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## 75 Scarboro Beach Blvd

Section 2 of 2  
Pages 11 - 21

Home Inspection Report Summary Pages  
Carson Dunlop Report  
April 29, 2008

# ELECTRICAL

Report No. 1367

75 Scarborough Beach Boulevard, Toronto, ON April 29, 2008

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Outlets \ 5.2

**Condition:** • Number marginal

**Location:** Various

**Task:** Improve

**Time:** If necessary

**Cost:** \$150 - \$300 each

## Ground fault circuit interrupters \ 5.3.1

**Condition:** • Recommended

**Location:** Basement Bathroom

## Cover plates \ 5.6

**Condition:** • Missing

## Additional \ Comments

**Condition:** • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

# HEATING

Report No. 1367

75 Scarboro Beach Boulevard, Toronto, ON April 29, 2008

SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

## DESCRIPTION

**Fuel:** • Natural gas  
**Main Fuel Shut-off at:** • Meter on exterior near front of the house  
**Heating Type:** • Furnace (3.0)  
**Chimney Liner (7.0):** • Metal  
**Efficiency (8.0):** • Mid-efficiency  
**Approximate Input Capacity (9.0):** • 80,000 BTU/hr.  
**Approximate Age:** • 5 years  
**Typical Life Expectancy :** • 18 to 25 years (furnace)  
**Failure Probability (10.0):** • Low

## LIMITATIONS

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

## RECOMMENDATIONS

### Chimney and vent \ 7.0 & 14.0

**Condition:** • Vent connector - inadequate clearance from combustible materials  
**Location:** Basement  
**Task:** Repair  
**Time:** Immediate  
**Cost:** Less than \$250

### Air filter and humidifier \ 12.4, 12.5 and 12.6

**Condition:** • Air filter missing

### Ducts, supply registers & return grilles \ 15.1 & 15.2

**Condition:** • Supply registers - poor location  
**Location:** Various  
**Task:** Improve  
**Time:** If necessary  
**Cost:** Depends on work needed

### Additional \ Comments

**Condition:** • An annual maintenance agreement that covers parts and labour is recommended for all gas appliances including furnaces, boilers and fireplaces. Humidifiers and electronic air cleaners are not tested as part of a home inspection and should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before appliances are used.

# HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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**Condition:** • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty.

# COOLING

Report No. 1367

75 Scarboro Beach Boulevard, Toronto, ON April 29, 2008

- SUMMARY
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- STRUCTURE
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- INSULATION
- PLUMBING
- INTERIOR

## DESCRIPTION

**General:** • No central air conditioning system was noted.

## LIMITATIONS

**Limitations:** • Window air conditioners are not inspected as part of a home inspection. • Heat gain and heat loss calculations are not performed as part of a home inspection.

# INSULATION

Report No. 1367

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SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

## DESCRIPTION

**Adding insulation (19.0):** • Current standards for insulation in new construction are outlined below:  
Attic and roof space: R-40 (R-50 if electric heat)  
Floors above garages and other unheated areas: R-25  
Cathedral roof: R-28  
Walls: R-19 (R-29 if electric heat)  
Basement/crawlspace walls: R-12 (R-19 if electric heat)

**Attic insulation amount (1.0/2.0) & material (A) :** • Amount not determined • Material not determined

**Wood frame wall insulation amount (1.0/2.0) & material (F):** • Amount not determined • Not determined

**Masonry wall insulation amount (1.0/2.0) & material (G):** • None

**Basement wall insulation amount (1.0/2.0) & material (I/J):** • Amount not determined • Material not determined • No ne

**Air/vapour barrier (13.0):** • Not visible • None found

**Roof ventilation (15.0):** • Roof vent

## LIMITATIONS

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

**Limitations:** • Attic - access not gained (10.0 and 11.0) • Knee wall areas - access not gained into (10.0 and 11.0)

## RECOMMENDATIONS

**Attic \ Insulation (A & 1.0 to 19.0)**  
**Condition:** • We recommend that access be provided into the attic so the area can be inspected.

**Condition:** • Insulation level below modern standards (R 40)  
**Task:** Further evaluation  
**Time:** Less than 1 year  
**Cost:** Depends on work needed

**Attic \ Ventilation (N, O, 15.0 & 16.0)**  
**Condition:** • Ventilation suspect  
**Task:** Further evaluation  
**Time:** Less than 1 year  
**Cost:** Depends on work needed

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## Additional \ Comments

**Condition:** • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

# PLUMBING

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## DESCRIPTION

**Service Piping into House (1.1.1):** • Not determined - City Water Dep't may be able to advise

**Supply Piping in House (1.4):** • Copper • PEX (cross-linked polyethylene)

**Main Shut-off Valve Location:** • Front of basement

**Water Flow (Pressure) (1.4.1):** • Functional

**Water Heater Type and Fuel (1.6):** • Electric

**Water Heater Age (Estimated) (1.6):** • 4 years

**Typical Life Expectancy:** • 10 to 15 years

**Water Heater Failure Probability (1.6):** • Low to moderate

**Water Heater Tank Capacity (1.6):** • 270 liters • The size of water heater needed in home depends on lifestyle. Installing a larger or second water heater is possible in most homes, and a typical cost to replace or add a second water heater may be roughly \$700 to \$1,400. In a rental situation, a second tank can usually be obtained for roughly the same rate as the first.

**Waste Piping in House (2.3):** • Cast iron • Plastic

**Floor drain location:** • Not found

## LIMITATIONS

**Limitations:** • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and sink overflows are not tested as part of a home inspection. The bathtub overflow probably leaks. These overflows are rarely used and the gasket material dries out. When the tub is overfilled and the overflow carries water, it will often leak. This can cause water damage to the ceiling below. Beware of this risk and watch for leakage below the overflow. • Water treatment equipment and fire protection sprinklers are not included as part of a home inspection. • Swimming pools, spas, hot tubs, fountains, ponds and other water features are not included as part of a home inspection.

## RECOMMENDATIONS

### Water heater \ 1.6

**Condition:** • Discharge tube - missing

**Location:** Basement

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

### Waste piping \ 2.3

**Condition:** • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. The cost may be roughly \$200 to \$400.

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**Condition:** • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

**Location:** Various

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$500 - \$1,500 per floor/location

## Venting \ 2.6

**Condition:** • Suspect - missing or ineffective?

**Location:** Basement Bathroom

**Task:** Improve

**Time:** If necessary

**Cost:** Depends on work needed

## Sink, Basin, Laundry tub \ 3.1, 3.2, 3.14

**Condition:** • Loose

**Location:** Basement Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

## Toilet \ 3.4

**Condition:** • Loose

**Location:** Second floor Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

## Bathtub \ 3.5 & 3.6

**Condition:** • Overflow - leak

**Location:** Second floor Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

**Condition:** • Trap - not visible

**Location:** Basement Bathroom

**Task:** Provide

**Time:** If necessary

**Cost:** Depends on work needed

**Condition:** • Caulking and grout should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

# INTERIOR

Report No. 1367

75 Scarboro Beach Boulevard, Toronto, ON April 29, 2008

SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

## DESCRIPTION

**Major Floor Finishes (1.0):** • Carpet (1.4/1.5) • Ceramic/Quarry Tile (1.7) • Hardwood (1.2) • Slate/Stone/Marble/Terrazzo (1.8)

**Major Wall Finishes (2.0):** • Brick/Stone (2.3) • Plaster/Drywall (2.1)

**Major Ceiling Finishes (3.0):** • Plaster/Drywall (3.1) • Stucco/Textured/Stipple (3.5)

**Windows (6.0):** • Casement (6.1.2) • Fixed (6.1.5) • Single/Double Hung (6.1.1)

**Glazing (6.2):** • Double (6.2.2) • Single (6.2.1)

**Exterior Doors (7.0):** • Conventional - hinged

**Fireplaces (8.0):** • Masonry (8.1)

**Party Walls (9.0):** • Masonry • Not visible

## LIMITATIONS

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

**Limitations:** • Absence of historical clues due to new finishes/paint • Basement finishes restricted the inspection • Chimney flues are not inspected as part of a home inspection • Cosmetic issues are not part of a home inspection • Quality of chimney draw cannot be determined • Storage/furnishings in some areas limited inspection

**% of foundation not visible:** • 60

## RECOMMENDATIONS

### Floors \ 1.0

**Condition:** • Cracked

**Location:** Kitchen

**Task:** Improve

**Time:** Unpredictable

**Cost:** Depends on approach

### Ceilings \ 3.0

**Condition:** • Damage

**Location:** Dining room

**Condition:** • Flaws typical for a home of this age

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## Windows \ 6.0

**Condition:** • Casement - inoperative

**Location:** West Second floor

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

**Condition:** • Glass cracked

**Location:** Various

**Condition:** • Glass broken

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on approach

**Condition:** • Storm window - missing

**Location:** Various

## Stairs \ 5.0

**Condition:** • Railing incomplete

**Condition:** • Railing missing

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Cost:** \$250 - \$750

## Fireplace or wood stove \ 8.0

**Condition:** • Firebox/hearth - missing mortar

**Location:** Living room

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on work needed

**Condition:** • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See [www.wettinc.ca](http://www.wettinc.ca).

**Condition:** • Liner - none. Adding a metal liner may cost \$1,500 to \$3,000

**Location:** Living room

## Basement leakage \ 10.0

**Condition:** • Evidence of basement leakage was noted.

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**Condition:** • Cannot predict leakage frequency or severity.

**Condition:** • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems.

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)

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year

**Cost:** Depends on approach

**Condition:** • Read Section 10.0 in text before taking action.

## Additional \ Comments

**Condition:** • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. 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.

**END OF REPORT**