plumbing \ Water service pipe

Condition: • The lead water supply pipe is old and will eventually have to be replaced. This can be done now, or when the pressure drops, or for water quality reasons.

Task: Replace

Time: Discretionary

Cost: \$1,500 - And up

This concludes the Summary section of the report. The remainder of the report describes the house components and includes all of the improvement recommendations related to the inspection.

A note about cost estimates provided in this inspection report: Any figures given are very rough estimates. It is not our intention to provide accurate quotes, but rather to give you an idea of the order of magnitude of the cost. Several quotations from contractors should be obtained. Our experience has shown that quotes often vary by 300%.

[Home Improvement Costs Guide](#)

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DESCRIPTION

Sloped: • [Asphalt](#)

Flat: • [Built-up](#)

Probability of leakage: • High

LIMITATIONS

Inspection performed: • By walking on roof

RECOMMENDATIONS

General

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

Sloped roof flashings \ Roof/wall flashings

Condition: • [Damage, loose, open seams, patched](#)

Location: Front

Task: Improve

Time: Regular maintenance

Cost: Minor

Flat roofing \ Built-up

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

Task: Replace

Time: Unpredictable

Cost: \$6,000 - And up

EXTERIOR

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

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Metal siding](#)

LIMITATIONS

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

RECOMMENDATIONS

General

• Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundations.

Roof drainage \ Downspouts

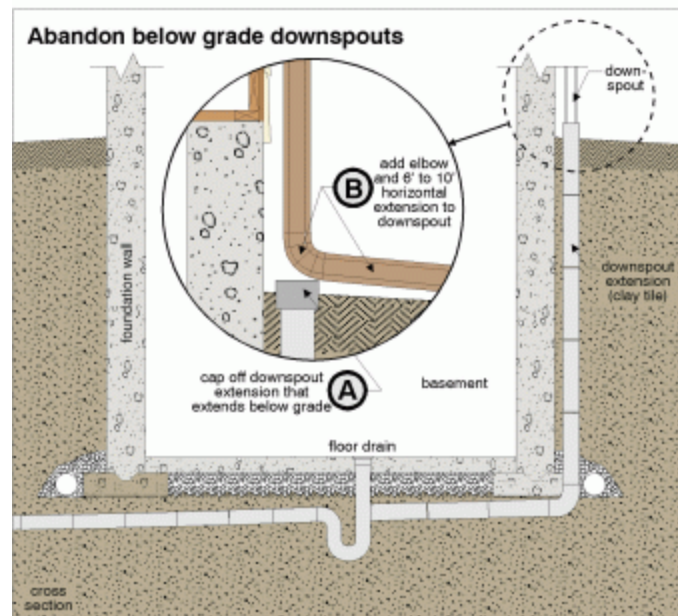
Condition: • [Downspouts discharging below grade](#)

Location: Various

Task: Improve

Time: Less than 1 year

Cost: Minor



Walls \ Brick, stone and concrete

Condition: • [Cracked](#)

Location: Various

Task: Monitor

Windows and skylights \ Exterior trim

Condition: • [Caulking loose, missing or deteriorated](#)

Location: Various

Task: Improve

Time: Regular maintenance

Cost: Minor

Porches, decks, steps, patios and balconies \ Handrails and guards

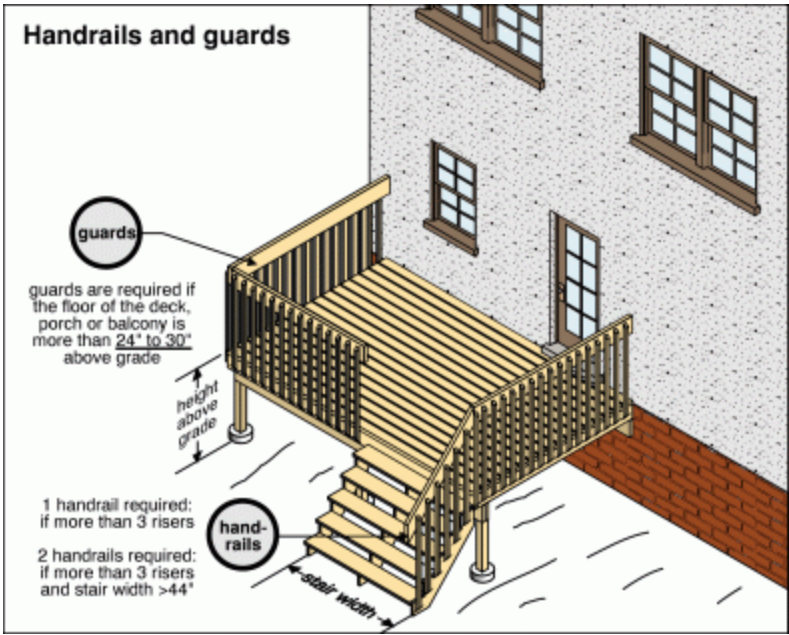
Condition: • [Missing](#)

Location: Rear

Task: Provide

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

STRUCTURE

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DESCRIPTION

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

LIMITATIONS

Inspection limited/prevented by: • Carpet/furnishings

Attic/roof space: • No access

Percent of foundation not visible: • 99 %

RECOMMENDATIONS

Foundations \ Foundation

Condition: • Settlement or shrinkage crack(s) noted. Not considered severe or unusual at this time. Cannot predict rate of future movement, if any. Please refer to Basement Leakage comments.

Location: Various

Task: Monitor

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DESCRIPTION

Service entrance cable and location: • [Overhead copper](#)

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

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

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

System grounding material and type: • [Not visible](#)

Distribution panel rating: • [100 Amps](#)

Distribution panel type and location: • [Fuses - basement](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

LIMITATIONS

General: • Smoke and carbon monoxide detectors are not tested during a home inspection.

Fuse block:

• Not pulled

Note: Second from top not pulled because no handle.

System ground: • Continuity not verified

RECOMMENDATIONS

General

• As any electrical deficiency is considered a safety issue, these recommendations are considered high priority.

• Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Service box, grounding and panel \ System grounding

Condition: • [Missing](#)

Location: Basement

Task: Provide

Time: Immediate

Cost: Minor

Service box, grounding and panel \ Distribution fuses/breakers

Condition: • [Fuses or breakers too big](#)

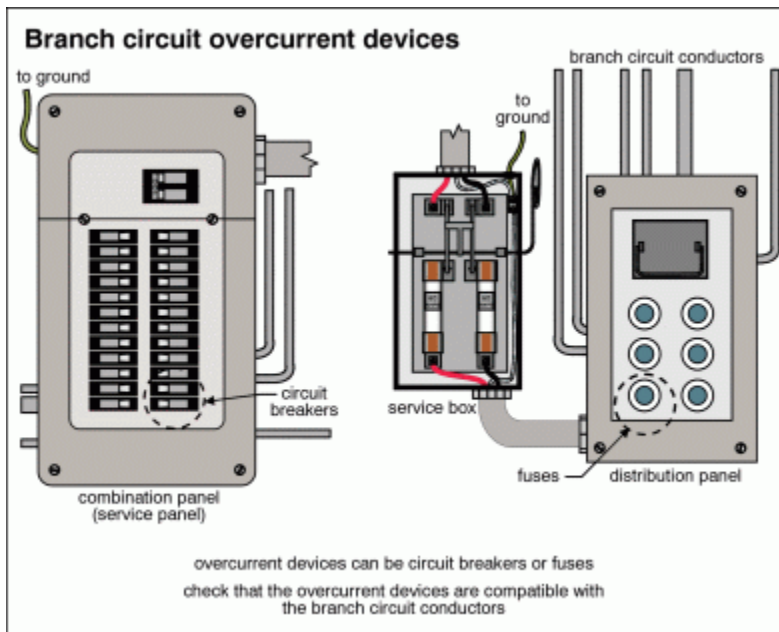
Location: Basement

Task: Replace

Time: Immediate

Cost: Minor

Note: Fuses at third fuse block from top are too big for circuit. Fire hazard



[Click on image to enlarge.](#)

Service box, grounding and panel \ Panel wires

Condition: • [Overheating](#)

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor

Note: At lowest right side.

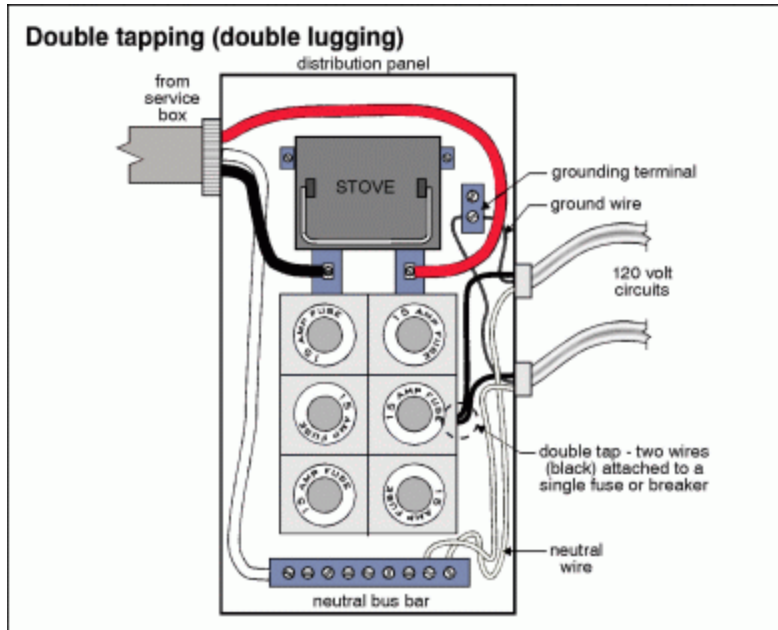
Condition: • [Double taps](#)

Location: Basement

Task: Improve

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

Distribution system \ Knob-and-tube

Condition: • Many home insurance companies are reluctant to insure homes with knob-and-tube wiring. Replacement may be necessary to satisfy insurers.

Location: Various

Task: Replace

Time: If necessary

Cost: \$1000/room

Distribution system \ Outlets

Condition: • Ground Fault Interrupter (GFI) needed

Location: First floor Kitchen

Task: Provide

Time: Immediate

Cost: Minor

Note: Provide at kitchen counter near sink.

Distribution system \ Smoke detectors

Condition: • As a new homeowner, the history of use/abuse of the smoke and/or carbon monoxide detectors is unknown. We recommend new smoke/CO detectors on every level of the home.

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Fuel: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [70,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [21 years](#)

Failure probability: • [High](#)

Main fuel shut off at: • Basement

Fireplace: • Wood fireplace - not in service

Chimney: • [Masonry](#)

Chimney liner: • [Metal](#)

LIMITATIONS

Inspection prevented/limited by: • Chimney clean-out not opened

Heat loss calculations: • Heat loss calculations are not performed as part of the inspection.

Fireplace/wood stove: • Access restricted

Heat exchanger: • Not visible

Electronic air cleaner:

• Not inspected

Note: Electronic air cleaner was abandoned in favour of a disposable media filter. Change as necessary.

RECOMMENDATIONS

General

• An annual maintenance agreement that covers parts and labour is recommended.

Gas furnace \ Life expectancy

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

Task: Replace

Time: Unpredictable

Cost: \$3,000 - And up

Fireplace \ General

Condition: • Not functional

Location: First floor Living room

Task: Improve

Time: Discretionary

Cost: Depends on work needed

COOLING & HEAT PUMP

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DESCRIPTION

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

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 8 years

Failure probability: • [Medium](#)

LIMITATIONS

Inspection limited/prevented by: • Low outdoor temperature

Heat gain/loss calculations: • Heat gain/loss calculations are not performed as part of the inspection.

RECOMMENDATIONS

General

- No significant improvement recommendations were noted.

INSULATION AND VENTILATION

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LIMITATIONS

Inspection prevented by no access to: • Attic • Roof space • Wall space • Knee wall areas

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DESCRIPTION

Service piping into house: • [Lead](#)

Supply piping in house: • [Copper](#) • [Not visible](#)

Main shut off valve at the: • Basement

Water flow (pressure): • [Typical for neighborhood](#)

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [150 liters](#)

Water heater approximate age: • 6 years

Water heater failure probability: • [Low](#)

Waste piping in house: • [Plastic](#) • [Copper](#) • [Cast Iron](#) • [Galvanized steel](#) • [Not visible](#)

LIMITATIONS

General: • Overflows on bathtubs and basins are not tested as part of a home inspection.

RECOMMENDATIONS

General

• In a home of this age, the waste line leading to the street is likely made of clay. To determine the condition of this piping, a video scan is recommended.

Task: Further evaluation

Time: If necessary

Cost: Minor

Note: Vendor reports that the drainage system has been improved/replaced. Request paperwork to determine extent of work or have drain lines videoscoped to ensure proper drainage.

• Caulking and grout in bathtub and shower enclosures should be well-maintained to prevent water getting behind the surface. This can result in considerable damage and mold, which may go unnoticed for some time. A semi-annual check of these enclosures is recommended.

Supply plumbing \ Water service pipe

Condition: • The lead water supply pipe is old and will eventually have to be replaced. This can be done now, or when the pressure drops, or for water quality reasons.

Task: Replace

Time: Discretionary

Cost: \$1,500 - And up

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Waste plumbing \ Drain piping - performance

Condition: • Cannot predict ultimate lifespan of cast iron pipe. Replace when needed, or when renovating.

Task: Replace

Time: Unpredictable

Cost: \$2,000 - And up

Fixtures and faucets \ Shower stall enclosure

Condition: • [Leak](#)

Location: Basement Bathroom

Task: Improve

Time: If necessary

Cost: Minor

Note: Lower wall outside shower enclosure is wet. This may be from shower leakage or water penetration from the exterior. Determine source of moisture and improve as necessary.

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DESCRIPTION

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

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

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#) • [Acoustic tile](#) • [Suspended tile](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

Glazing: • [Double](#) • [Primary plus storm](#)

Exterior doors: • [Solid wood](#)

Party walls: • [Not visible](#)

Evidence of basement leakage: • Typical of an older home

Evidence of basement leakage: • Efflorescence • Dampness

LIMITATIONS

Inspection limited/prevented by: • Carpet • Storage/furnishings

Percent of foundation not visible: • 99 %

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

RECOMMENDATIONS

Walls \ Plaster or drywall

Condition: • Damaged

Location: Second floor Hall closet

Task: Monitor

Note: Tested dry at time of inspection.

Stairs \ Handrails

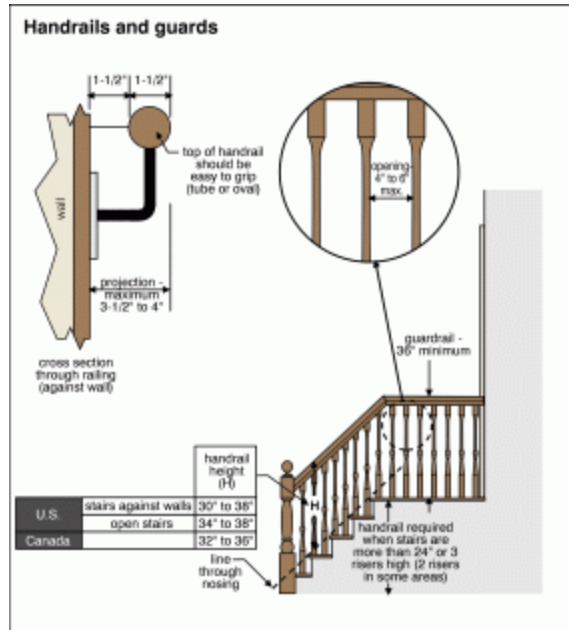
Condition: • [Missing](#)

Location: Basement

Task: Provide

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

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DESCRIPTION

General: • The following documents provide additional information on a range of topics. Please read the descriptions below to see which links may be of interest to you.

General: • [Life Cycles and Costs. Ballpark estimates based on a typical three-bedroom home.](#)

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

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

General: • [Supplementary - 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 mold.](#)

General: • [Standards of Practice: This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

General: • [When Things Go Wrong: Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

END OF REPORT