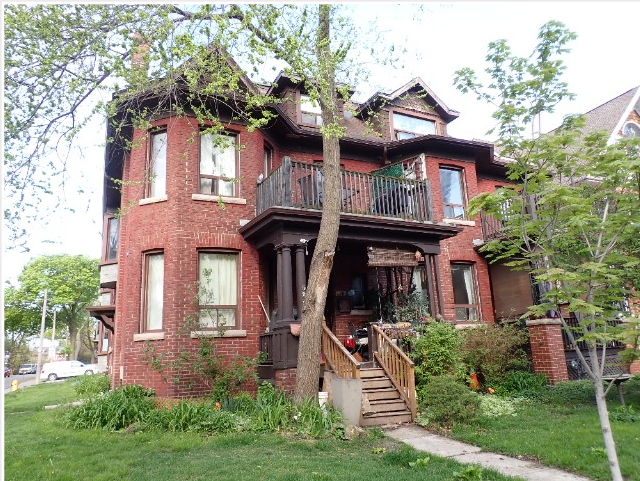


Your Inspection Report



524 & 526 Palmerston Blvd
Toronto, ON M6G 2P5



PREPARED FOR:
251243 HOLDINGS LTD

INSPECTION DATE:
Saturday, May 4, 2024

PREPARED BY:
Hal Woolley, 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 4, 2024

Dear 251243 Holdings Ltd,

RE: Report No. 88222
524 & 526 Palmerston Blvd
Toronto, ON
M6G 2P5

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; the Reference tab includes a 500-page Reference Library; and the Appendix tab includes valuable added benefits. You can navigate by clicking the tabs at the top of each page.

Please contact us with any questions about the report or the home itself anytime, for as long as you own your home. Our telephone and e-mail consulting services are available at no cost to you. Please watch for your follow-up e-mail. We hope you will complete our short client questionnaire.

Thanks again for choosing Carson Dunlop.

Sincerely,

Hal Woolley, RHI
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

524 & 526 Palmerston Blvd, Toronto, ON May 4, 2024

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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. Call us at 416-964-9415 to book a Buyers Review with the inspector. Our fee is \$260. Without a Buyers Review, our obligation and liability are limited to the seller.

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.

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • At or near end of life

The shingles are worn, damaged in areas and replacement should be anticipated.

A couple of tenants reported leaking around the dormers and one also reported that the flat roof was leaking as well, especially around the skylight.

The condition of the balcony flat roofing looks old too.

Replacing shingles can cost \$3-\$6 per sq. ft. for conventional and \$5-\$10/sq. ft. for premium quality shingles.

From the ground it is difficult to estimate, but there may be around 2,000 sq.ft. and a few hundred sq.ft. for the siding (if replacing it with shingles).

Flat roofing can cost \$10-\$20/sq.ft.

Between the upper flat, the garage, the two balconies and the dormers, there is likely upwards of 2,000 sq. ft. of flat roofing.

There may be some life left in some of the flat roofing. It will be easier to tell the true condition when someone can get on the roof. Maybe just the skylight area needs repairs?

Proper roof estimates could provide a more accurate count of the true square footage and cost.

Extra cost would involve removal/replacement of any decking plus the cost of replacing the skylight.

Task: Repair / Replace

Time: As soon as practical

Exterior

RECOMMENDATIONS \ General

Condition: • General exterior upkeep

There are a number of areas that require attention. While some items may be classified as regular maintenance (painting/staining, caulking), others have deteriorated further and will need more substantial work.

Items for consideration and/or eventual replacement could include some of the walks and steps, the mismatched front porch columns (and potentially the front porches in general), soffit/fascia and much of the wood trim, and landscaping/lot grading improvements.

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A qualified general contractor could provide the best guidance for a unified approach.

Location: Throughout

Task: Repair / Replace

Cost: Not determined

Electrical

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

Condition: • [Noted in the home. Click here to see the Ontario Electrical Safety Authority's position on this wiring system.](#)

While some of the house has been rewired, live knob-and-tube wiring was noted and should be suspected where there are ungrounded outlets.

As well, it is often running to areas that are difficult to replace without causing expensive cosmetic repairs (e.g. ceiling lights and wall sconces).

Typical replacement costs are \$1,000 to \$2,000 per room/area. The cost is usually lower if re-wiring is done when renovating or redecorating.

At the same time, the number of outlets should be brought up to current standards along with other safety measures (i.e. AFCIs and GFCIs).

See other comments re:ungrounded outlets.

Task: Replace when remodeling

Plumbing

RECOMMENDATIONS \ General

Condition: • Older Bathroom fixtures/finishes

The plumbing fixtures and finishes, while functional, are arguably dated and in various states of repair.

Because there is such a wide range of options available, the cost of updating will depend on the quality of the finished product desired.

Modest Bathroom renovations start at \$10,000 and can easily go higher.

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Galvanized steel

This piping is beyond its normal service life. The interior is typically corroded reducing water pressure and volume.

Eventually the pipe walls fail and leaking will occur.

Location: Various

Task: Replace

Time: As soon as practical or when renovating

Cost: Not determined

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Interior

RECOMMENDATIONS \ General

Condition: • The elements of the interior are in varying conditions, somewhat inconsistent and in many cases dated.

Like most rental properties, some units are cleaner/tidier than others.

There are worn, damaged floors, older cabinets, older/some broken windows, poorly repaired ceilings/walls, trim details, etc.

Because everyone has a different tolerance, the cost to improve will depend on the quality of fit and finish desired.

A general contractor should be retained to give a more accurate assessment of costs.

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

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Description

Sloped roofing material: • Asphalt shingles

Flat roofing material: • Modified bitumen membrane • Synthetic rubber

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • At or near end of life

The shingles are worn, damaged in areas and replacement should be anticipated.

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There may be some life left in some of the flat roofing. It will be easier to tell the true condition when someone can get on the roof. Maybe just the skylight area needs repairs?

Proper roof estimates could provide a more accurate count of the true square footage and cost.

Extra cost would involve removal/replacement of any decking plus the cost of replacing the skylight.

Task: Repair / Replace

Time: As soon as practical



Worn shingle siding



Mix of shingle colours

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Shingles are in generally poor condition



Shingles at or near end of life



Shingles are in generally poor condition



Shingles are in generally poor condition

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Shingles at or near end of life



Loose, worn shingle siding



Garage roof



Upper flat and dormer roofs

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Cracked surface of flat roof under deck



Tenant reported roof leak



Older balcony roofing



Tenant reported skylight leak

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Tenant reported roof leak



Tenant reported stains from roof leak



Damaged shingles



Damaged shingles

Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)
Inspection performed: • With camera on extension pole

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Description

Wall surfaces and trim: • Asphalt shingles • Brick • Metal siding • Wood shingles

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • General exterior upkeep

There are a number of areas that require attention. While some items may be classified as regular maintenance (painting/staining, caulking), others have deteriorated further and will need more substantial work.

Items for consideration and/or eventual replacement could include some of the walks and steps, the mismatched front porch columns (and potentially the front porches in general), soffit/fascia and much of the wood trim, and landscaping/lot grading improvements.

A qualified general contractor could provide the best guidance for a unified approach.

Location: Throughout

Task: Repair / Replace

Cost: Not determined



Steps are cracked/settled



Some deteriorated brick noted

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Wood trim needs attention



Porch flooring is weathered/worn



Porch flooring is weathered/worn



Sidewalk is cracked

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Wood trim needs work



Soffit/fascia could be capped to lower maint.



Wood trim needs work



Weathered deck on balcony

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Mismatched columns



Deck missing to protect roof?

ROOF DRAINAGE \ Downspouts

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.](#)

Task: Re-direct downspouts to discharge above grade

Time: As required

Cost: Minor

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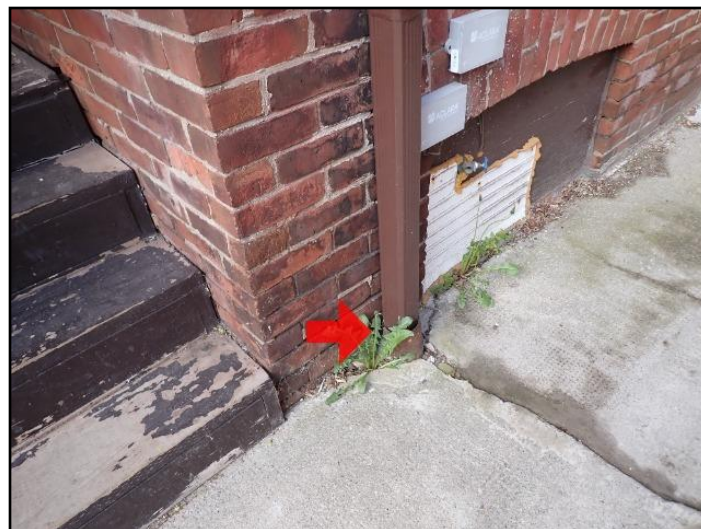
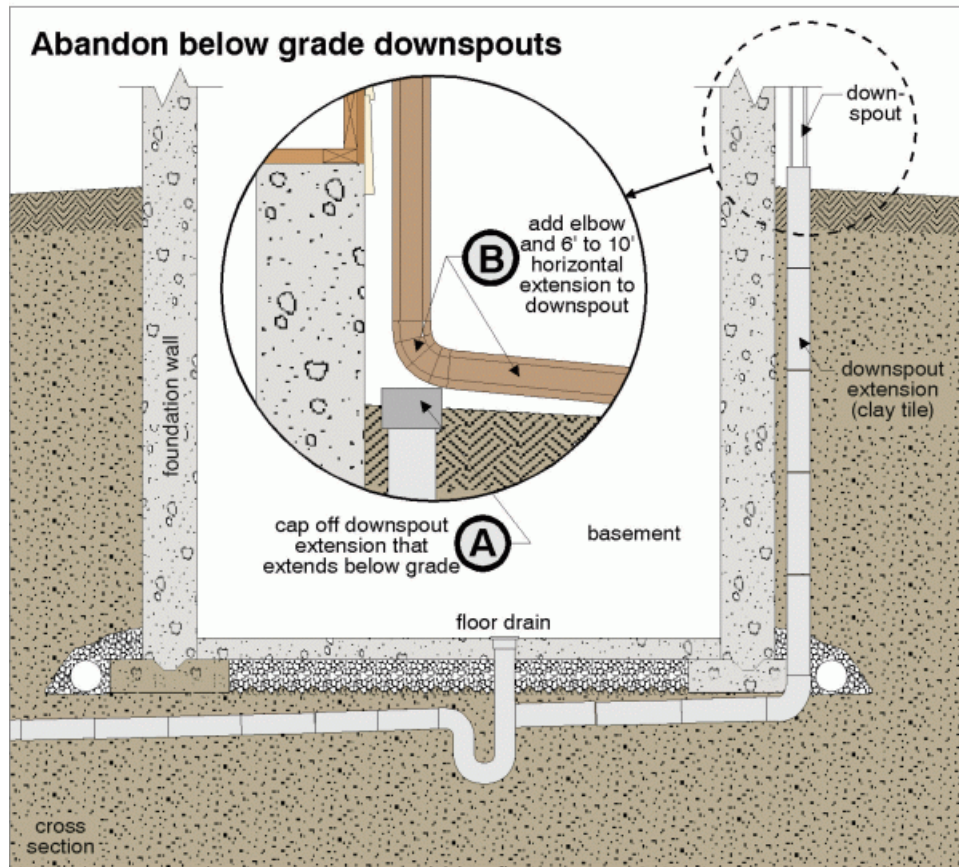
INSULATION

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As of Dec 2016, a Toronto by-law requires...

Condition: • Discharge locations

It is always preferable to discharge the water as far away from the house as practical. At the same time, they should be located where they will not cause erosion, be a trip hazard or create an ice problem.

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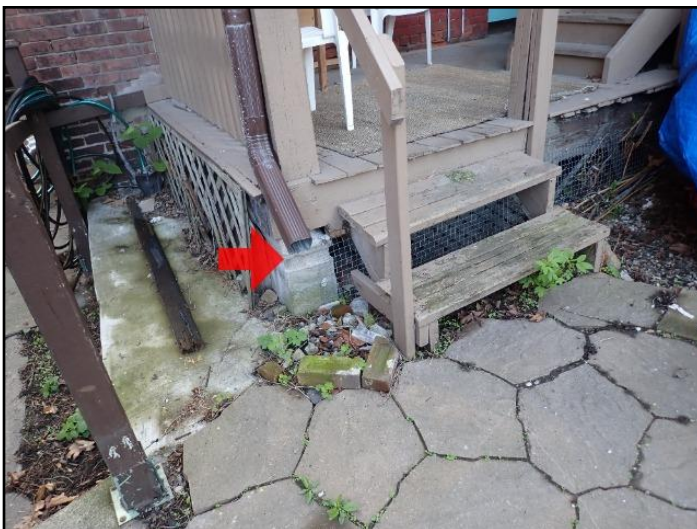
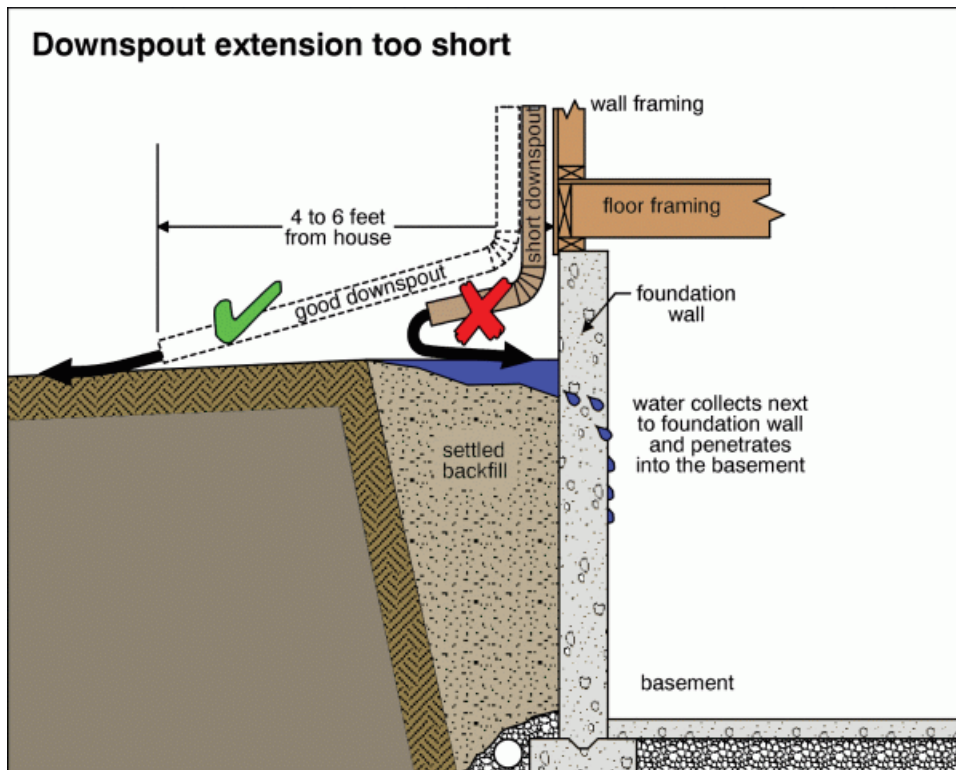
INTERIOR

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Task: Monitor / Improve

Time: If necessary



Maintain discharge well away from foundation



Maintain discharge well away from foundation

LANDSCAPING \ Lot grading

Condition: • Lot grading

When trying to minimize basement leakage, it is always best to be proactive and slope the grades away from the house. If improving, using solid surfaces will be most effective. (i.e. a concrete walkway will channel water better than grass or gravel.)

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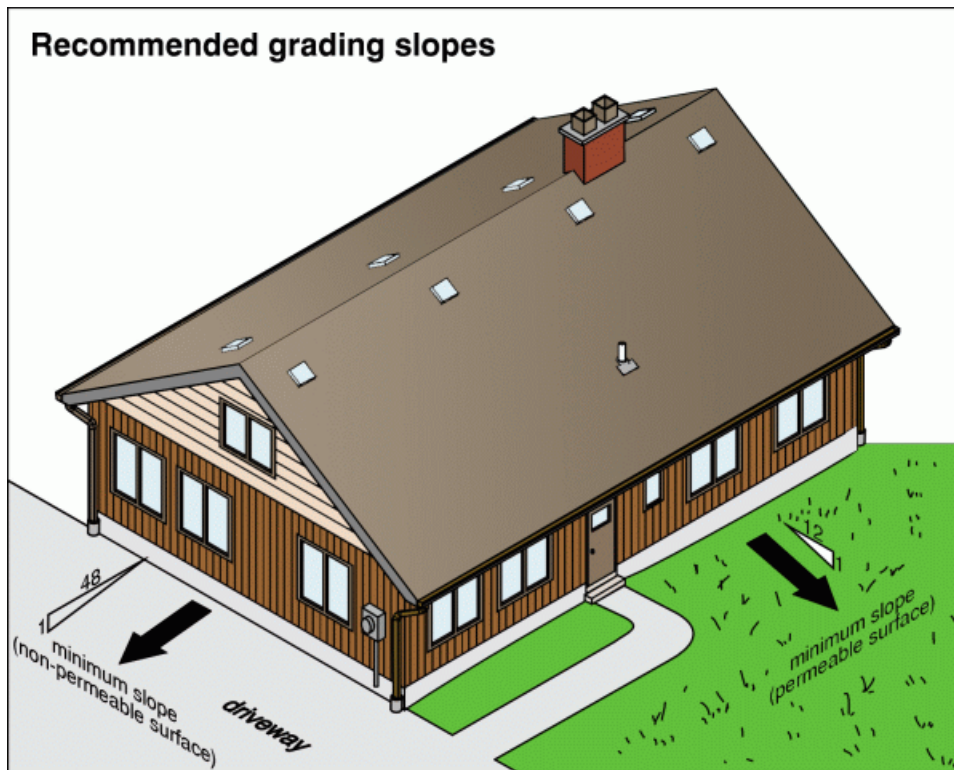
INTERIOR

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Task: Monitor / Improve

Time: If necessary



Maintain slope away from house



Maintain slope away from house

GARAGE \ Vehicle doors

Condition: • Damage

Task: Replace

Time: Before using

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Cost: \$500 - \$1,000



Damaged garage door

Inspection Methods and Limitations

Inspection limited/prevented by:

- Storage in garage
(only one garage door was opened)
- Poor access under steps, deck, porch

Description

Configuration: • Basement • Crawlspace

Foundation material: • Stone • Brick • Not visible in areas

Floor construction: • Joists

Exterior wall construction: • Masonry

Roof and ceiling framing: • Not visible

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.

Condition: • Restricted access to Attic/roof space

With awkward/sealed access, we were unable to comment on the conditions in the Attic.

When the area below is clear, and access is possible, it is advised to check:

- condition of roof structure (rafters and sheathing)
- type and amount of insulation
- proper installation of roof vents, soffit baffles
- proper installation of any exhaust ductwork (kitchen, bathroom, laundry)

Location: Attic/roof space

Task: Provide access and inspect to verify conditions

Time: As soon as practical



Attic access in Unit 4



Roof space access in Unit 6

STRUCTURE

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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.

Inspection Methods and Limitations

Attic/roof space: • No access

Crawlspace: • Inspected from access hatch

Description

Service size:

- Not determined
(Suspected to be 2x100 amp services split into 40 amp services for individual units)

Main disconnect/service box type and location: • Fuses - basement

Distribution panel type and location: • Breakers - basement • Fuses - basement

Auxiliary panel (subpanel) type and location: • Breakers - second floor

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

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.

Condition: • The panels and the panel wires look professionally organized and well put together.

A sampling of the wiring revealed wires in good condition.

Not all panel covers were removed.

An electrician should check all wiring when fuses are replaced.



Panels, meters and wires look well organized



Visible wiring is in good condition



Panels, meters and wires look well organized



Visible wiring is in good condition

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

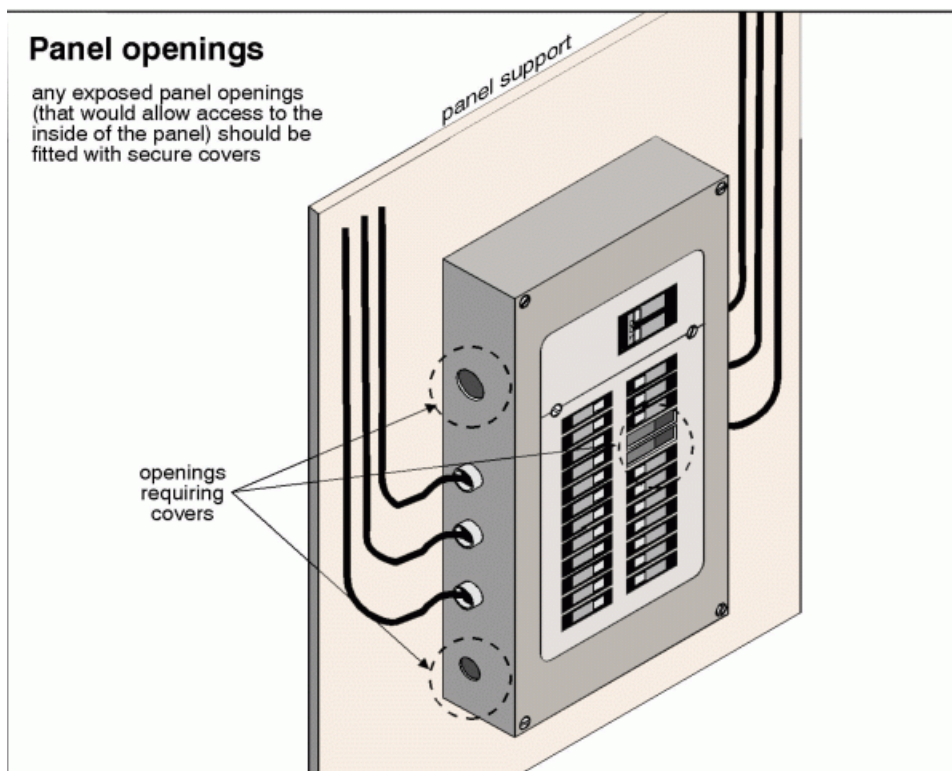
Condition: • Openings in panel

Any knockouts/panel openings should be plugged/capped.

The empty fuse holders should also be filled.

Task: Improve

Cost: Minor





Openings in panel



Openings in panel

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**Condition:** • Fuses or breakers too big

When a fuse is too large for the size of the wire, the wiring could overheat.

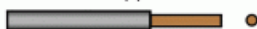
15 amp fuses are standard for most circuits with 14 gauge wire.

Exceptions can be made in some circumstances.

An electrician could best advise.

Location: Various**Task:** Further evaluation / Improve**Cost:** Minor**Common household wire and fuse sizes**

14 AWG copper wire

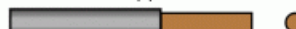
**common uses:**

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire

**common uses:**

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire

**common uses:**

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire

**common uses:**

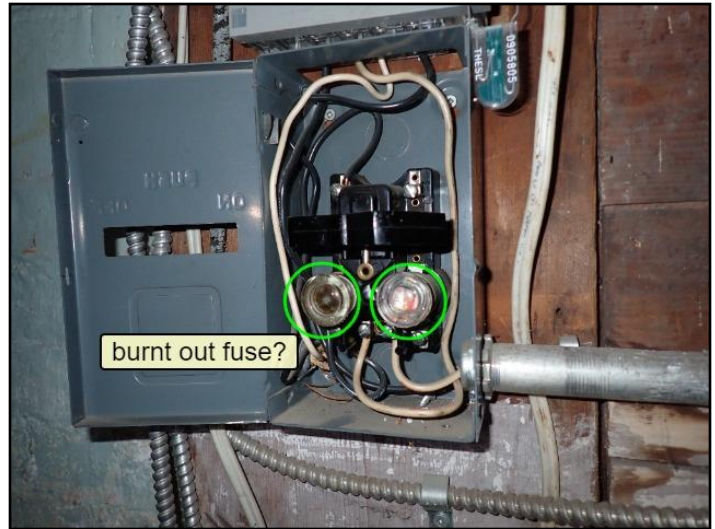
electric stoves and ovens

typical fuse/breaker size:

40 amps



Fuses suspected to be too big



Fuses suspected to be too big



Fuses suspected to be too big

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

Condition: • [Noted in the home. Click here to see the Ontario Electrical Safety Authority's position on this wiring system.](#)

While some of the house has been rewired, live knob-and-tube wiring was noted and should be suspected where there are ungrounded outlets.

As well, it is often running to areas that are difficult to replace without causing expensive cosmetic repairs (e.g. ceiling lights and wall sconces).

Typical replacement costs are \$1,000 to \$2,000 per room/area. The cost is usually lower if re-wiring is done when renovating or redecorating.

At the same time, the number of outlets should be brought up to current standards along with other safety measures (i.e. AFCIs and GFCIs).

See other comments re: ungrounded outlets.

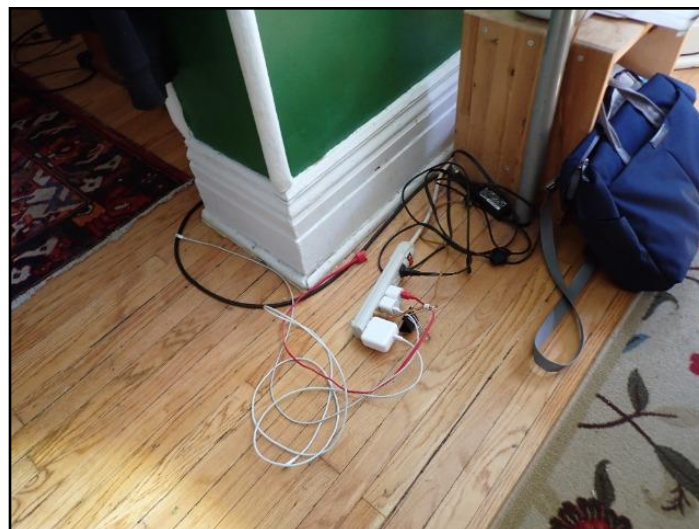
Task: Replace when remodeling



Knob-and-tube wiring



Knob-and-tube wiring



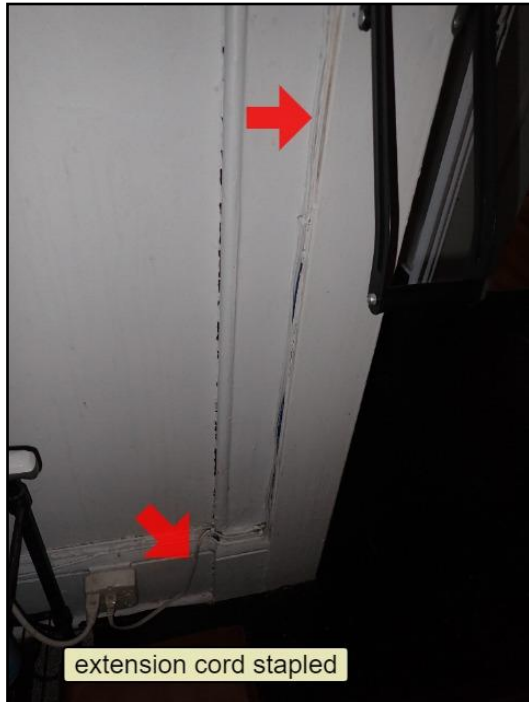
More outlets needed

DISTRIBUTION SYSTEM \ Wiring - installation, damaged or exposed

Condition: • Low quality installation

Location: Middle floor, Unit ?

Task: Remove



Low quality installation



Low quality installation

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

Many of the three-pronged outlets tested ungrounded.

Often, in homes of this age, the original outlets were all two-pronged and there may or may not be a ground wire in the outlet box. Newer, or areas that have been renovated usually have grounded wiring.

When improving, if there is no ground wire in the outlet box (old wiring or it is cut too short), installing GFCIs (ground fault circuit interrupters) is often a cost-effective option.

The other, more expensive fix is to re-wire.

See other comments re: knob-and-tube wiring.

Location: Various Throughout

Task: Improve

Cost: Depends on approach

Description

Heating system type: • Boiler

Fuel/energy source: • Gas

Heat distribution: • Radiators

Approximate capacity: • 2 x 180,000 BTU/hr

Approximate age: • Not determined

Typical life expectancy: • Boiler (cast-iron) 20 to 35 years

Main fuel shut off at: • Meter

Fireplace/stove: • Non-functional

Chimney/vent: • Masonry

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • At the time of inspection, the boilers were working properly and the house was comfortably warm.

With the exception of the tenant in Unit 6, there were no complaints about a lack of heat, and some said it was often too hot so they would open their windows. There was no consensus on who controlled the thermostat.

While the age of the boilers was not confirmed, Slant/Fin is generally regarded as a quality manufacturer of reliable equipment.

An annual maintenance agreement that covers parts and labour is typically recommended for all heating equipment.



Boilers are in good condition



Boilers are in good condition

CHIMNEY AND VENT \ Masonry chimney

Condition: • Chimneys are in varying condition

From what we could tell, only one chimney is currently in use (for the boilers).

None of the fireplaces looked in service, so in effect the other chimneys are abandoned.

Anything that goes through the roof is a potential are for a roof leak.

The location of the chimneys (obstructing the flow of water off the roof) also makes the roof more vulnerable.

With a good roofer installing the proper underlayment/protection and maintenance of the flashings, the risk should be reasonably lower.

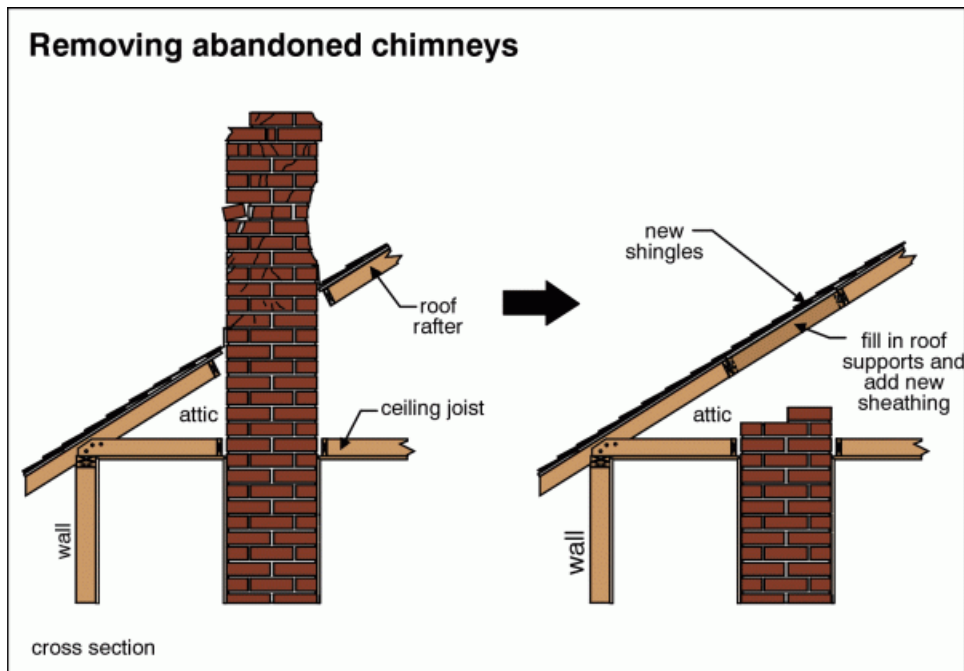
Otherwise, if there are no plans to resurrect the fireplaces, the chimneys could be removed (at least down to the roof line) to lower the risk of a roof leak.

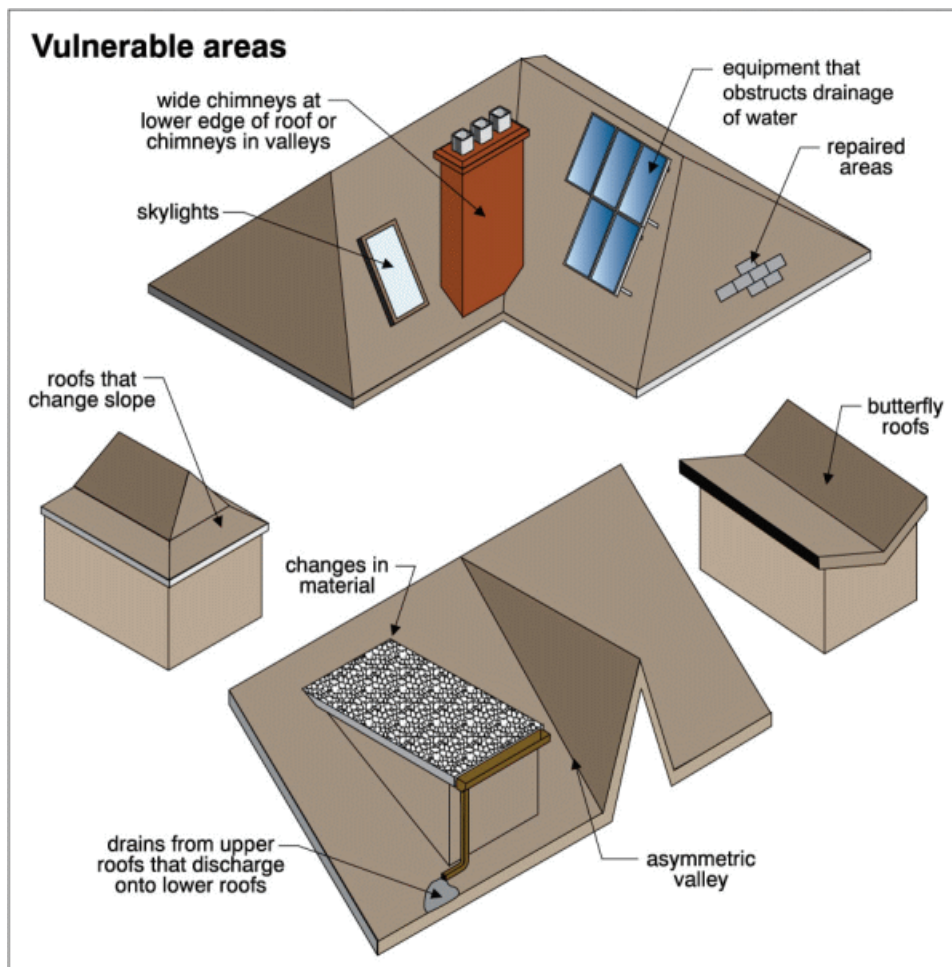
Location: Various

Task: Maintain / Improve or remove

Time: As necessary

Cost: Not determined

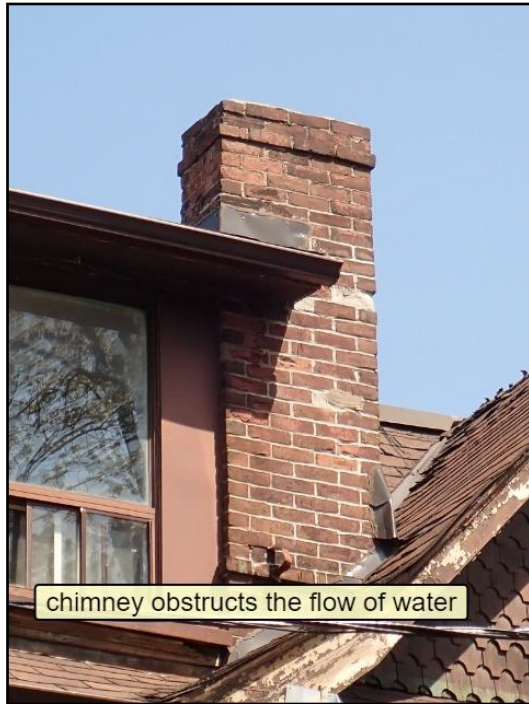




Working chimney for the boilers



Abandoned chimney



Abandoned chimney



Abandoned chimney

FIREPLACE \ General notes

Condition: • Not functional

Neither of the fireplaces should be considered functional.

Often these fireplaces were designed to burn coal and do not always burn wood well without (sometimes expensive) modifications.

Many chimneys in houses of this vintage did not have liners (they were brick only).

Some insurance companies are taking a cautious approach and requiring liners to be installed.

Task: Inspect and make any necessary modifications

Time: Before using

Cost: Not determined

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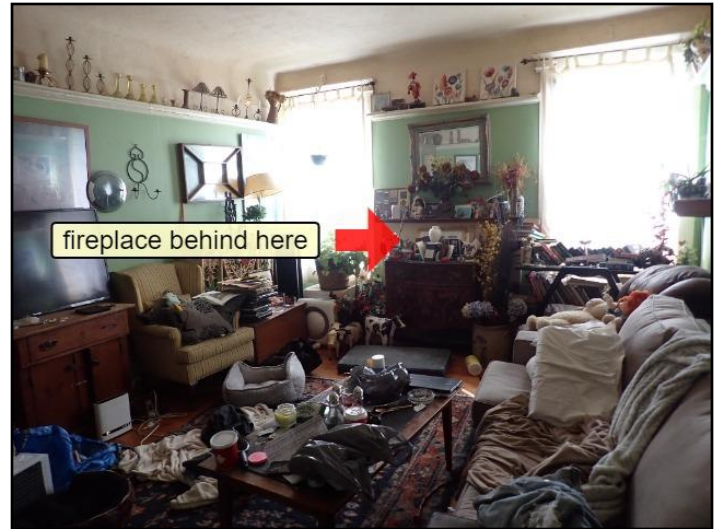
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Non functional fireplace



Not functional

COMMENTS \ Additional

Condition: • Noise coming from radiators

A couple of the tenants complained of a low humming noise that made it difficult to sleep.

The circulating pump was running at the time of inspection and may be related.

A heating contractor could best advise.

Inspection Methods and Limitations

Inspection limited by: • Radiators - limited access due to location/covers

Zone, boiler and radiator valves: • Not tested as part of a building inspection

Boiler pump: • Not tested

INSULATION AND VENTILATION

524 & 526 Palmerston Blvd, Toronto, ON May 4, 2024

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Description

Attic/roof insulation material: • Not determined due to lack of access.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • For the most part, insulation details are not visible/accessible

In older houses, insulation levels (and ventilation) are usually below modern standards and, in many cases, it is not practical (or cost effective) to improve it unless the opportunity presents itself (e.g. during renovations).

Any upgrade would be considered a discretionary improvement (as opposed to a repair).

Improvements may lead to lower heating/air conditioning costs and improved comfort.

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Roof space

Inspection limited/prevented by lack of access to: • Wall space - access not gained.

Roof ventilation system performance: • Not evaluated

Description

Service piping into building: • Copper

Supply piping in building: • Copper • PEX (cross-linked Polyethylene) • Galvanized steel

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

Water heater type: • Induced draft

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 284 liters • 284 liters • 284 liters

Water heater approximate age: • 1 year • 2 years • 15 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic • Copper • Cast iron • Galvanized steel • Lead

Floor drain location: • Center of basement

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Older Bathroom fixtures/finishes

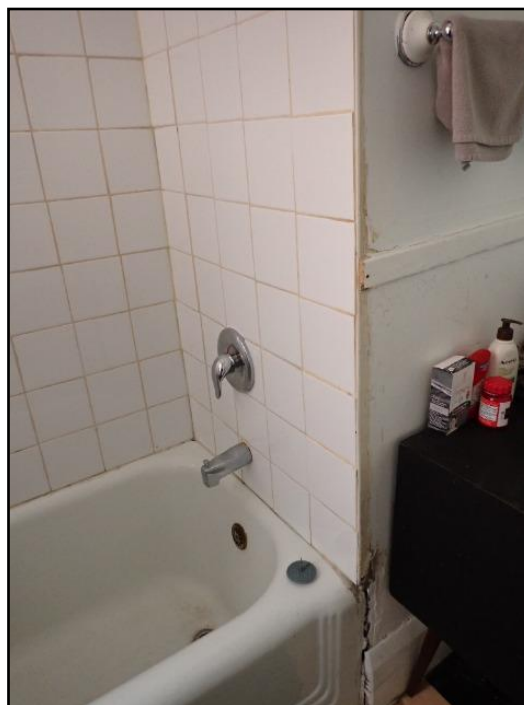
The plumbing fixtures and finishes, while functional, are arguably dated and in various states of repair.

Because there is such a wide range of options available, the cost of updating will depend on the quality of the finished product desired.

Modest Bathroom renovations start at \$10,000 and can easily go higher.



Older Bathroom fixtures/finishes



Older Bathroom fixtures/finishes

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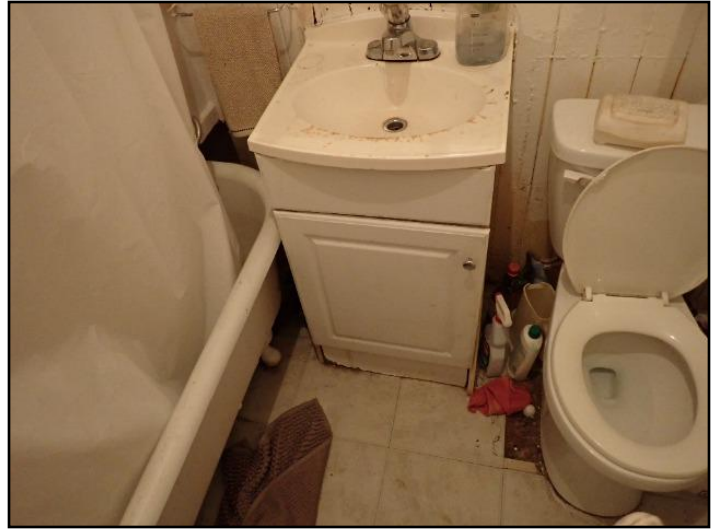
INTERIOR

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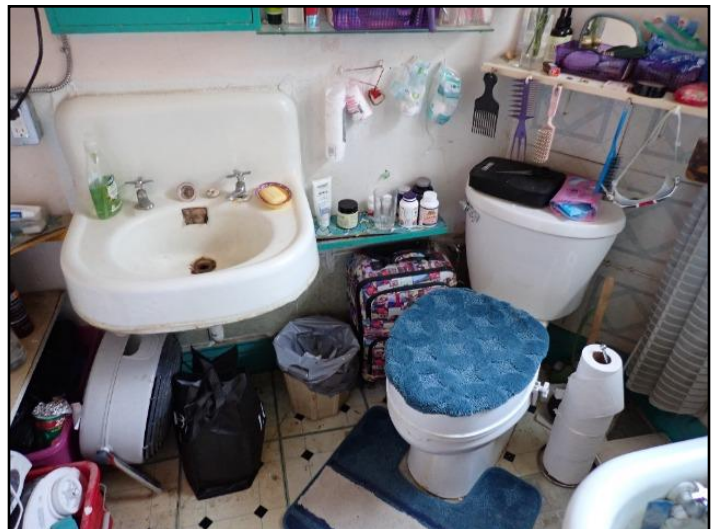
Older Bathroom fixtures/finishes



Older Bathroom fixtures/finishes



Older Bathroom fixtures/finishes



Older Bathroom fixtures/finishes



Older Bathroom fixtures/finishes

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Galvanized steel

This piping is beyond its normal service life. The interior is typically corroded reducing water pressure and volume. Eventually the pipe walls fail and leaking will occur.

Location: Various

Task: Replace

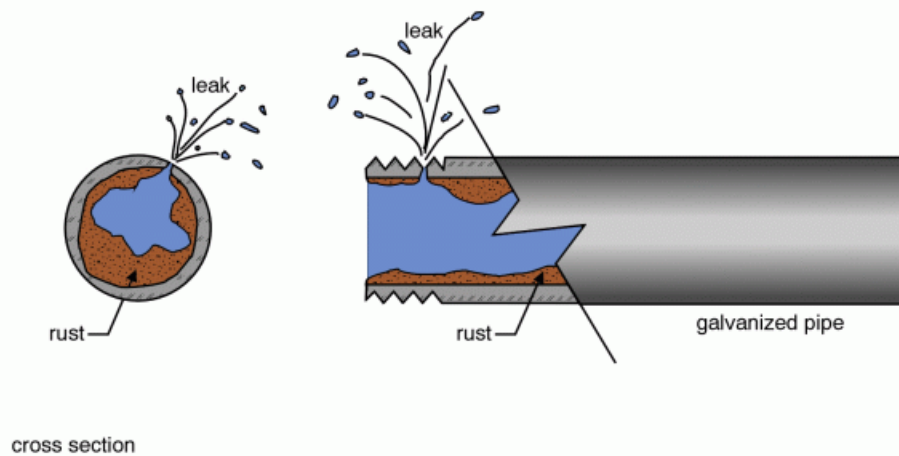
Time: As soon as practical or when renovating

Cost: Not determined

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



Galvanized steel piping



Galvanized steel piping

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Galvanized steel



Galvanized steel

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

One water heater was leaking and scheduled to be replaced.



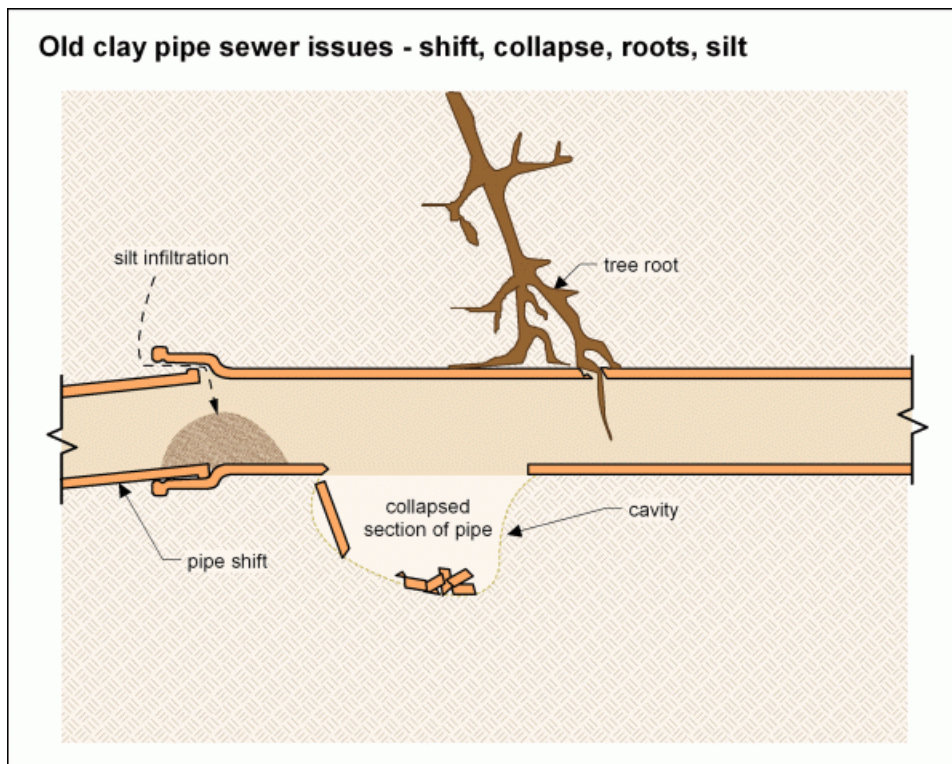
Leaking water heater

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 - \$600 is typical



WASTE PLUMBING \ Sump pump

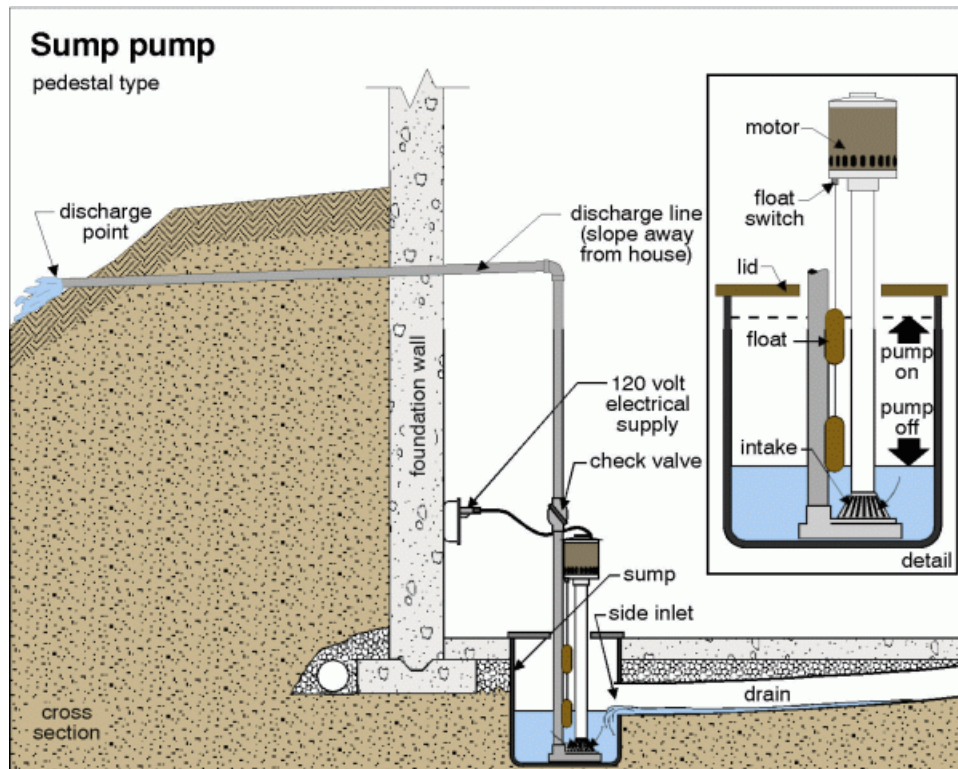
Condition: • There is a large cavity with water in it and an old rusted sump pump in the same vicinity.

It wasn't determined if this was in fact a sump pit or served some other purpose. The source of the water was not known (i.e. from downspouts, foundation drainage tile, groundwater, etc.).

A plumber may be able to offer more insight.

Task: Further evaluation / Improve

Time: As necessary



Cavity on basement floor



Old sump pump

FIXTURES AND FAUCETS \ Faucet

Condition: • Drip, leak

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Location: Unit #2

Task: Repair / Replace

Time: As soon as practical

Cost: Minor



Drip, leak

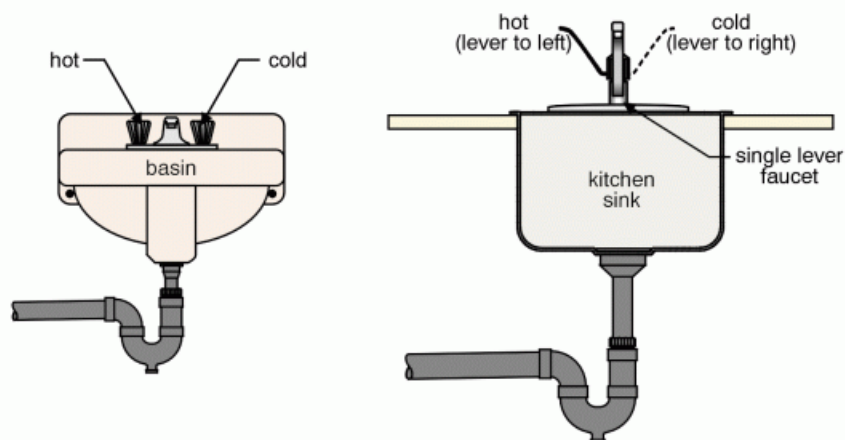
Condition: • Hot and cold reversed

Location: Various Bathroom

Time: If desired

Cost: Minor

Hot/cold conventions



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Leak

Location: Unit #6

Task: Repair

Cost: Minor



Leak

FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

Loose toilets are more susceptible to losing the seal between the closet flange and the toilet and ultimately leaking.

If the toilet bolts have been tightened and the toilet is still loose because the floor is uneven, plastic shims and/or caulking around the base can help.

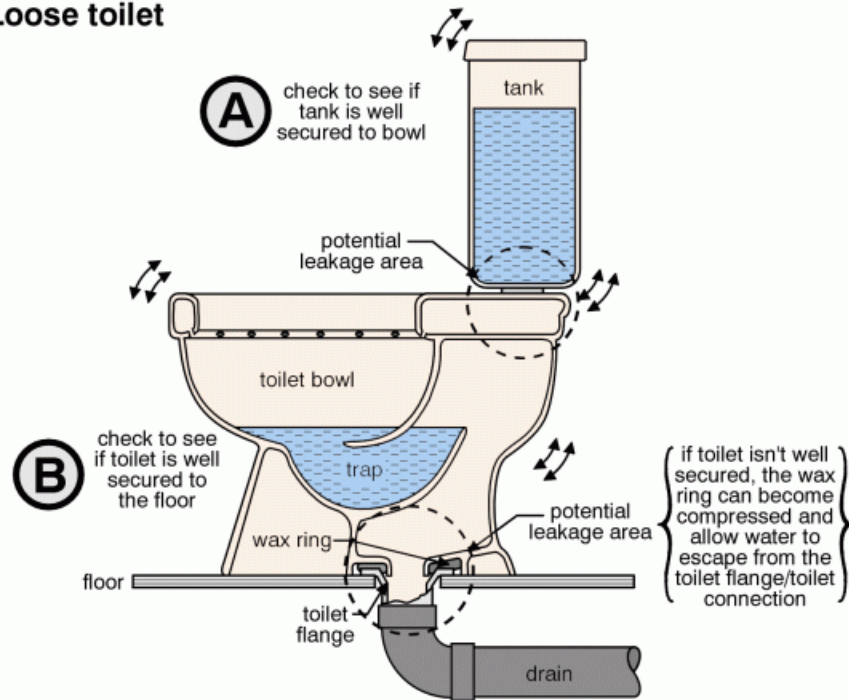
Location: Unit #4

Task: Improve

Time: As soon as practical

Cost: Minor

Loose toilet



Loose toilet

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Inspection Methods and Limitations

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

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • The elements of the interior are in varying conditions, somewhat inconsistent and in many cases dated.

Like most rental properties, some units are cleaner/tidier than others.

There are worn, damaged floors, older cabinets, older/some broken windows, poorly repaired ceilings/walls, trim details, etc.

Because everyone has a different tolerance, the cost to improve will depend on the quality of fit and finish desired.

A general contractor should be retained to give a more accurate assessment of costs.



Some units are neater/cleaner than others



Some units are neater/cleaner than others

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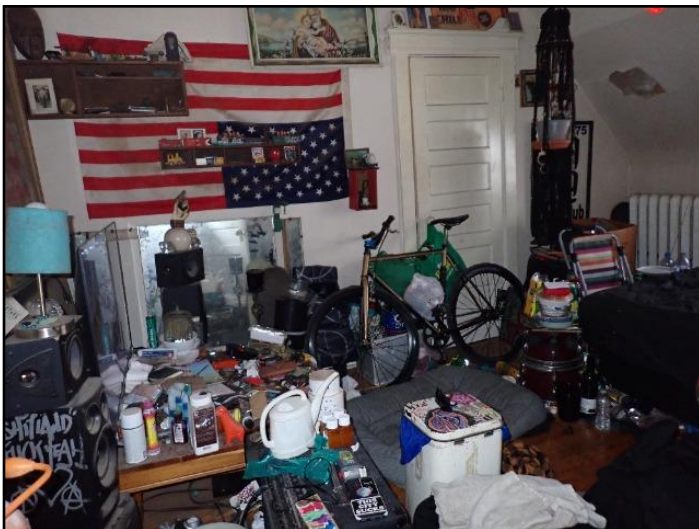
REFERENCE



Kitchens are in varying condition



Kitchens are in varying condition



Some units are neater/cleaner than others



Some units are neater/cleaner than others

FLOORS \ General notes

Condition: • Sloped flooring

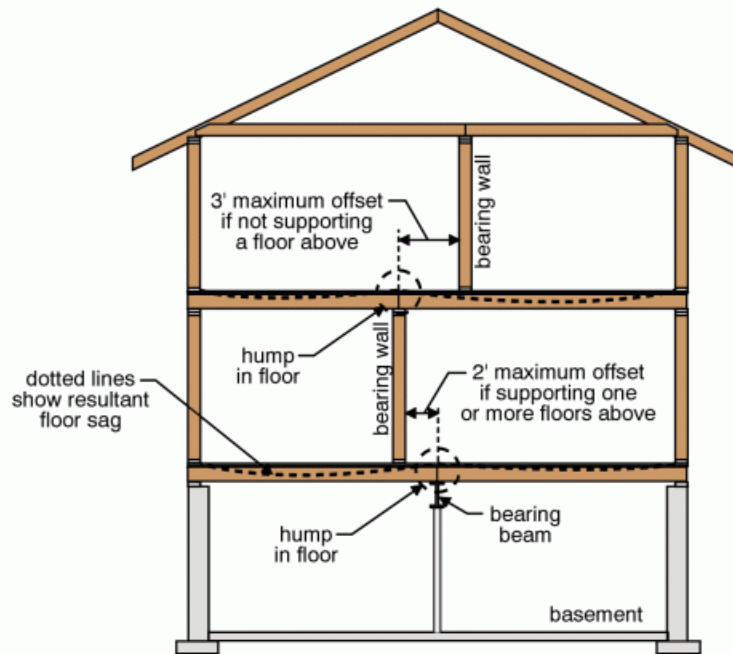
Sloping floors (and out of square doorways) are common to older houses.

The causes can be numerous and there is often more than one contributing factor.

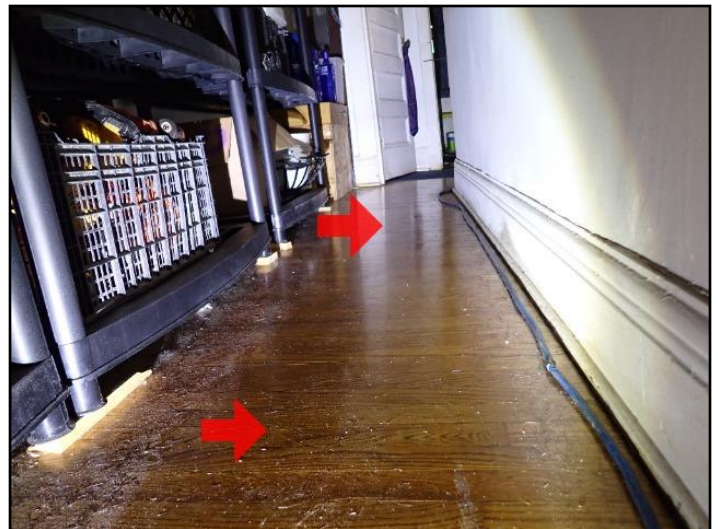
Often it can be attributed to age (gravity/sagging). Other times it can be structure that is offset, undersized or has been altered or damaged over the years (e.g. notched floor joists, excessive spans, rearranged/removed walls, insect damage, etc.). Sometimes poor workmanship can also be a contributor.

The most common time to address them is when renovating or replacing the flooring.

Offset bearing walls



Sloped flooring



Sloped flooring



Out-of-square door opening(s)

BASEMENT \ Leakage

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)

Condition: • Even when there is no leakage, some amount of basement dampness can be common to houses of this

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age.
When these houses were built, the same level of foundation waterproofing wasn't usually done and the condition of any original drainage/weeping tile is not likely pristine.
See other comments in Exterior and Interior sections for best strategies to minimize the potential for future water problems in the basement.
A dehumidifier can benefit almost any basement (especially in the summer).

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Limited access to cabinets and closets

Percent of foundation not visible: • 75 %

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. • Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years.

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.

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.

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. • 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.

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 be a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

END OF REPORT

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