

# INSPECTION REPORT



For the Property at:  
**43 ARDAGH STREET**  
TORONTO, ON

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Prepared for: BENITA MOORE  
Inspection Date: Wednesday, October 17, 2007  
Prepared by: Sheila Corman

**BOULEVARD**

**PROPERTY INSPECTION**

*a Carson Dunlop company*

Boulevard Property Inspection Ltd.  
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October 17, 2007

Dear Benita Moore,

RE: Report No. 1332  
43 Ardagh Street  
Toronto, ON

Thank you for choosing Boulevard Property Inspection to perform your Home Inspection. We trust the experience was both useful and enjoyable. The enclosed report provides you with a record of the inspection for immediate and long-term use.

Please feel free to contact us with questions about the report or the home itself anytime for as long as you own your home. Our consulting service via telephone is offered at no cost to you.

Please visit our website at your convenience [www.boulevardinspection.com](http://www.boulevardinspection.com).

Thanks again for allowing us to work with you.  
Sincerely,

Sheila Corman  
on behalf of  
Boulevard Property Inspection Ltd.

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# SUMMARY

43 Ardagh Street, Toronto, ON October 17, 2007

Report No. 1332

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

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.

## Heating

### Gas furnace \ Life expectancy

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

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$3,000 - And up

## Cooling & Heat Pump

### Air conditioning \ Life expectancy

**Condition:** • [Old](#)

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$3,000 - And up

## Plumbing

### Supply plumbing \ Water service pipe

**Condition:** • [Low pressure](#)

**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](#)

# ROOFING

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Report No. 1332

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SUMMARY

**ROOFING**

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## DESCRIPTION

**Sloped:** • [Asphalt](#)

**Probability of leakage:** • Low

## LIMITATIONS

**Inspection performed:** • With binoculars • From roof edge

## 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.

# EXTERIOR

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Report No. 1332

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## DESCRIPTION

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

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

**Lot slope:** • [Flat](#)

**Wall surfaces - masonry:** • [Brick](#)

**Wall surfaces :** • [Metal siding](#)

## LIMITATIONS

**No or limited access to:** • Garage

**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 \ Gutters

**Condition:** • [Clogged](#)

**Task:** Improve

**Time:** Regular maintenance

**Cost:** Minor

### Walls \ Brick, stone and concrete

**Condition:** • [Cracked](#)

**Location:** Various

**Task:** Monitor

### Landscaping \ General

**Condition:** • Relocating gardens away from the perimeter of the home is advised to reduce the potential for water penetration to the basement.

### Garage \ General

**Condition:** • Typical low quality structure

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Depends on approach

# STRUCTURE

43 Ardagh Street, Toronto, ON October 17, 2007

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SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## DESCRIPTION

**Configuration:** • [Basement](#)

**Foundation material:** • [Brick](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#) • [Masonry](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#)

## LIMITATIONS

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

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

**Percent of foundation not visible:** • 95 %

## 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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## 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:** • [Copper - water pipe](#)

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

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

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • None

## LIMITATIONS

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

**Fuse block:** • Not pulled

## 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 drop and service entrance \ Service conductors

**Condition:** • [Conduit or cable damaged](#)

**Location:** West Exterior

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

### Service box, grounding and panel \ Panel wires

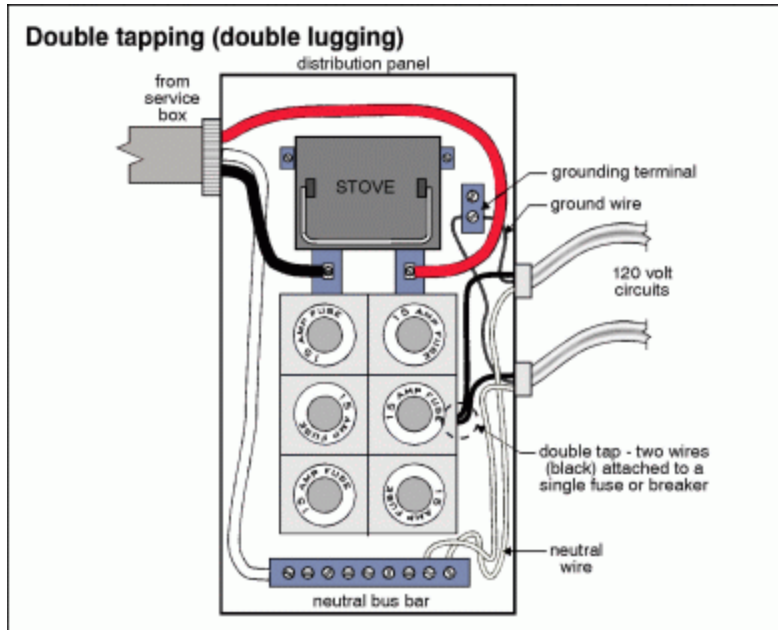
**Condition:** • [Double taps](#)

**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:** Discretionary

**Cost:** \$1,000 - Per room

**Condition:** • Ungrounded receptacles. Recommend replacement with ground fault interrupt receptacles.

**Location:** Various

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

### Distribution system \ Lights

**Condition:** • [Improper closet lighting](#)

**Location:** Basement

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

### Distribution system \ Outlets

**Condition:** • [No GFI](#)

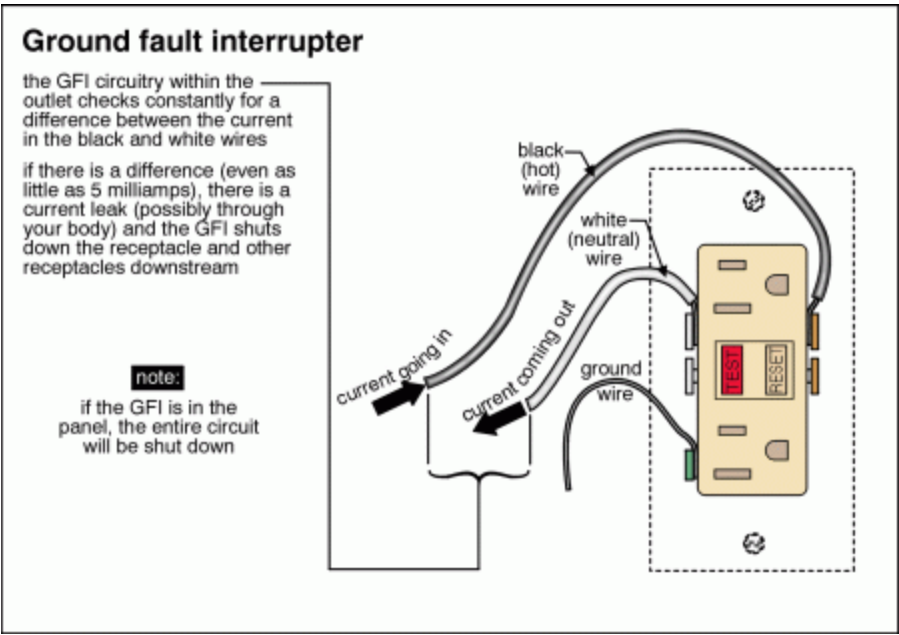
**Location:** Bathroom and kitchen counter

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MORE INFO	TD INSURAN								



### 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.

# HEATING

43 Ardagh Street, Toronto, ON October 17, 2007

Report No. 1332

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## DESCRIPTION

Fuel: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [22 years](#)

Failure probability: • [High](#)

Main fuel shut off at: • Basement

Fireplace: • Wood fireplace - not in service

Chimney: • [Masonry](#)

Chimney liner: • [Metal](#)

## LIMITATIONS

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

Fireplace/wood stove: • Access restricted

Heat exchanger: • Only a small portion visible

## 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: • [A WETT inspection is recommended before use.](#)

Note: Fireplace has been modified/cannot access damper or chimney connection. Further evaluation is recommended if fireplace is to be used.

# COOLING & HEAT PUMP

43 Ardagh Street, Toronto, ON October 17, 2007

Report No. 1332

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## DESCRIPTION

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

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

**Compressor approximate age:** • 23 years

**Failure probability:** • [High](#)

## 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

**Air conditioning \ Life expectancy**

**Condition:** • [Old](#)

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$3,000 - And up

# INSULATION AND VENTILATION

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Report No. 1332

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

**INSULATION**

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## DESCRIPTION

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount: • [R-24](#)

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • Not visible

Foundation wall insulation amount: • [None found](#)

Air/vapor barrier: • [None found](#)

## LIMITATIONS

Attic inspection performed: • From access hatch

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

**PLUMBING**

INTERIOR

MORE INFO

TD INSURAN

## DESCRIPTION

**Service piping into house:** • [Not visible](#)

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

**Main shut off valve at the:** • Basement

**Water flow (pressure):** • [Below average](#)

**Water heater fuel:** • [Gas](#)

**Water heater type:** • [Conventional](#)

**Tank capacity:** • 151 liters

**Water heater approximate age:** • 7 years

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

**Waste piping in house:** • [Plastic](#) • [Copper](#) • [Cast Iron](#) • [Galvanized steel](#)

## LIMITATIONS

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

## RECOMMENDATIONS

### General

• 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:** • [Low pressure](#)

**Task:** Replace

**Time:** Discretionary

**Cost:** \$1,500 - And up

### Supply plumbing \ Supply piping in house

**Condition:** • [Leak](#)

**Location:** Basement

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Minor

**Note:** At old valve over hot water tank.

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

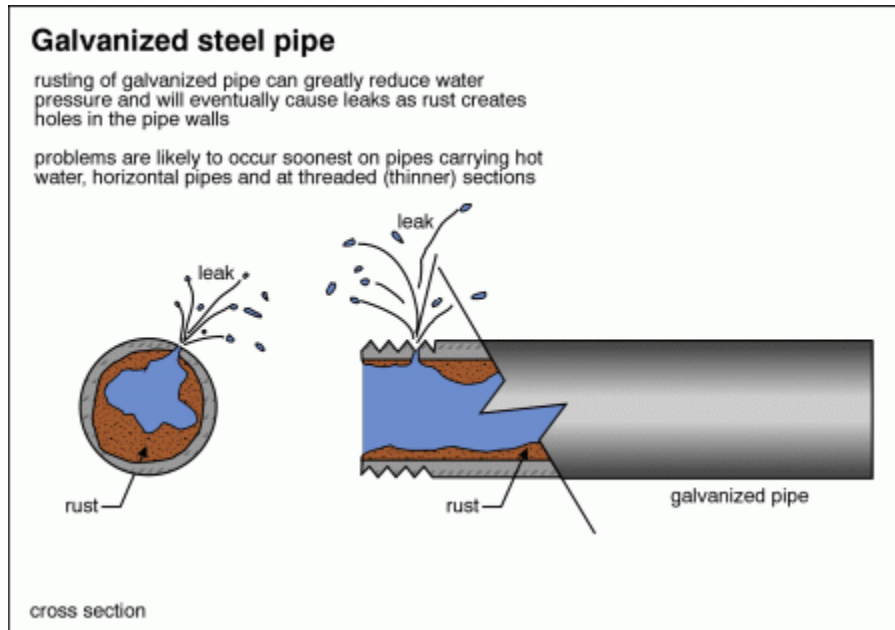
**Location:** Basement

**Task:** Replace

**Time:** Unpredictable

**Cost:** Depends on work needed

**Note:** Galvanized steel supply pipe may be an insurance issue. Recommend replacement of any that still exists. A short section was visible in basement.



### Waste plumbing \ Drain piping - performance

**Condition:** • We recommend a video scan of waste lines in every home built pre 1980. Budget \$200-400.

**Task:** Further evaluation

**Cost:** Regular maintenance item

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

**Cost:** \$2000+

### Fixtures and faucets \ Basin, sink and laundry tub

**Condition:** • [Rust](#)

**Location:** Second floor Bathroom

**Task:** Repair or replace

**Time:** Unpredictable

**Cost:** Minor

## Fixtures and faucets \ Toilet

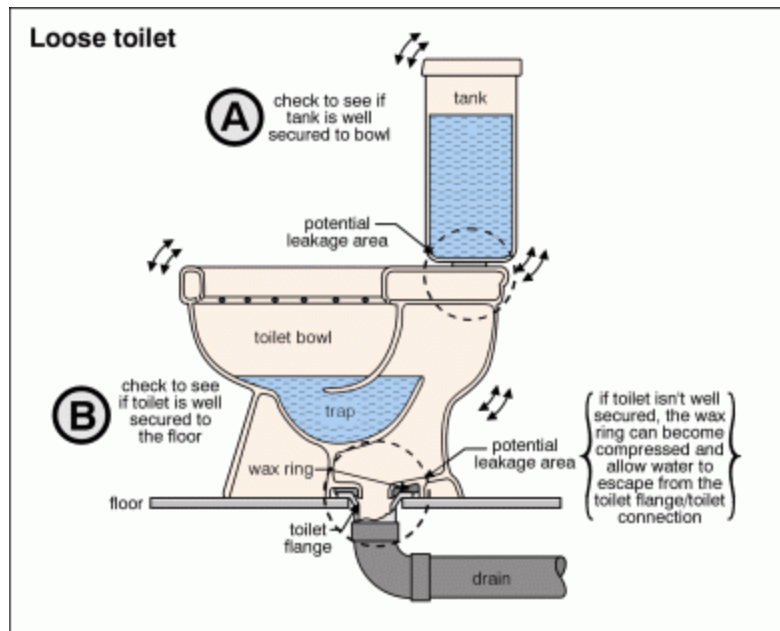
Condition: • [Loose](#)

Location: Second floor Bathroom

Task: Improve

Time: Less than 1 year

Cost: Minor



## Fixtures and faucets \ Shower stall

Condition: • [Rust](#)

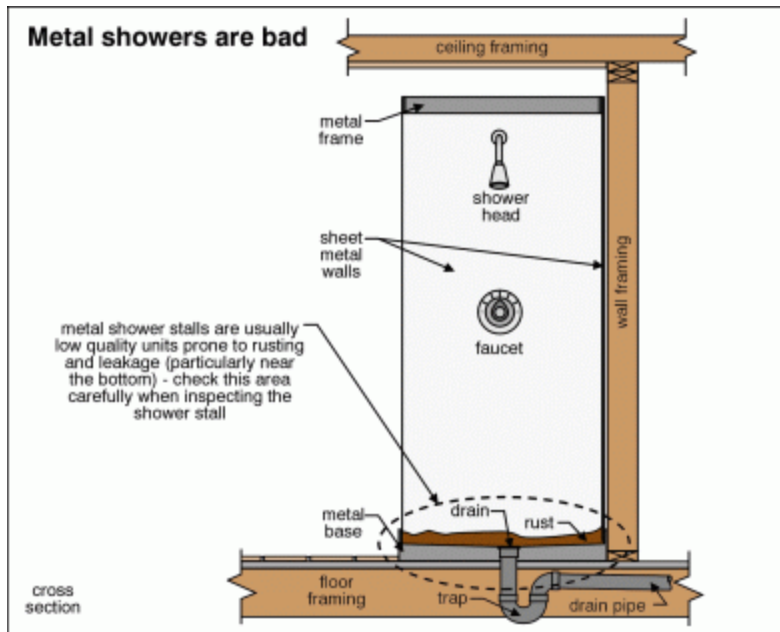
Location: Basement

Task: Replace

Time: Discretionary

Cost: Depends on approach

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING**
  - INTERIOR
- MORE INFO TD INSURAN



[Click on image to enlarge.](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## DESCRIPTION

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

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

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

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

**Exterior doors:** • [Solid wood](#)

**Evidence of basement leakage:** • Typical of an older home

**Evidence of basement leakage:** • Efflorescence • Dampness

## LIMITATIONS

**Percent of foundation not visible:** • 95 %

**Basement leakage:** • It is not possible to predict if, how often or to what degree a basement will leak.

## RECOMMENDATIONS

### Ceilings \ General

**Condition:** • Stains - tested and found dry at time of inspection

**Location:** Basement

**Task:** Monitor

**Condition:** • [Cracked](#)

**Location:** Living room

**Task:** Monitor

### Stairs \ Handrails

**Condition:** • [Missing](#)

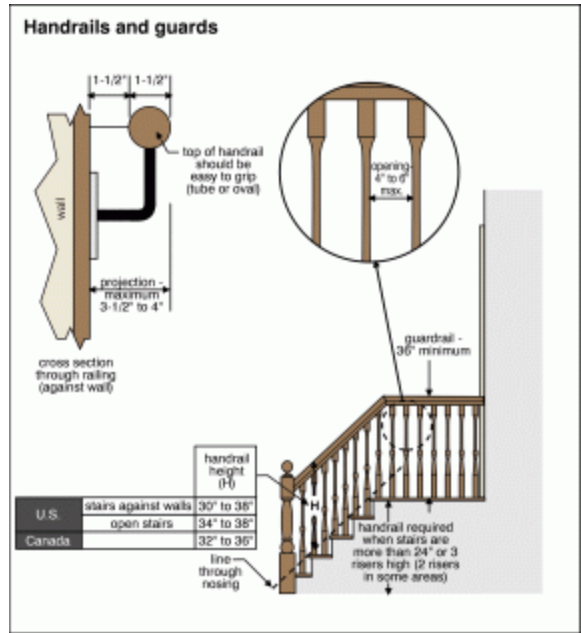
**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- MORE INFO TD INSURAN



[Click on image to enlarge.](#)

### Basement \ Leakage

**Condition:** • Evidence of dampness or leakage was observed in the basement. Basement moisture is a common issue in most homes. Improvements to gutters and downspouts, and ensuring the grading around the home slopes away from the building, should be done as first steps, and are effective. Excavation and the installation of drainage tile and dampproofing, if needed, should need only be done as a last resort. An interior drainage system may also be an option.

# MORE INFO

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Report No. 1332

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

TD INSURAN

## 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.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MORE INFO	TD INSURAN								

## RECOMMENDATIONS

**General**

- Client Declaration: I/we agree to undertake the electrical improvements to the knob-and-tube wiring, as prescribed in the Boulevard Property Inspection report, within 60 days of taking possession of the subject property.

Signed: \_\_\_\_\_

Attention TD Insurance: During our inspection of the subject property today, the visible knob-and-tube wiring was examined and spot tested. In our professional opinion, this wiring is in serviceable condition and should remain safe and serviceable for many years to come.

**Location:** Various

**Task:** Provide GFCI receptacles

**Time:** Immediate

**Cost:** \$600 +

**END OF REPORT**