

Your Inspection Report



31 Runnymede Rd
Toronto, ON M6S 2Y1



PREPARED FOR:
THEODORE BABIAK

INSPECTION DATE:
Monday, March 23, 2026

PREPARED BY:
Scott Lutz, RHI



Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

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inspection@carsondunlop.com

Excellence in home inspection



April 1, 2026

Dear Theodore Babiak,

RE: Report No. 96580, v.2
31 Runnymede Rd
Toronto, ON
M6S 2Y1

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

TO THE PROSPECTIVE BUYER: Our obligation and liability are limited to the seller.

Thanks again for choosing Carson Dunlop

Sincerely,

Scott Lutz, RHI
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

31 Runnymede Rd, Toronto, ON March 23, 2026

Report No. 96580, v.2

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OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					

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.

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.

Our obligation and liability are limited to the seller.

Roofing

FLAT ROOFING \ Modified bitumen

Condition: • At or near end of life

Alligatoring surface, cracking

Location: Garage

Task: Replace

Time: Less than 1 year

Cost: \$1,500 - \$3,000

Structure

RECOMMENDATIONS \ General

Condition: • No access was gained to the crawlspace.

Location: Under Rear Porch

Task: Provide access and inspect to verify there are no issues with the structure, heating, plumbing, electrical, insulation, ventilation or moisture problems.

Time: As soon as practical

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • [Water stains](#)

See also ROOFING.

Location: Rear at Party Wall / Chimney

Task: Consult a specialist for further evaluation

Time: As soon as practical

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Heating

FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Although the furnace is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace the furnace at any time.

Location: Furnace room

Task: Replace

Time: When necessary

Cost: \$3,500-\$7,000

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner past typical life expectancy

Be prepared to replace at any time.

Location: Rear Right Exterior

Task: Replace

Time: Soon

Cost: \$3,000 - \$6,000

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Be prepared to replace at any time.

Task: Replace

Time: Soon

Cost: \$1,000 - \$3,000

Interior

BASEMENT \ Wet basement - evidence

Condition: • Evidence of moisture noted

Elevated moisture meter readings. See also low moisture meter readings above. See \Walls above.

Location: Rear Basement

Task: Ensure gutters and downspouts are working properly and exterior grade slopes down away from the home.

Monitor the area for evidence of moisture, particularly in the spring when snow melts or after heavy or persistent rains.

Time: Immediate and ongoing

Cost: Not determined

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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

ROOFING

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Description

Sloped roofing material:

- Asphalt shingles



Asphalt shingles: Rear



Asphalt shingles: Front

Flat roofing material:

- Modified bitumen membrane
Garage



Detail: Modified bitumen membrane



Modified bitumen membrane

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Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Annual inspections are recommended (on any roof) to take care of any roof damage and/or regular maintenance items (flashings/caulking).

Condition: • The roof shingles are in good overall condition, with some small maintenance repairs made over time (see below). Replacement within 5 years should be anticipated.

Task: Consult a specialist for further evaluation

Time: Next annual tune-up

SLOPED ROOFING \ Asphalt shingles

Condition: • Missing

Location: Rear Right (looking from street)

Task: Repair

Time: As soon as practical

Cost: Minor with annual tune-up



Missing

Condition: • Repair

Previous repairs

Location: Rear Right (looking from street)

Task: Monitor

Time: Ongoing

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Repair

SLOPED ROOF FLASHINGS \ General notes

Condition: • Inspect during annual tune-up.

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • Caulked

Location: Rear Roof

Task: Consult a specialist for further evaluation

Time: Next annual tune-up



SLOPED ROOF FLASHINGS \ Roof vent

Condition: • Caulked

Location: Right Side Roof

Task: Consult a specialist for further evaluation

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Time: Next annual tune-up



FLAT ROOFING \ Modified bitumen

Condition: • At or near end of life

Alligatoring surface, cracking

Location: Garage

Task: Replace

Time: Less than 1 year

Cost: \$1,500 - \$3,000



At or near end of life

FLAT ROOF FLASHINGS \ General notes

Condition: • Inspect during annual tune-up.

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Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With camera on extension pole

Age determined by:

• Visual inspection

Flat Roof

• Seller

House resingled in 2005

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Description

General: • The exterior has been well maintained and is in good condition.

Wall surfaces and trim:

- [Brick](#)
- [Vinyl siding](#)
- [Wood](#)

Rear Porch; Garage

Observations and Recommendations

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.

SEE DISCONNECTION EXEMPTION IN THE APPENDIX.

Task: Inspect annually

Time: Ongoing



Discharge below grade - See Exemption in Appx

WALLS \ Masonry (brick, stone) and concrete

Condition: • Most masonry walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • The quality of the connection of a deck to the building is a common issue. This cannot be verified during a home inspection, but you should understand this is a potential weak spot in any deck system.

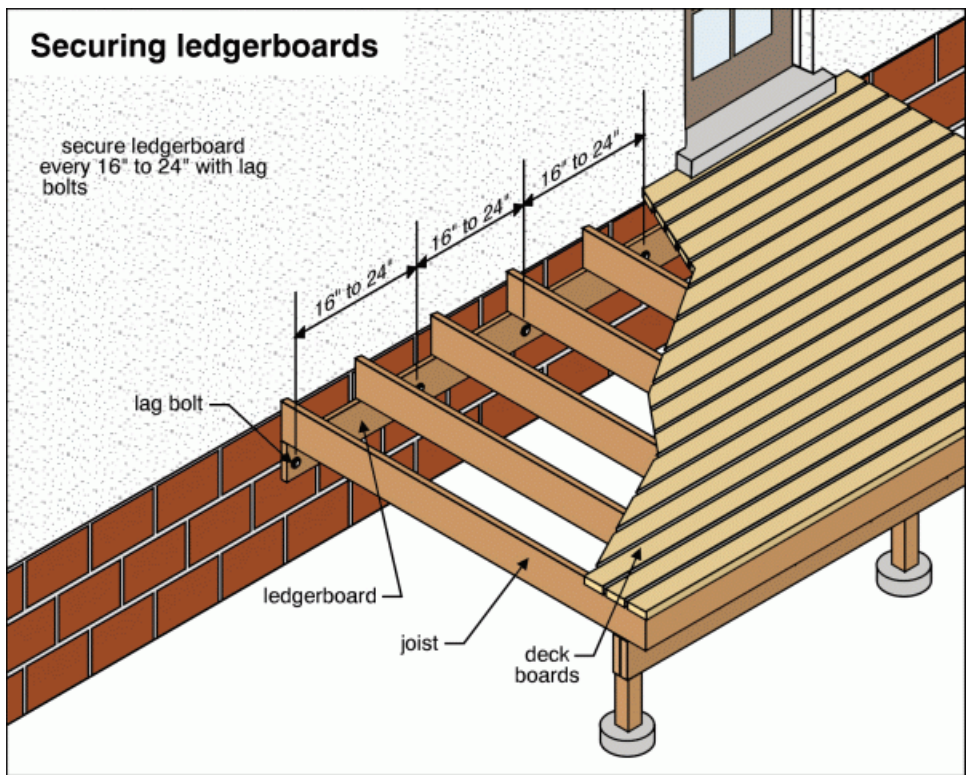
Front Deck connection is concealed behind insulation framework.

Location: Front and Rear Porches / Decks

Task: Inspect Annually

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Time: Ongoing



Deck Connection quality: Inspect annually

LANDSCAPING \ Lot grading

Condition: • The ground around some parts of the home does not slope to drain water away from the foundation.

Location: Various; For example, Rear

Task: Improve grading so the ground slopes down at least 1 inch per foot for the first 6 feet away from the home. Note: Less slope is needed on hard surfaces like driveways

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Time: As necessary



Lot Grading - Ensure slope away from home

GARAGE \ General notes

Condition: • Older Garage

Location: Rear

Task: Repair / Demolish, Replace

Time: Ongoing / Discretionary

Cost: Not determined



Older Garage



Older Garage

Condition: • Shelving - load capacity not determined

Task: Verify

Time: Before using

Cost: Not determined

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Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage • Poor access under steps, deck, porch • Snow / ice / frost • Lack of access - Environmental (snow/ice)

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Fences and boundary walls • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures • Exterior natural gas BBQ connections (if present).

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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Stone](#) • Not visible in areas
- Floor construction:** • [Joists](#) • Subfloor - plank
- Exterior wall construction:** • [Masonry](#)
- Roof and ceiling framing:**
- [Rafters/ceiling joists](#)
 - [Plank sheathing](#)



Plank sheathing



Rafters

- Party wall:**
- [Masonry](#)



Party Wall: Masonry

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: • No access was gained to the crawlspace.

Location: Under Rear Porch

Task: Provide access and inspect to verify there are no issues with the structure, heating, plumbing, electrical, insulation, ventilation or moisture problems.

Time: As soon as practical



No access was gained to the crawlspace

RECOMMENDATIONS \ Overview

Condition: • The home is in an area where termites are active, although no activity or damage was noted during the inspection.

Task: Engage termite specialist to inspect and advise.

Time: As soon as practical

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.

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • [Water stains](#)

See also ROOFING.

Location: Rear at Party Wall / Chimney

Task: Consult a specialist for further evaluation

Time: As soon as practical

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Water stains



Detail: Water stains

Inspection Methods and Limitations

Attic/roof space: • Inspected from access hatch

Crawlspace:

- No access
- Under Rear Porch

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Description

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

Main disconnect/service box type and location:

- [Fuses - basement](#)



Fuses - basement



Fuses - basement

Distribution panel type and location:

- [Breakers - basement](#)



Breakers - basement



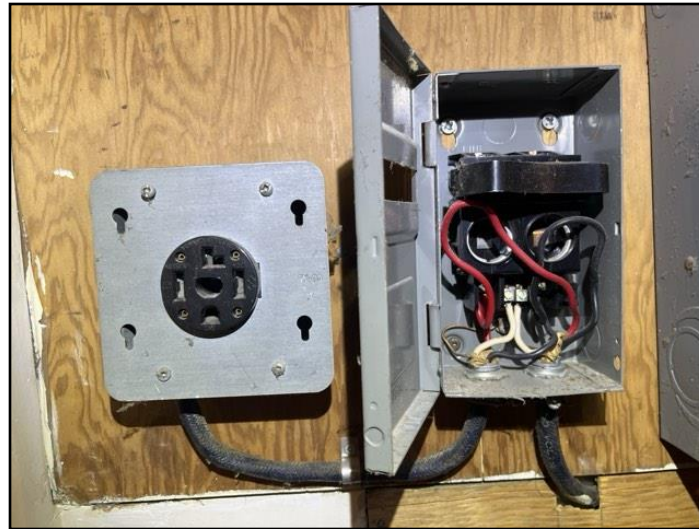
Breakers - basement

Auxiliary panel (subpanel) type and location:

- [Fuses - basement](#)

No fuses present.

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Fuses - basement

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • No AFCI

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.

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Obsolete service box](#)

Consider replacing the main fuse switch with circuit breakers.

Location: Basement Panel Area

Task: Replace

Time: If/when making improvements

Cost: \$1,500 - \$3,000

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Circuits not labeled](#)

Location: Basement Panel

Task: Verify

Time: As soon as practical

Cost: Minor

Condition: • [Openings in panel](#)

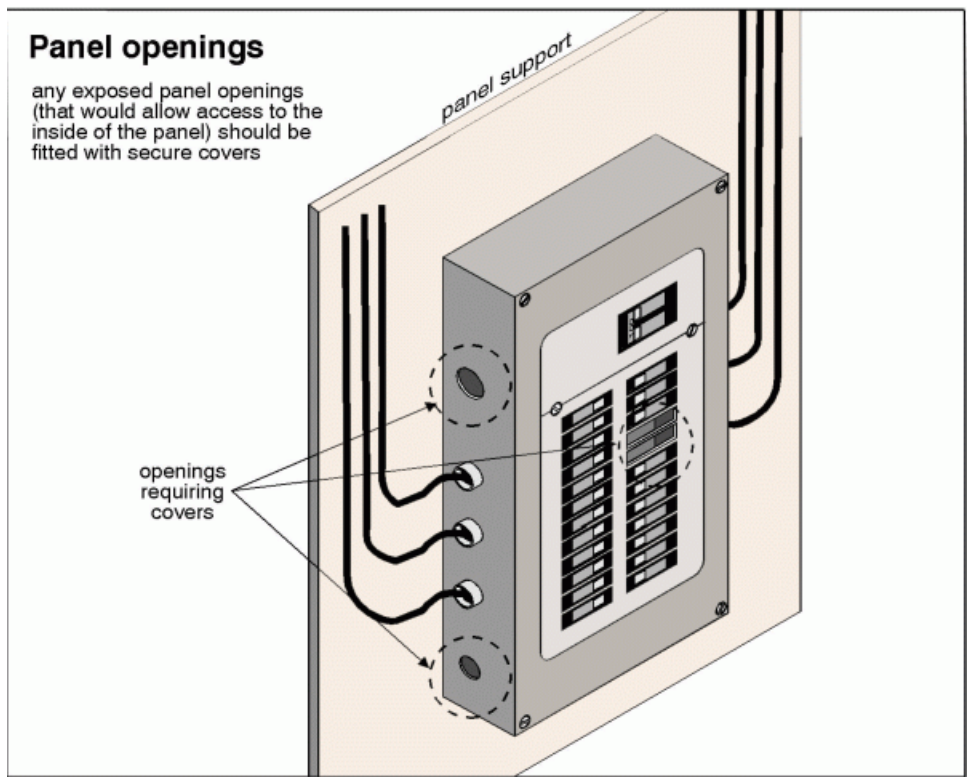
Location: Basement Panel

Task: Correct

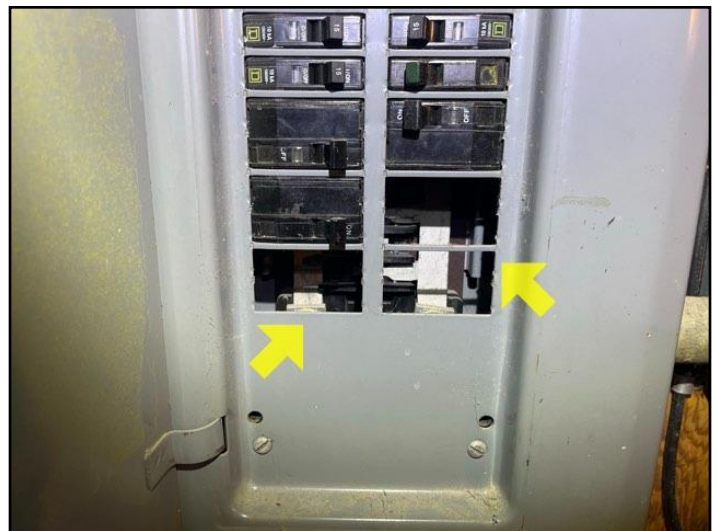
Time: As soon as possible

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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 can overheat.

Appears to be 10 gauge wire with 40 Amp breaker. Typically, a 30 Amp breaker would be used. Exceptions can be made in some circumstances.

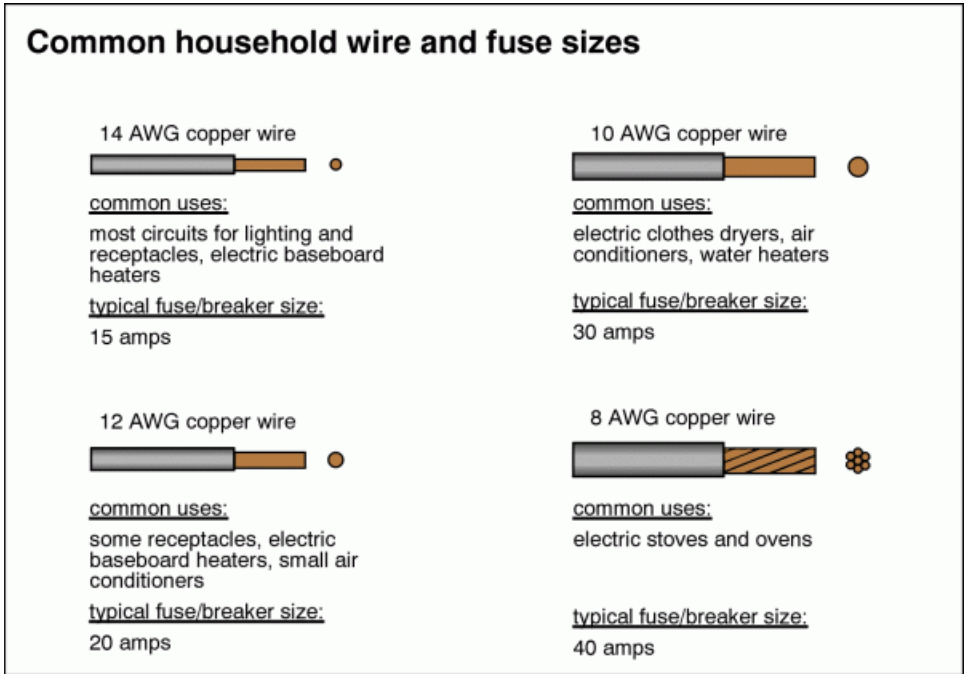
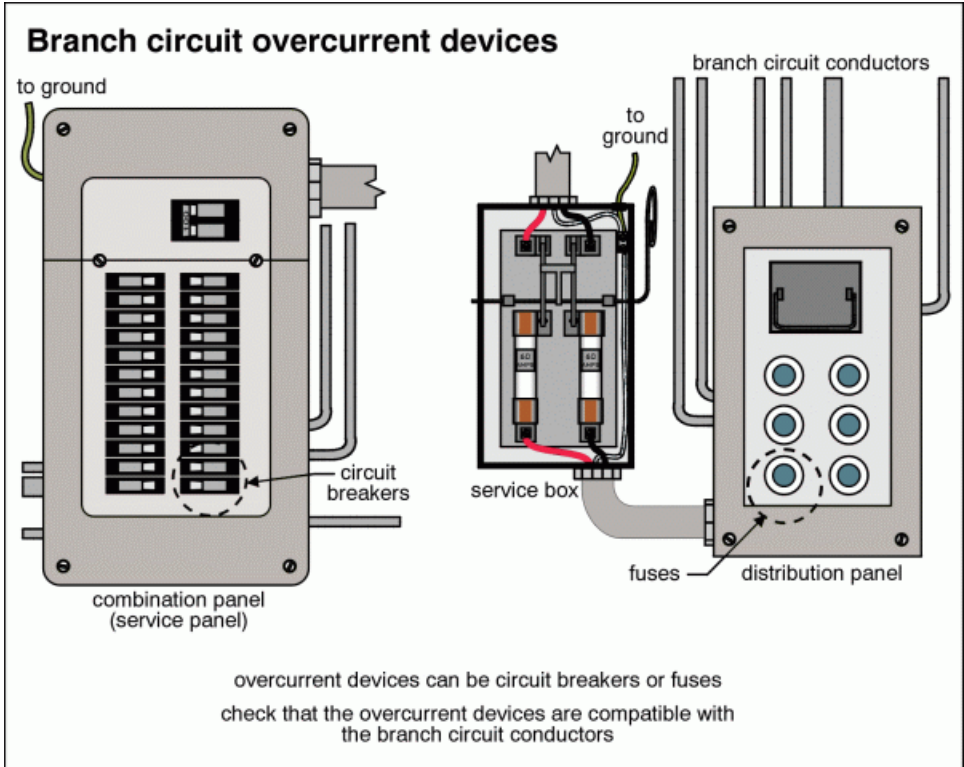
No evidence of overheating was visible.

An electrician could best advise.

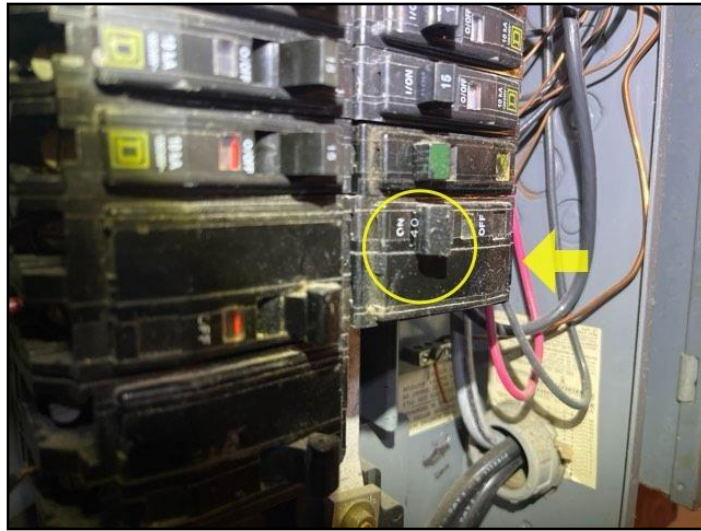
Task: Further evaluation / Improve

Time: If necessary

Cost: Minor



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Fuses or breakers too big

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

Condition: • [Although no active knob-and-tube wiring was noted there may be some present based on the age of the home.](#) Click on the line above to see the Ontario Electrical Safety Authority's position on this wiring system.

DISTRIBUTION SYSTEM \ Lights

Condition: • Exposed to mechanical damage (No cage or protective lens).

Location: Various House and Garage

Task: Protect

Time: As soon as practical

Cost: Minor



Exposed bulbs: Example, Rear Basement



Exposed bulbs: Example, Front Basement

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Inspection Methods and Limitations

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

Description

Heating system type:

- [Furnace](#)



Furnace



Furnace

Fuel/energy source: • [Gas](#)

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [21 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Fireplace/stove: • [Gas fireplace](#)

Exhaust/Chimney/vent: • [Masonry](#) • [Metal](#)

Humidifier: • Not present

Mechanical ventilation system for building: • Bathroom exhaust fan

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • It is common to feel the airflow stronger at some registers, depending on the length of the ductwork and the number of turns required to get there. Different preferences and seasons often necessitate different setups (balancing). A service agreement that covers parts and labour (for heating and cooling equipment) is typically advised.

Location: Throughout

Task: Monitor / improve

RECOMMENDATIONS \ Overview

Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

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FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Although the furnace is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace the furnace at any time.

Location: Furnace room

Task: Replace

Time: When necessary

Cost: \$3,500-\$7,000

FIREPLACE \ Gas fireplace or gas logs

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

Task: Provide

Time: Before using

Inspection Methods and Limitations

General: • The inspection does not include gas leak detection, carbon monoxide testing, combustion analysis, or evaluation of internal furnace components.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)



Air cooled

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

Compressor approximate age: • 37 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Due to weather conditions and temperature (below 16 C) - the unit could not be tested.

RECOMMENDATIONS \ Overview

Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner past typical life expectancy

Be prepared to replace at any time.

Location: Rear Right Exterior

Task: Replace

Time: Soon

Cost: \$3,000 - \$6,000

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

COOLING & HEAT PUMP

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Condition: • [Poor seal at building](#)

Location: Rear Right Side Exterior

Task: Improve

Time: Next annual service

Cost: Minor



Insulation - missing; Poor Seal at Building

Inspection Methods and Limitations

Inspection limited by: • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F

Description

Attic/roof insulation material:

- [Cellulose](#)
- Fiberglass



Fiberglass



Cellulose

Attic/roof insulation amount/value: • [R-32](#) • [R-40](#)

Attic/roof air/vapor barrier: • [None found](#)

Observations and Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Insulation levels are below modern standards (R50-R60). In many cases, it is not practical (or cost effective) to improve it unless the opportunity presents itself (e.g. during renovations). Improvements may lead to lower heating/air conditioning costs and improved comfort.

Location: Attic

Task: Improve

Time: Discretionary

Cost: \$1,500 - and up

ATTIC/ROOF \ Hatch/Door

Condition: • [Missing](#)

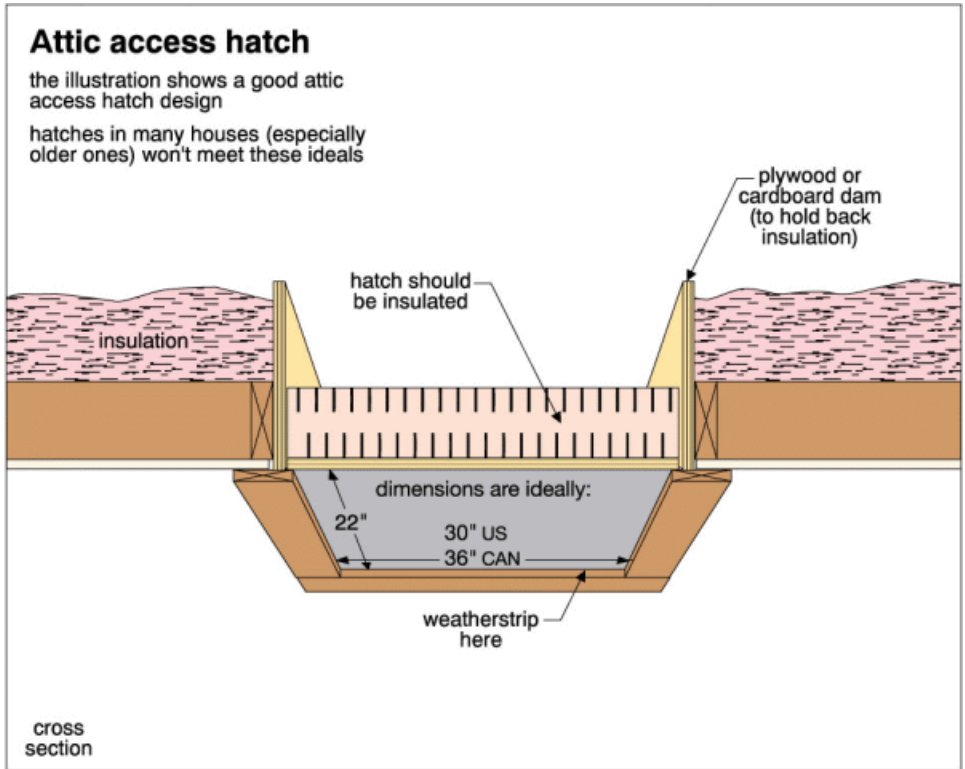
Ensure a replacement hatch is insulated and weatherstripped.

Task: Provide

Time: As soon as practical

Cost: Minor

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Inspection Methods and Limitations

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

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Description

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Front of the basement



Main Water Shut-off

Water heater type:

- [Conventional](#)



Conventional

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

Water heater tank capacity: • 151 liters/40 US gallons

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Water heater approximate age: • 27 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [Plastic](#) • [Cast iron](#) • [Lead](#)

Sewer cleanout location:

- Front yard
per Seller
- Basement
Rear Cast Iron Stack

Pumps: • None

Floor drain location: • Near heating system

Backwater valve: • None noted

Observations and Recommendations

RECOMMENDATIONS \ General

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

WATER HEATER \ General notes

Condition: • Mixing/tempering valve - not present

*Recommended to reduce risk of scalding

Location: Basement Water Heater

Task: Provide

Time: When updating

Cost: Minor

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Be prepared to replace at any time.

Task: Replace

Time: Soon

Cost: \$1,000 - \$3,000

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.

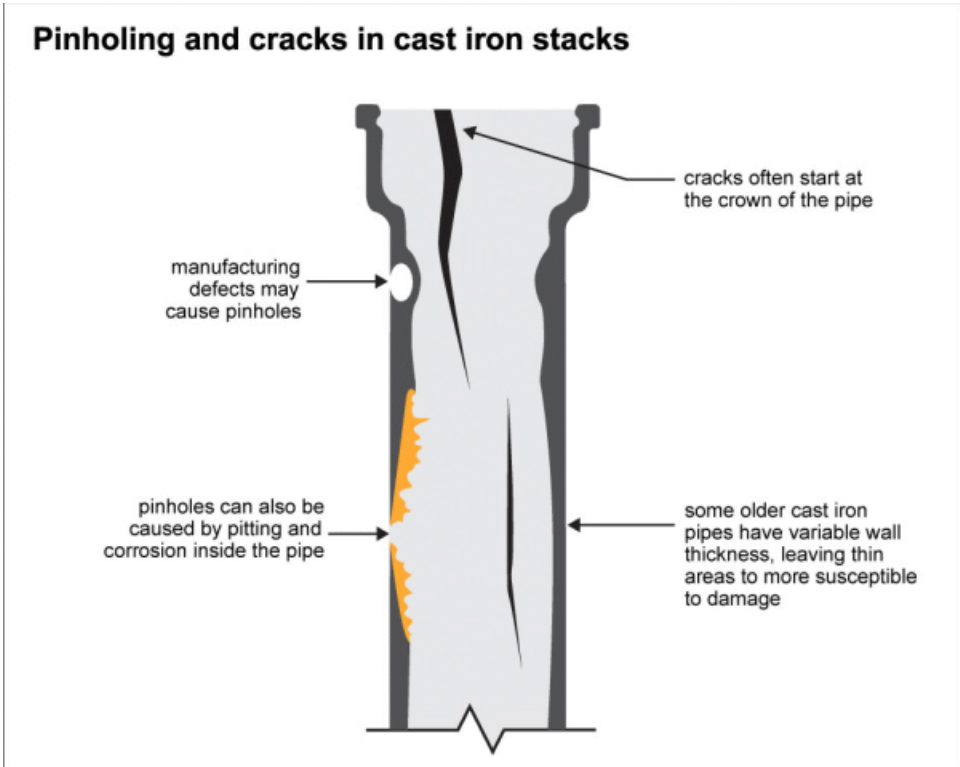
Cost: \$300 and up

Condition: • Cast iron waste stack

Task: Monitor / replace

Time: When renovating

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					



Cast iron waste stack

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: Rear Basement & Roof

Task: Replace

Time: When renovating

Cost: Not determined

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APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					



Cast iron waste stack

WASTE PLUMBING \ Traps - performance

Condition: • [Leak](#)

Location: Basement Laundry Area

Task: Repair

Time: As soon as possible

Cost: Minor



Leak

Condition: • S-trap

The S-trap appears to be lead pipe. See picture above.

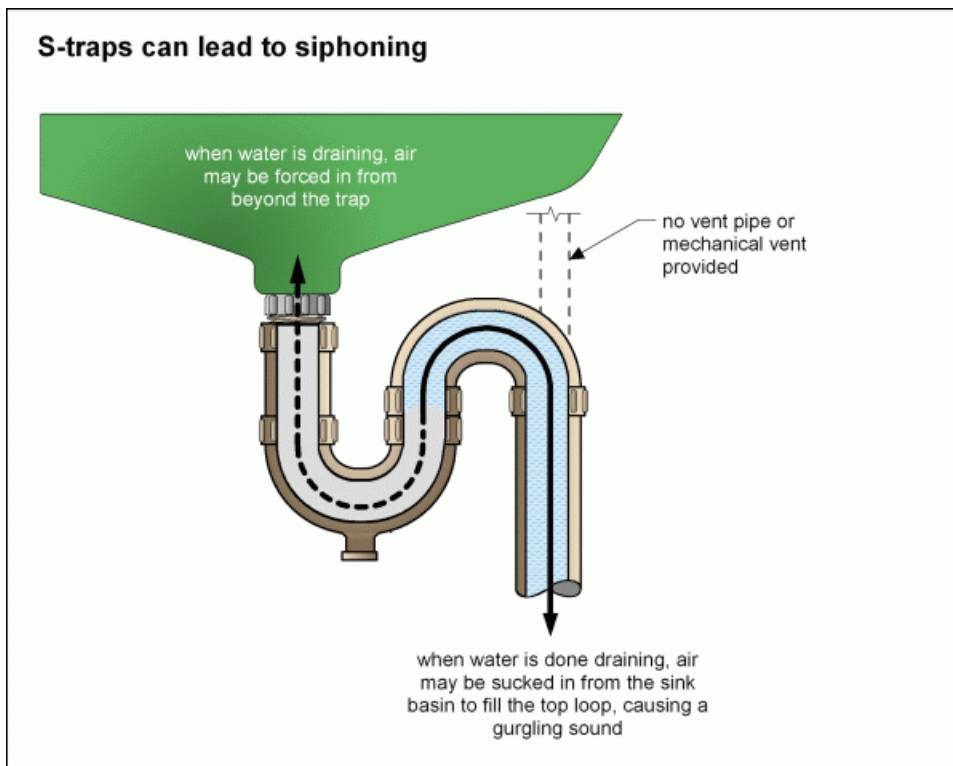
Location: Basement Laundry Area

Task: Replace

Time: When renovating

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Cost: Minor



WASTE PLUMBING \ Backwater valve

Condition: • None noted

Adding a backwater valve to the main drain line is an improvement you may consider to help protect your home against sewer backups. Some municipalities provide rebates or financial assistance for installing these devices. Some insurance companies offer premium discounts or other benefits for homeowners with backwater valves. The cost is typically \$2,000 to \$4,000, with \$2,500 being a common number. Once installed, they should be inspected twice annually.

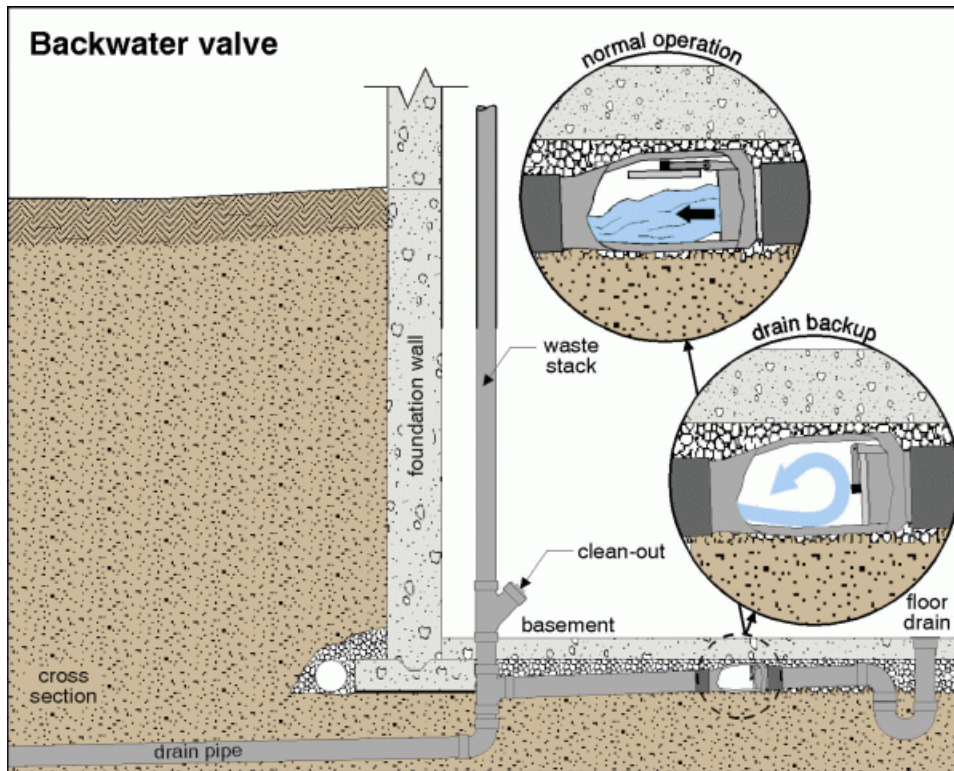
Location: Basement

Task: Provide

Time: Discretionary

Cost: \$2,000 - \$4,000

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Inoperative

Location: Basement Bathroom Shower - Right-hand knob

Task: Repair

Time: As soon as practical

Cost: Minor



Inoperative Knob

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Inspection Methods and Limitations

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

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

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Observations and Recommendations

CEILINGS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear

Location: Throughout

WALLS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear.

Location: Various

Condition: • Patched

See also \Basement\Leakage and suggestions below.

Location: Rear Basement

Task: Inspect annually / Repair

Time: Ongoing / As necessary



Patched

FLOORS \ General notes

Condition: • Typical flaws

These cosmetic issues reflect normal wear and tear.

Location: Various

Condition: • Sloped flooring

Typical for the age and style of the house, e.g. noticeable at top of stairs. Minor.

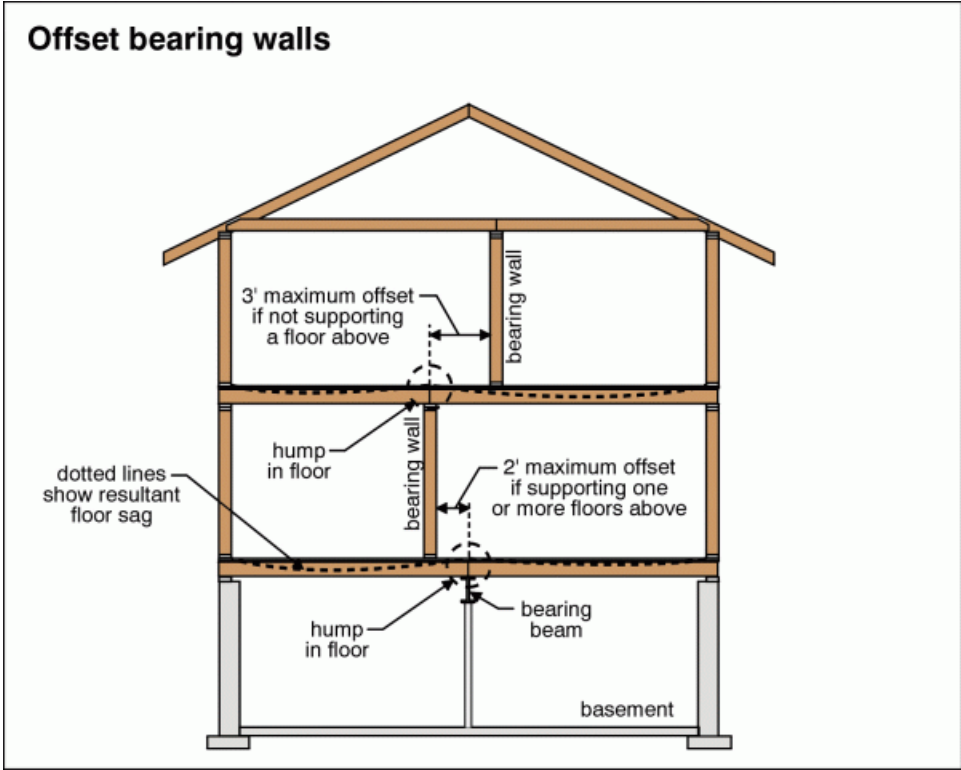
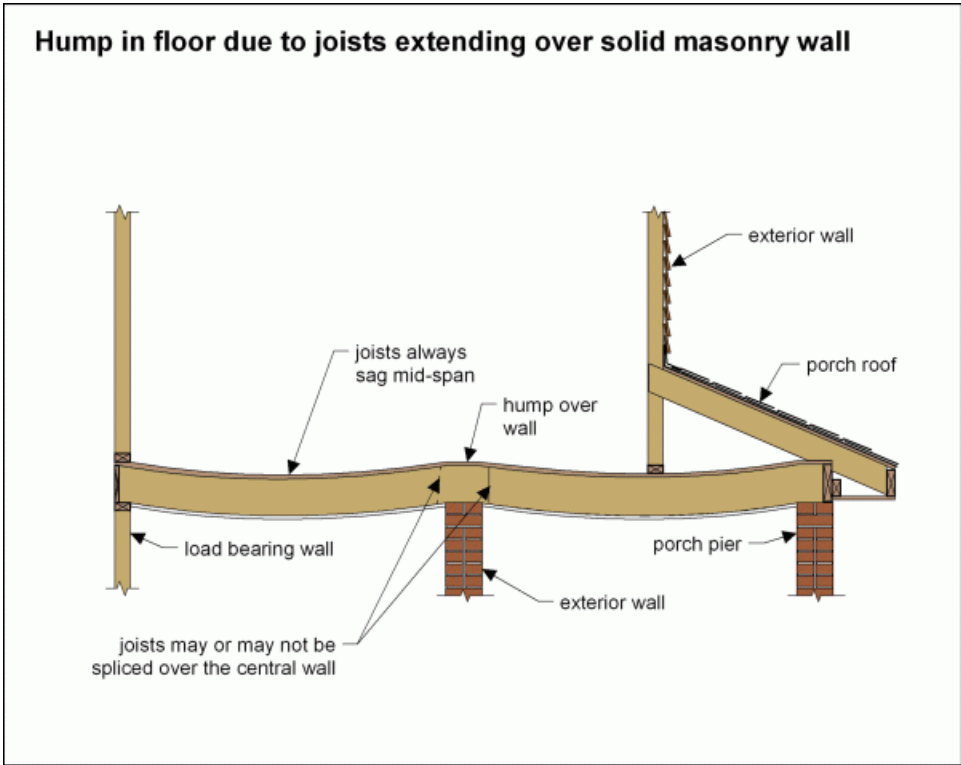
Location: Various

Task: Inspect annually

Time: Ongoing

Cost: Minor

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Sloped flooring

Condition: • Squeaky

Location: Various

DOORS \ Doors and frames

Condition: • Does not latch properly

Location: Second Floor Doors

Task: Improve

Time: As soon as practical

Cost: Minor

EXHAUST FANS \ General notes

Condition: • [Missing](#)

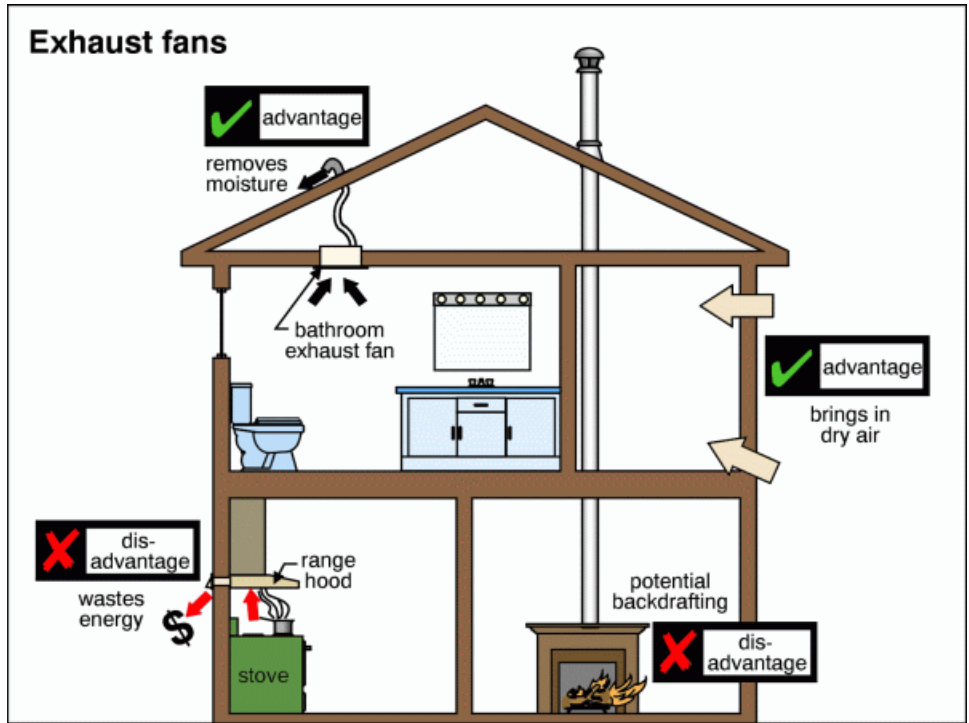
Location: Kitchen; Second Floor Bathroom

Task: Provide

Time: When renovating

Cost: Minor

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BASEMENT \ Leakage

Condition: • Typical reading noted with meter during inspection.

Low moisture meter readings -- random sampling

Location: Various Basement



Right (viewed from street) [Interior Rm. Wall]



Right (looking from street) [Closet]: Low

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Front Left: Low moisture



Right Side: Low moisture



Rear Right: Low moisture

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)

BASEMENT \ Wet basement - evidence

Condition: • Evidence of moisture noted

Elevated moisture meter readings. See also low moisture meter readings above. See \Walls above.

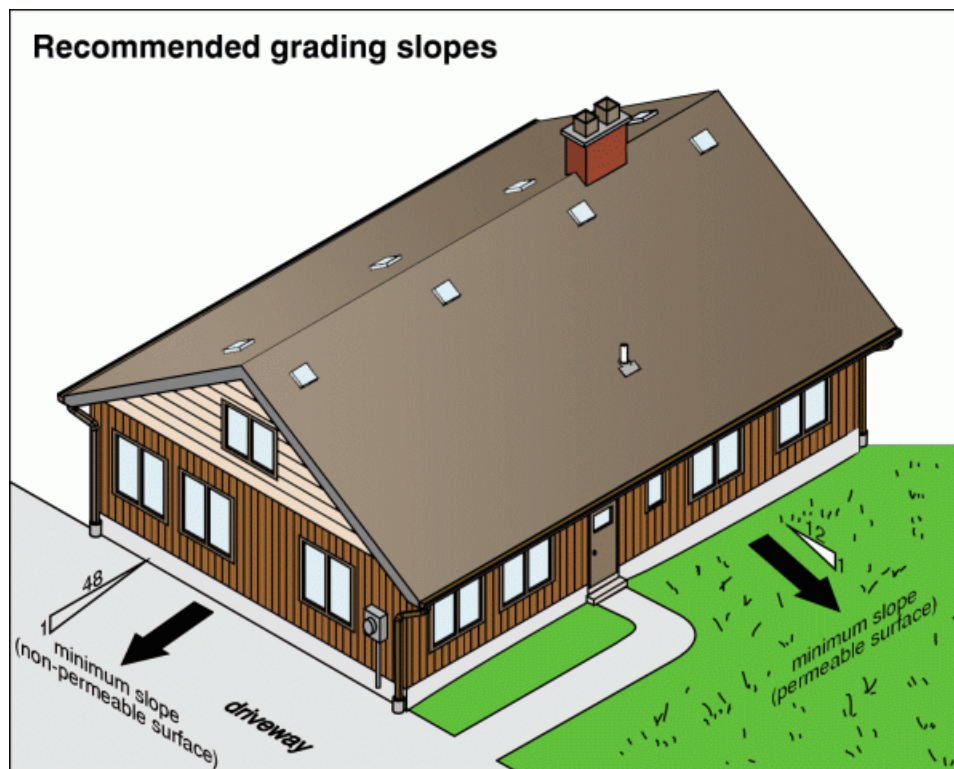
Location: Rear Basement

Task: Ensure gutters and downspouts are working properly and exterior grade slopes down away from the home.

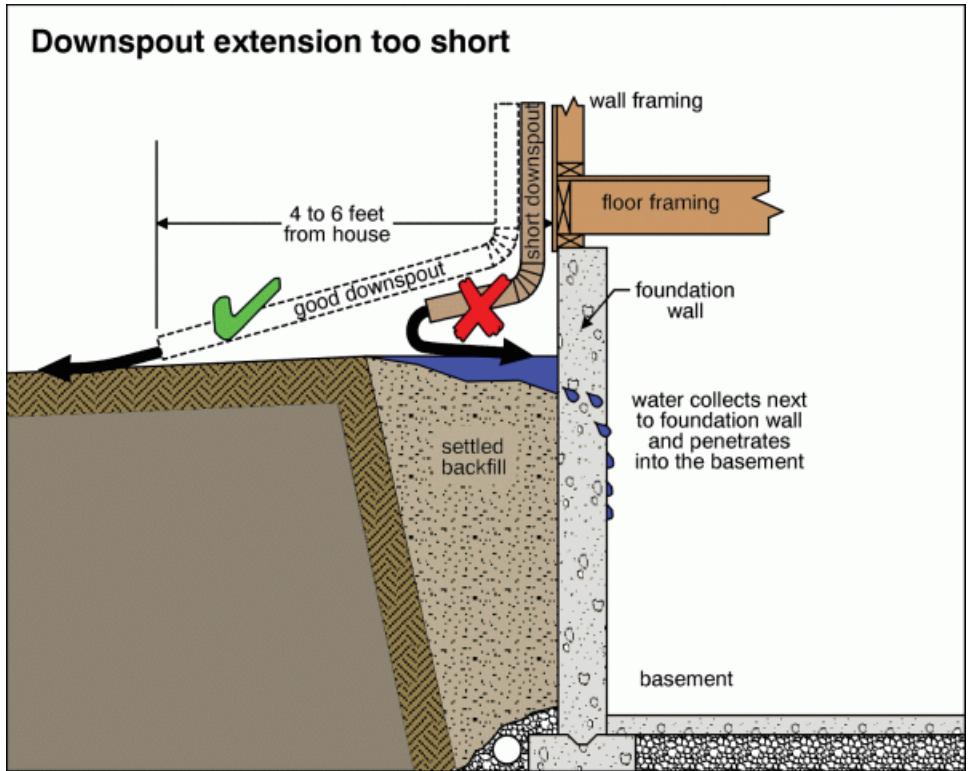
Monitor the area for evidence of moisture, particularly in the spring when snow melts or after heavy or persistent rains.

Time: Immediate and ongoing

Cost: Not determined



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Evidence of moisture noted: Rear Middle



Evidence of moisture noted: Rear Left

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Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards • Limited access to cabinets and closets • Appliances inspections are limited scope, and some issues may not be identified.

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), smoke detectors, security systems, central vacuum, window coatings and seals between panes of glass.

Percent of interior foundation not visible: • 50 %

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Description

General: • Appliances and exhaust fans have life expectancies in the range of 10 to 15 years, although there is considerable variance based on a number of factors. All appliances have been inspected and any defects are noted below.

Observations and Recommendations

OVEN \ General

Condition: • Burner inoperative
Inner ring burners on Front L and R. (Outer ring Front Burners L and R ok.)
Task: Repair / Replace
Time: Discretionary
Cost: Not determined



Burner inoperative

Condition: • Clock/timer defective
Display numbers difficult to read
Task: Repair / Replace
Time: Discretionary
Cost: \$1,000 - \$2,000

Inspection Methods and Limitations

General: • Appliances are tested for basic operation only.
Not Tested/Not In Service:
• Clothes washer and dryer
Washer not plugged in. No dryer.

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					

Description

General: • We include a check for product recalls on major appliances at no extra cost. You will receive a separate report from RecallChek with any notices of product recalls and who to contact to get parts replaced, often free of charge. If there are recalls down the road, you will be notified. If you replace the equipment, just let RecallChek know and you will receive recall notices on these too.

Air Conditioner / Heat Pump:

- Rheem



Rheem

Furnace:

- Keeprite

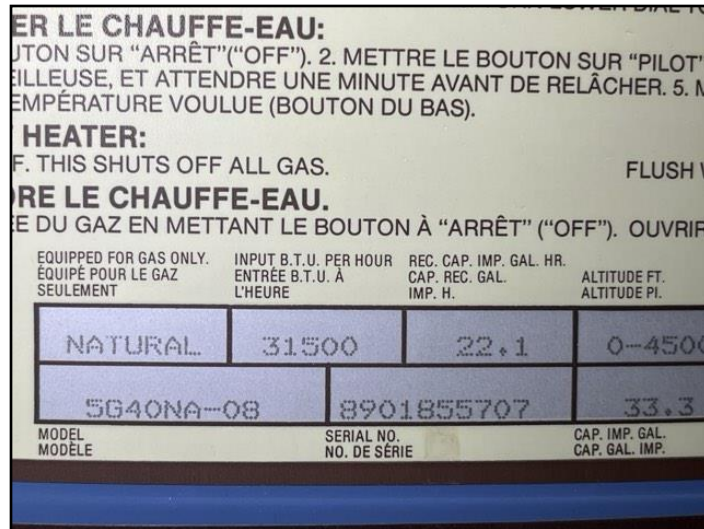


Keeprite

Water Heater:

- GSW

- OVERVIEW
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- ELECTRICAL
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- REFERENCE



GSW

Range:

- Kenmore



Kenmore

Dishwasher:

- Kenmore

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Kenmore

Inspection Methods and Limitations

Model number plate not found or not legible on: • Refrigerator

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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.

Also, in a mature neighborhood with mature trees, gutters and downspouts can readily become clogged with leaves and debris. Seasonal maintenance and cleaning can help promote adequate drainage from the roof structure and help keep water away from the home and foundation.

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.

The water supply for all hose bibbs should be shut off from the interior shut-off valve(s) provided and the line(s) drained each season before winter; to help prevent potential freezing of the water supply pipe(s) and subsequent possible flooding issues.

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.

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

END OF REPORT

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APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					



Toronto Water
Business and Customer Support

275 Merton St.
Toronto, Ontario M4S 1A7

Tel: 416-392-1807
Fax: 416-392-7001
ddp@toronto.ca
toronto.ca/water

April 25, 2013

Eugene Kulinek
31 Runnymede Rd
Toronto, ON M6S 2Y1

Dear Mr. Kulinek:

Re: Mandatory Downspout Disconnection Exemption Application for **31 Runnymede Rd**

Following our review of your application for an exemption from subsection 681-11(S) of Toronto Municipal Code, Chapter 681, Sewers ("Chapter 681"), please be advised that your application for an exemption for the downspout identified below has been **granted**.

Based upon your application and the information collected during our review, the following assessment has been made:

Downspout #1, located at the front right of your building, has been granted an exemption for the following reason: The relocation is not technically feasible due to no adequate area for water to discharge and disconnection of this downspout in its current location would create a hazardous condition on the private walkway by causing a risk of slipping or tripping.

Please note that, while the General Manager has exempted the above-noted downspout(s) based on the information supplied in your exemption application from the *prohibition in subsection 681-11 S of Chapter 681 against maintaining a connection of a downspout from any building directly or indirectly to a municipal combined or storm sewer*, it is your responsibility as the property owner to ensure that your private drainage system connecting the downspout to the municipal sewer complies with applicable law (including but not limited to the *Building Code Act, 1992*) and is functioning properly. While this exemption permits the maintenance of the existing connection, this exemption shall not be considered to be an approval of or representation by the City as to the adequacy, functioning, quality or condition of your private drainage system.

Lastly, the General Manager reserves the right to revoke an exemption previously issued where any information provided by the property owner or any person on his or her behalf is false, misleading or inaccurate, or when property and/or building conditions change, for example the property's landscaping is significantly modified or the roof is re-built.

If you have any questions or require further clarification, please contact me at 416-392-7139.

Sincerely,



APPENDIX

31 Runnymede Rd, Toronto, ON March 23, 2026

Report No. 96580, v.2

www.carsondunlop.com

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Caitlin Martin
Program Officer
Business and Customer Support
Toronto Water

c: Municipal Licensing & Standards Division



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For more than 75 years, we've been helping Canadians, like you, build financial security. Whether you're looking for investments, insurance or both, count on us for the personalized advice and solutions you need to keep what matters safe and save for what matters. Let us help you with:



Investments

Choose from straightforward saving and investing options to help you achieve financial success, however you define it.



Business

Design a plan that protects what you've worked so hard to build. And access unique services that help your business grow.



Life

Protect your loved ones, your assets and your financial future, with the right type and amount of coverage.



Farm

Secure your property and your livelihood, with a plan that accounts for the specifics of your farming operation.



Home

Keep your living space and everything within it safe, with a customized policy for your home, condominium or cottage.



Travel*

Enjoy affordable coverage, whether you're travelling for work or play, and whether it's a short visit or an extended stay.



Auto

Get coverage that factors in what you drive, when you drive, and discounts for a clean driving record. Add a policy for greater savings!



Group Benefits

Up your competitive edge, with a plan that supports the health and well-being of your most important asset: your employees.

Ready to build your financial future?

Talk to us about creating a plan that meets your needs for today and your goals for tomorrow.

RJB Insurance Group Inc.

30-1029 King Street West, Toronto
416-264-2281
rjb_insurance@cooperators.ca

Vel Insurance Services Inc.

708-10 Milner Business Court, Toronto
416-396-0707
vel_insurance@cooperators.ca

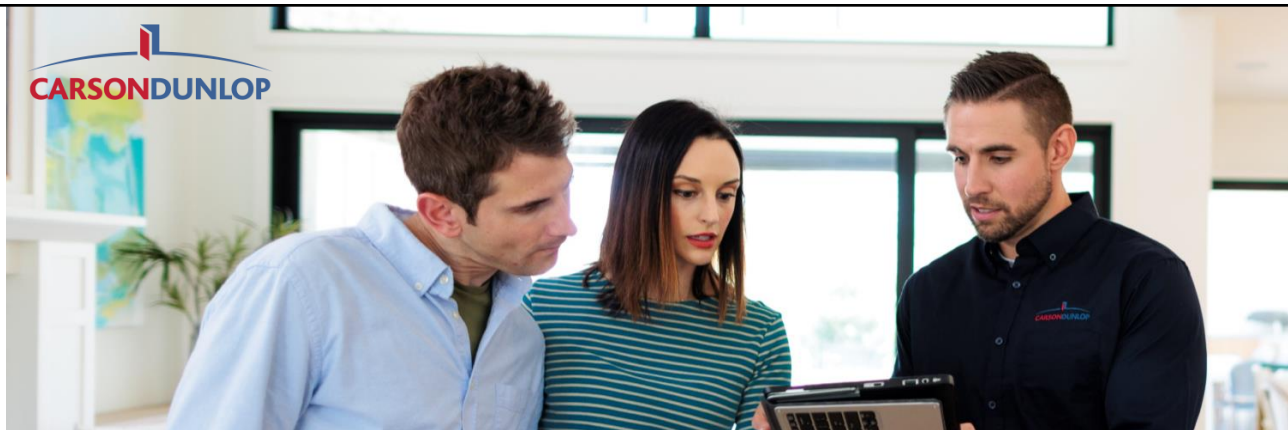
Investments. Insurance. Advice.



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*Travel offered is both inbound and outbound travel and is administered by Allianz Global Assistance.
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As a Carson Dunlop client, you are entitled to many useful discounts and perks from some of our home service partners.



**WOODBRIDGE GTA
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- Claim your \$160 value tune-up by calling [905-851-7007](tel:905-851-7007) or emailing info@gtacclimatecare.com



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OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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THREE STEPS TO COST-EFFECTIVE HOME FLOOD PROTECTION


Complete these 3 steps to reduce your risk of flooding and lower the cost of cleanup if flooding occurs. For items listed under step 3 check with your municipality about any permit requirements and the availability of flood protection subsidies. **Applicable only in homes with basements*

Step 1: Maintain What You've Got at Least Twice per Year

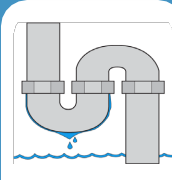
Do-it-Yourself for \$0



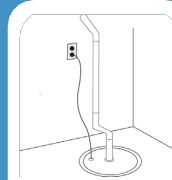
Remove debris from nearest storm drain or ditch & culvert



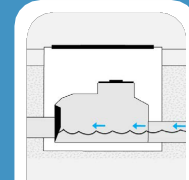
Clean out eaves troughs



Check for leaks in plumbing, fixtures and appliances



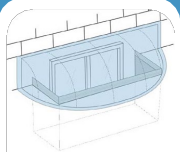
Test your sump pump*



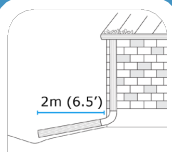
Clean out your backwater valve

Step 2: Complete Simple Upgrades

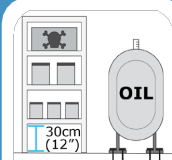
Do-it-Yourself for Under \$250



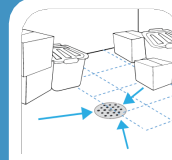
Install window well covers (where fire escape requirements permit)*




Extend downspouts and sump discharge pipes at least 2m from foundation



Store valuables and hazardous materials in watertight containers & secure fuel tanks



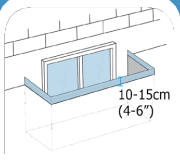
Remove obstructions to floor drain



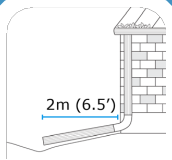
Install and maintain flood alarms

Step 3: Complete More Complex Upgrades

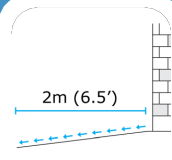
Work with a Contractor for Over \$250



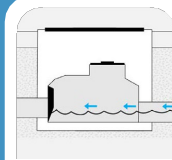
Install window wells that sit 10-15cm above ground and upgrade to water resistant windows*



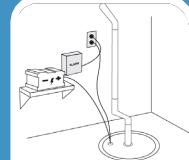
Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation



Correct grading to direct water at least 2m away from foundation



Install backwater valve



Install backup sump pump and battery*

Note: Not all actions will be applicable to each home. Completing these steps does not guarantee the prevention of flooding.

- OVERVIEW
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- APPLIANCES
- RECALCHEK
- OUR ADVICE
- APPENDIX
- REFERENCE



Basement Flood Protection Checklist

Take these steps to reduce your risk of basement flooding and reduce the cost of cleaning up after a flood. Remember to check with your municipality about the availability of basement flood protection subsidies. Check with your insurer about discounts for taking action to reduce flood risk.

1. Maintain Your Home’s Flood Protection Features at Least Twice Per Year

SPRING FALL

- Remove debris from nearest storm drain
- Clean out eaves troughs
- Test sump pump(s) and backup power source
- Clean out backwater valve
- Maintain plumbing, appliances and fixtures
- Test flood alarms

2. Keep Water Out of Your Basement

- Correct grading to direct water at least 2m away from your foundation
- Extend downspouts and sump discharge pipes to direct water at least 2m away from your foundation or to the nearest drainage swale
- Install window well covers
- Install window wells that are 10-15cm above the ground and are sealed at the foundation
- Install water-resistant basement windows
- Install a backwater valve (work with a plumber and get required permits)

3. Prepare to Remove Any Water from Your Basement as Quickly as Possible

- Remove obstructions to the basement floor drain
- Install a back-up sump pump and power source

4. Protect Personal Belongings in Your Basement

- Store valuables in watertight containers or remove
- Store hazardous materials (paints, chemicals) in watertight containers or remove
- Raise electronics off the floor
- Select removable area rugs and furnishings that have wooden or metal legs

Note: Not all actions will be applicable to each home. Completing these steps does not guarantee the prevention of basement flooding.

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RECALCHEK	OUR ADVICE	APPENDIX	REFERENCE					

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

