

## Visual Property Inspection

62 Kerr Rd  
Toronto, ON M4L 1K5

Prepared for :

The Weir Team

Phone No. : (416) 465-4545



Inspected by :

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# Report Commentary

Date: 24-Jan-2016

62 Kerr Rd, Toronto, ON M4L 1K5

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

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## 1.0 Property and Site

### 1.1 **Deck Railing**

Install handrail to promote safety .

Caution is advised as uneven step height is a trip hazard.

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## 2.0 Exterior

### 2.1 **Exterior Walls**

Brick is in good condition.

Insulbrick siding around back porch has not been manufactured for many years. Consider a proactive upgrade to prevent water penetration and related damages.

### 2.2 **Window Exterior**

Windows are in good condition. Keep caulked and sealed to promote weathering protection.

### 2.3 **Window Well**

Window wells should be added to promote intended drainage away from structure.

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## 3.0 Roof Structure

### 3.1 **Covering**

Shingles are just starting to curl. Anticipate replacement in the next two to three years. Inspect annually and replace as necessary.

### 3.2 **Sec. Roof Life Expectancy**

As per the seller the flat roof portion was recovered with a new membrane.

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## 4.0 Attic

### 4.1 **Limitations**

Condition unknown due to no access.

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## 5.0 Basement/Structure

### 5.1 **Window**

Basement windows have not been replaced in modern times. Consider an upgrade to prevent heat loss and to promote ease of operation.



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## 5.0 Basement/Structure

### 5.2 Railing

Caution is advised railing poses potential safety hazards due to design . Handrail is incomplete. Spindles should be added to promote safety.

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## 6.0 Electrical Service

### 6.1 Entrance Cable

Consult utility to further investigate damaged sheathing and exposed connections at mast to ensure safety.

### 6.2 Service Size

100 amp service, copper wire. Inspected by Electrical Safety Authority in 2008.

### 6.3 Circuit Wires/Receptacles

Contact a qualified electrician to remedy the following partial list of concerns:

- Replace defective GFCI at exterior porch to promote safety.
- Install covers on junction boxes to prevent hazards from exposed wires.
- Replace obsolete glass fuse disconnect for furnace. Replacement parts are difficult to obtain.

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## 7.0 Heating

### 7.1 Heating System

High efficiency furnace is less than 1 year old and functioning as intended. Typical life expectancy is 20 years.

### 7.2 AC

AC Unit is 10 years old. Not tested due to low outdoor temperatures. Typical life expectancy is 15 years.

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## 8.0 Plumbing Components

### 8.1 Waste Drainage

Cast Iron pipe is considered end of life and is prone to rusting and splitting. Budget to replace.

### 8.2 Hot Water Tank



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## **8.0** Plumbing Components

Electric hot water tank is 10 years old and functioning as intended at time of inspection. Typical life expectancy is 15 years.

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## **9.0** Laundry

### **9.1** Tub/Faucet

Budget to replace damaged laundry tub to prevent stress on plumbing.

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## **10.0** Interior Living Spaces

### **10.1** Window

Windows are in good condition. Keep caulked around trim to promote weathering protection.

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Property and Site

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**Limitations**

- Vegetation/Tree/Shrub       Vines       Debris/Obstruction  
 Snow/Ice Cover  
AGE OF HOME 75+

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**Conditions**

- Sunny/Mostly Sunny       Cloudy/Mostly Cloudy       Rain/Wet Conditions  
 Snow/Ice Conditions  
Approx. Temperature -6 Celsius

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**Building**

- 2 Story       Duplex       Condo       Townhome

Recommend CO detector installation as required by law within 15 feet of all bedrooms for occupant safety.

All smoke detectors over 10 years old should be replaced for safety as a precautionary measure. Some have a limited lifespan and older technology detectors are not as effective as newer ones.

Inspection limited by furnishings throughout the home including but not limited to furniture, blinds, curtains, wall & floor coverings, possibly fresh paint, boxes, appliances, clothes, items stored under some or all sinks, and storage items

This is not a building code inspection. Local codes, city and county, can vary significantly and change regularly over time, and are not a part of this home inspection.

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**Landscaping**

- Bushes/Hedge/Flower Bed       Vine       Slopes To House

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**Driveway**

- Concrete       Gravel       Gravel Needs Regrading       Asphalt

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**Front Porch**

- Crack       Wood/Composite       Concrete       Brick/Block/Paving Stone

Paint/seal and maintain porch to promote intended weathering protection.

Steps are showing their age and should be sealed to prolong their age. Replace as necessary.

Unable to determine condition of underside of deck/porch due to solid skirting.

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**Front Porch Rail**

- Wood       Metal       Composite

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**Front Porch Light**

- Unsecured       Appears to be sensor activated       Representative # Inspected/Tested

**Operational**

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Property and Site

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**Deck(s)/Patio(s)**

Slopes to House

Wood/Composite

Paving Stone/Block/Brick

Typical Cracking

Concrete

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**Deck Railing**

Wood

Metal

Composite

*Install handrail to promote safety .*

*Caution is advised as uneven step height is a trip hazard.*

**Exterior**

**Limitations**

- Insulation Conceals       Clearance       Debris/Obstruction  
 Obstructed/No or Partial Access       Bushes/Vines/Tree Obstructions       Snow/Ice Cover

**Foundation Wall**

- Stone/Flagstone       Brick       Concrete       Block  
 Preserved Wood       Partially Concealed       Hairline Cracking-typical  
 Completely Concealed

**Exterior Walls**

- Wood/Composite       Stucco       Vinyl/Aluminum       Brick/Stone  
 On Wood Framing       Insulbrick

*Brick is in good condition.*

*Insulbrick siding around back porch has not been manufactured for many years. Consider a proactive upgrade to prevent water penetration and related damages.*

Ensure proper caulking and weather seal at all required locations and junctions such as windows, doors, dissimilar materials junctions, etc.

**Window Exterior**

- Wood       Metal       Vinyl       Wood Int/Vinyl or Metal Cla

*Windows are in good condition. Keep caulked and sealed to promote weathering protection.*

**Window Well**

- Improper Drainage       Corrosion - treat/Repair       Metal       Wood

*Window wells should be added to promote intended drainage away from structure.*

**Garage Side or Back Door**

- Dented/Minor Damage       Binds - Adjust/repair

**Operational**

**Exterior Lighting**

- Not all lights tested       Unsecured - repair       Representative # Inspected/Tested

**Operational**

## Roof Structure

### Inspected By:

- Binocular     Roof Edge     Walk On     No Access

### Limitations

- Deck/Patio     Solar Panels     Gravel Cover     Steep Slope     Height  
 Snow/Ice Cover     Rain - Too Slippery     Material Too Slippery

### Main Roof

- Flat     Gable     Hip/Valley     Shed

Estimated Age 10 to 15 years

### Gutter/Downspout

- Galvanized     Plastic     Aluminum     Copper     Below Ground Discharge  
 Above Ground Discharge

Clean and maintain gutter system to promote drainage toward downspout.

### Covering

- Concrete/Clay Tile     Wood Shingle/Wood Shake     Asphalt/Composite Shingle  
 Metal     Other     Flat Roof Membrane     Tar & Grav

Estimated # of Layers 1

*Shingles are just starting to curl. Anticipate replacement in the next two to three years. Inspect annually and replace as necessary.*

### Life Expectancy

- Typical     Middle     End     Exceeded

### Accessory

- Vent Stack     Solar Panels     Skylight(s)     Vent Caps

### Flashing

- Not Checked/Concealed     Chimney     Drip Edge     Flat Roof     Skylight  
 Roof to Wall     Stack     Valley     Roll Roofing     Replace When Re-roofing  
 Aluminum/Galvanized     Tarring/Concealed

### Chimney/Vent

- Wood     Metal     Furnace/Water Heater     Fireplace  
 Brick/Block/Stone     Stone     Corrosion

### Chimney Cap

- Concrete     Metal     Minor Cracking - Seal     Corrosion

### Sec. Roof Life Expectancy

- Typical     Middle     End     Exceeded

*As per the seller the flat roof portion was recovered with a new membrane.*



**Limitations**

- No Access/Sealed       Insulated       Stored Items       Looked In/Insp from opening  
 Entered       Hatch       Pull Down

*Condition unknown due to no access.*

**Basement/Structure**

**Limitations**

- Finished/Partially Finished     
  Dry Ground     
  Clutter/Obstruction  
 Dry Weather/Drought

**Floor**

- Crack(s) - Typical. Seal + Monitor     
  Concrete     
  Carpet     
  Ceramic     
  Vinyl  
 Structural Wood Floor     
  Structural Concrete Floor

**Wall**

- Crack     
  Concealed     
  Concrete     
  Block     
  Brick/Stone     
  Wood  
 Drywall/Plaster

**Ceiling**

- Unfinished     
  Wood     
  Tile     
  Drywall/Plaster

**Window**

- Binds - Adjust/repair     
  Not Tested     
  Thermal     
  Single Pane     
  Fixed Pane  
 Metal     
  Wood     
  Vinyl     
  Representative # Inspected/Tested

**Operational**

*Basement windows have not been replaced in modern times. Consider an upgrade to prevent heat loss and to promote ease of operation.*

**Lighting**

- Minimal     
  Unsecured     
  Representative # Inspected/Tested

**Operational**

**Heat Source**

- None     
  Electric     
  Air Register     
  Radiant/Baseboard

**Basement Stairway**

- Unsecured     
  Carpet     
  Wood     
  Worn

**Railing**

- Metal     
  Wood     
  Incomplete     
  None

*Caution is advised railing poses potential safety hazards due to design . Handrail is incomplete. Spindles should be added to promote safety.*

**Floor Joist**

- Concealed     
  Engineered Joists     
  Solid Wood     
  Stained

**Bridging**

- Concealed     
  Continuous     
  X-Metal     
  X-Wood     
  Solid Wood     
  None

**Pipes/Ducts**

- Unsecured     
  Leak     
  Insulated

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**Electrical Service**

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**Service Entrance**

No Conduit     Overhead     Underground     120/240V

**Entrance Cable**

Concealed     Aluminum     Copper

*Consult utility to further investigate damaged sheathing and exposed connections at mast to ensure safety.*

**Main Disconnect**

Switch/Cartridge Fuse     Breaker

**Service Size**

Have Electrician Evaluate

Amps 100

*100 amp service, copper wire. Inspected by Electrical Safety Authority in 2008.*

**Distribution Panel**

Not Opened     Non Standard Installation     Obstructed

Location Basement East wall

**Panel Rating**

Room For Expansion

Amps 125

**Fuse**

Breaker     GFCI Breaker     AFCI Breaker     Over-Fused     Cartridge     Glass

**Circuit Wires/Receptacles**

Aluminum     Copper     Representative # of Outlets Inspected/Tests     Switched Outlets

*Contact a qualified electrician to remedy the following partial list of concerns:*

*-Replace defective GFCI at exterior porch to promote safety.*

*-Install covers on junction boxes to prevent hazards from exposed wires.*

*-Replace obsolete glass fuse disconnect for furnace. Replacement parts are difficult to obtain.*

**Grounding**

Concealed     Ground Rod     Water Main

**Bonding**

Concealed     Water Pipe     Gas Pipe     Meter By-Pass





Heating

**Ignition**

- Electronic       Pilot & Thermocoupl

**Heat Shield**

- Missing       Corrosion       Soot       None

**Burn Chamber**

- Advise Adjustment       Soot

**Motor/Blower**

- Direct Drive       Noisy       Other

**Operational**

**Filter**

- Disposable       Missing       Inoperable       Undersized       Dirty

Replace furnace filter every 3 months.

**Duct/Joint/Housing**

- Unsecured       Corrosion

**AC**

- Not Checked       Dirty       Central       Room Unit

**Not Applicable**

Approx Size - Tons 2

*AC Unit is 10 years old. Not tested due to low outdoor temperatures. Typical life expectancy is 15 years. Testing A/C unit during low outdoor temperatures will cause system failure. Determine function during cooling season.*

**Cooling Fuel Source**

- Electric

**Condensation Line**

- Improper Drain       Corrosion

**Refrigerant Line**

- Unsecured       Not Insulated

## Plumbing Components

### Limitation

- Finished Basement  Private System

### Public Supply

- Concealed  Lead  Galvanized  Plastic  Copper  Metered  
 Not Metered

Shut Off Location: Basement south wall

### Public Shut-Off Valve

- Not Tested  Corrosion  Tagged/Labeled for Convenience

### Water Pressure

- Low  Typical  High

### Water Quality

- Discoloration  Debris  Odor  Advise Well Water Quality Tes  Typical

### Hose Bibb

**Not Applicable**

- Not Checked  Shut-Off Valve  Unsecured  Frost Free

Determine operation when weather permits. Hose bibb currently winterized

### Distribution Piping

- Concealed  Plastic  Galvanized  Copper

### Cross Connection

- Kitchen  Laundry  Hose Bibb  None Visible

### Waste Drainage

- Concealed  Cast Iron  Plastic  Copper  Pump/Inspect Septic System

*Cast Iron pipe is considered end of life and is prone to rusting and splitting. Budget to replace.*

Sewer lines in old homes such as this are prone to tree root damage, low spots, fractures, or collapse due to deterioration over time. If line has not been replaced in modern time, it may well need to be in the near future. The best way to determine condition of the drain line requires camera/scope evaluation by a drain professional.

### Floor Drain

- None - a potential concern  Drain Appeared Functional During Test

### Hot Water Tank

**Operational**

- With Heating System  Gas  Electric  Some Corrosion Noted - Typical  
Age 10 years Estimated Capacity -Litres 184

*Electric hot water tank is 10 years old and functioning as intended at time of inspection. Typical life expectancy is 15 years.*

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Plumbing Components

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**Life Expectancy**

Typical     Exceeded     Middle     Middle/End

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**Relief Valve**

No Test Lever     Corrosion     Other

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**Discharge Tube**

Undersized     Discharge

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**Burn Chamber**

Not Checked     Needs Adjustment



**Laundry**

**Floor**

- Worn       No drain

**Wall**

- Patched       Unfinished       Crack - Typical       Uneven

**Ceiling**

- Patched       Unfinished       Crack - Typical       Uneven

**Window**

- Binds - Adjust/Repair       Not Tested       Thermal Pane       Single Pane  
 Treat Wood To Preserve/Protect       Storm Windows

**Operational**

**Lighting**

- None       Unsecured

**Operational**

**Tub/Faucet**

- Unsecured       Plastic       Slow Drain       Corrosion

**Operational**

*Budget to replace damaged laundry tub to prevent stress on plumbing.*

**Trap/Drain**

- Drain stop disconnected/inoperable-repair       Inoperable Trap       Slow Drain       Corrosion

**Washer**

- Tested On/Off Function Only  
 Make Kenmore # CL2476390

**Not Applicable**

All appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

**Dryer**

- Tested On/Off Function Only  
 Make Kenmore # ML3701991

**Not Applicable**

**Dryer Vent**

- Unsecured       To Crawlspace       Mostly Concealed       Plastic Duct

Dryer vent cleaning is recommended to increase efficiency and for fire safety. Inspect/clean on a regular basis.

Interior of dryer vent condition concealed-not inspected

**Heat Source**

- None       Thermostat       Electric       Air Register       Radiant  
 Radiator/Convactor

**All Baths**

**Location**

- Basement   
  1st Floor   
  2nd Floor   
  3rd Floor

**Water Flow**

- Normal   
  Suspect   
  Low

**Floor**

- Worn   
  Minor Cracking - Typica   
  Stains/Minor Damage

Repair or replace flooring wear cracked to prevent water entry and related damages.

**Wall**

- Uneven   
  Patched - Typical   
  Ceramic

**Ceiling**

- Uneven   
  Minor Patching - Typical   
  Minor Cracking - Typica

**Window**

- Binds - Adjust/Repair   
  Not Tested   
  Treat Wood To Preserve/Protect   
  Thermal Pane  
 Single Pane   
 Storm Windows   
 Representative # Inspected/Tested

**Operational**

**Door**

- Binds - Adjust/Repair   
  Damaged   
 Representative # Inspected/Tested

**Operational**

**Lighting**

- None   
 Unsecured

**Operational**

**Exhaust Fan**

- Advise Installation   
 Dirty - Clean for best function   
 Noisy - Service/Repair/Replace

**Not Applicable**

Install exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth

**Sink**

- Worn   
 Chip/Scratch   
 Steel/Ceramic   
 Solid/Granite

**Faucet**

- No Shut-off   
 Unsecured   
 Corrosion   
 Minor Leakage at Handle - Repair

**Operational**

**Trap/Drain**

- Drain stop disconnected/inoperable-Repair/Slow Drain-Clean/Repair   
 Corrosion - Monitor for leaks

**Vanity**

- Worn/Scratches   
 Missing/Loose Hardware   
 Prior Stains-No Leakage Now

All Baths

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**Toilet**

**Operational**

- No Shut-Off     Unsecured     Crooked - Monitor for leakage

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**Tub/Enclosure**

- Ceramic/Tile     Solid Surface/Marble     Fiberglass     Plastic Panels  
 Minor Mildew Stains-Treat/Clean     Worn - Scratches/Chips

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**Tub Faucet/Mixer**

**Operational**

- Not Tested     Unsecured     Leaky-Secure/Repair/Replace

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**Shower Head**

**Operational**

- Not Tested     Unsecured     Leaky-Secure/Repair/Replace

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**Heat Source**

- None     Thermostat     Electric     Air Register     Radiant  
 Radiator/Convactor

Kitchen

**Floor**

Worn       Minor Cracking - Typica       Stains/Minor Damage

**Wall**

Uneven       Patched       Minor Cracking - Typica

**Ceiling**

Uneven       Patched- Typical       Minor Cracking - Typica

**Window**

Binds - Adjust/Repair       Not Tested       Thermal Pane       Single Pane  
 Treat Wood To Preserve/Protect       Representative # Inspected/Tested       Storm Window

**Operational**

**Patio Door**

Binds - Adjust/Repair       Sliding       Hinged       Dead Bolt  
 Minor Damage/Wear       Weather Stripping

**Operational**

**Lighting**

None       Unsecured       Representative # Inspected/Tested

**Operational**

**Sink**

Worn       Chip/Scratch

**Faucet**

No Shut-Off Valve       Unsecured       Corrosion       Minor Leakage at Handle - Repair

**Operational**

**Trap/Drain**

Slow Drain - Clean/Repair       Corrosion - Monitor for Leakage

**Counter**

Unsecured       Caulk at Backsplash       Minor Damage/Scratches/Worn

**Cabinet**

Worn/Scratches       Missing/Loose Hardware       Representative # Inspected/Tested

**Range Hood**

Cooktop Exhaust       No Exhaust       No Light       Noisy

**Operational**

**Exhaust vent**

Unsecured       Ductless       Concealed       To Exterior

**Filter**

Missing - Install for safety       Unsecured       Damaged       Greasy

**Kitchen**

**Major Appliances (Built-in)**

- Tested ON/OFF only.  Did not Test All Functions/Cycles

All appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

**Dishwasher**

**Operational**

Brand GE # SD732888B

**Stove/Cooktop**

**Operational**

Brand GE# RA201282V

**Refrigerator**

**Operational**

Brand Kenmore # LA13810612

**Heat Source**

- None  Thermostat  Electric  Air Register  Radiant  
 Radiator/Convactor

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**Interior Living Spaces**

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**Floor**

- Worn       Minor Cracking - Typical       Staining/Minor Damage

**Wall**

- Uneven       Patched - Typical       Minor Cracking - Typical  
 Wood Frame w/drywall/plaster

**Ceiling**

- Uneven       Patched - Typical       Minor Cracking - Typical  
 Wood Frame w/drywall/plaster

Monitor previous staining above stairs on second floor. Dry at time of inspection.

**Window**

- Binds - Adjust/Repair       Not Tested       Fixed Pane       Single Pane       Thermal Pane  
 Treat Wood To Preserve/Protect       Representative # Inspected/Tested

**Operational**

*Windows are in good condition. Keep caulked around trim to promote weathering protection.*

**Lighting**

- None       Unsecured       Representative # Inspected/Tested

**Operational****Interior Doors**

- Binds - Adjust/Repair       Hinged       Closet door off track  
 Floor guides missing       Representative # Inspected/Tested

**Operational****Stairway**

- Carpet       Wood       Worn       Squeaks - Typical

**Railing**

- Wood/Metal       Incomplete       None

**Exterior Doors**

- Binds - Adjust/Repair       Weather Stripping Missing/Improper       Dead Bolt  
 Minor Damage - Dent/Split/Worn       Sliding       Hinged

**Operational****Heat Source**

- Air Register       Electric       Radiator/Convactor       None  
 Radiant-Concealed



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Date: 24-Jan-2016

62 Kerr Rd, Toronto, ON M4L 1K5

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## Additional Comments

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### General Comments

This is a Prelisting Inspection performed for the seller of the home in preparation for putting the home on the market for sale. This inspection is completed to ASHI and OAHl standards, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

**Property and Site**

**Front Porch**



Peeling paint at porch steps

**Exterior**

**Window Well**



Windows at grade



## Roof Structure

### Main Roof



Shingles starting to show signs of wear.

### Chimney/Vent



Abandoned chimney. Brick is in good condition.

**Electrical Service**

**Entrance Cable**



Deteriorated sheathing on entrance cable.

**Distribution Panel**



Electrical panel. 100 Amp service

**Electrical Service**

**Circuit Wires/Receptacles**



Missing cover on junction box



Obsolete glass fuse breaker panel used for furnace.

**Heating**

**Heating System**



High efficiency furnace

**Plumbing Components**

**Public Supply**



Water meter and main shut off. Lead supply.

**Laundry**

**Tub/Faucet**



Damaged laundry tub. Leg missing.

**All Baths**

**Floor**



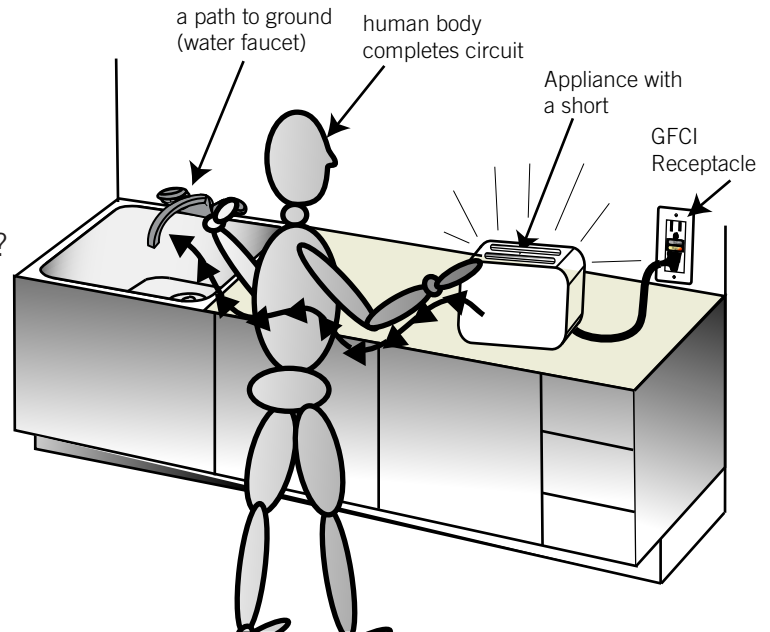
Cracked floor

# Ground Fault Circuit Interrupter

A ground fault circuit interrupter, or GFCI, is an inexpensive electrical safety device that can protect you and your family members from a serious electric shock.

Have you ever had an electric shock? While it is an unpleasant experience, it is not usually fatal. However, given the right conditions, the same shock could be fatal! If your body makes a solid connection to the ground, the shock could easily kill you. Here are two examples of a solid ground connection:

- If you are physically standing or touching the ground outside
- If you touch something conductive, such as any part of the plumbing system in your house, that is also touching the ground outside



In other words, if you decide to operate your hedge trimmer in your bare feet and you get a shock, you may not survive it.

## How Can a GFCI Help?

A GFCI is a special electrical outlet that prevents electric shocks in situations such as the ones described above. The GFCI monitors the electrical current leaving from and returning to the outlet. The current leaving the outlet should be the same amount as the returning current. If the current returning is less than that which leaves, the missing current could be passing through somebody's body to the ground. The GFCI detects the mismatch and shuts off the electrical outlet in a split second.

## Where Should GFCI Outlets Be Located?

GFCI outlets should be installed in any area that presents a risk of an electric shock with a direct path to the ground. In other words, anywhere you might directly touch the ground outside or anywhere where you might touch a part of the plumbing system. Some smart GFCIs locations are:

- Exterior outlets
- Kitchen counter outlets (not common in Canada)
- Bathroom outlets
- Garage outlets
- Outlets in unfinished basements

## Information Series

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This is not a complete list. Areas near swimming pools, hot tubs, and so on should also include this type of outlet.

GFCIs are not perfect, however, and have been known to “nuisance trip” when connected to certain types of electrical equipment. For this reason, exceptions to the suggested (or required) locations for GFCIs exist. For example, a regular outlet would be a better choice for a freezer in your garage since the potential for nuisance tripping of the GFCI is high and might go undetected for days, leading to spoiled food in the shut-off freezer.

## Remote GFCI

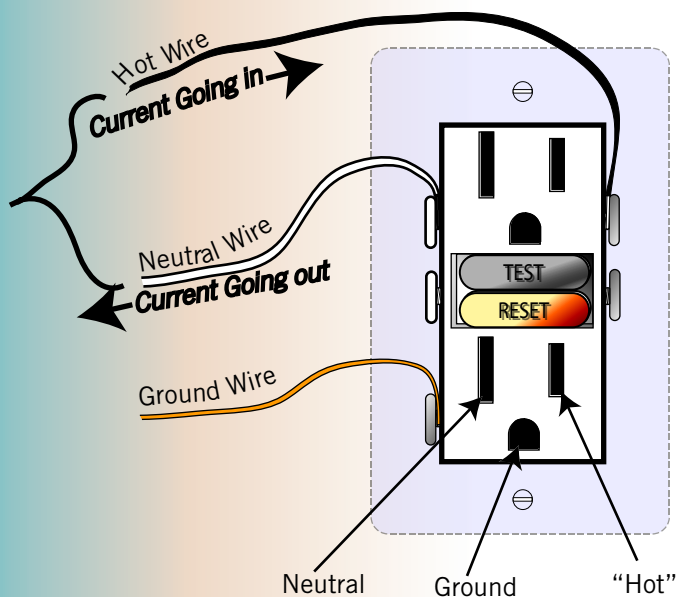
Several electrical outlets usually connect to a single circuit in an average home. A single GFCI outlet will protect all of the outlets in the circuit, even if the other outlets are not GFCIs. But the GFCI outlet must be the first outlet in the string in order for it to properly protect the other outlets, and, of course the connections have to be properly made.

Remote GFCIs sometimes cause confusion for home owners in the following ways:

- A home owner thinks the bathroom does not have a GFCI because the outlet looks like a standard one. The standard outlet under the protection of a remote GFCI should have a sticker indicating its GFCI protection. The problem is, the sticker does not stick forever. A Pillar To Post® inspector can test this for you.
- A standard outlet that does not appear to work in a bathroom or kitchen may actually be attached to a remote GFCI outlet that has nuisance tripped. Before calling an electrician, check the GFCI outlets in other bathrooms and in other locations around the house.

## Testing

GFCIs are easy to test and should be tested every month. Simply press the test button on the outlet. You should hear a pop as the reset button pops out a little. To reset, just press the reset button. If the GFCI fails to trip, or if you are unable to reset it, it is time for an electrician to replace it.



Special breakers also provide GFCI protection to the entire circuit. These breakers can be installed instead of GFCI outlets. The GFCI breaker should also be tested monthly. You will recognize this breaker from the test and reset button.

GFCIs can help prevent injury and death from electric shock. It is a small device worth having to ensure the safety of your family members.

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# Carbon Monoxide

Carbon monoxide, or CO, a byproduct of incomplete combustion of fossil fuels, is a colorless, odorless gas. Breathing CO reduces the blood's ability to carry oxygen. In severe cases, CO can cause death.

Defective or malfunctioning fossil fuel appliances, or inappropriate use of appliances that burn fossil fuel close to or inside the home can pose a serious health hazard. Here are a few examples of dangerous operations:

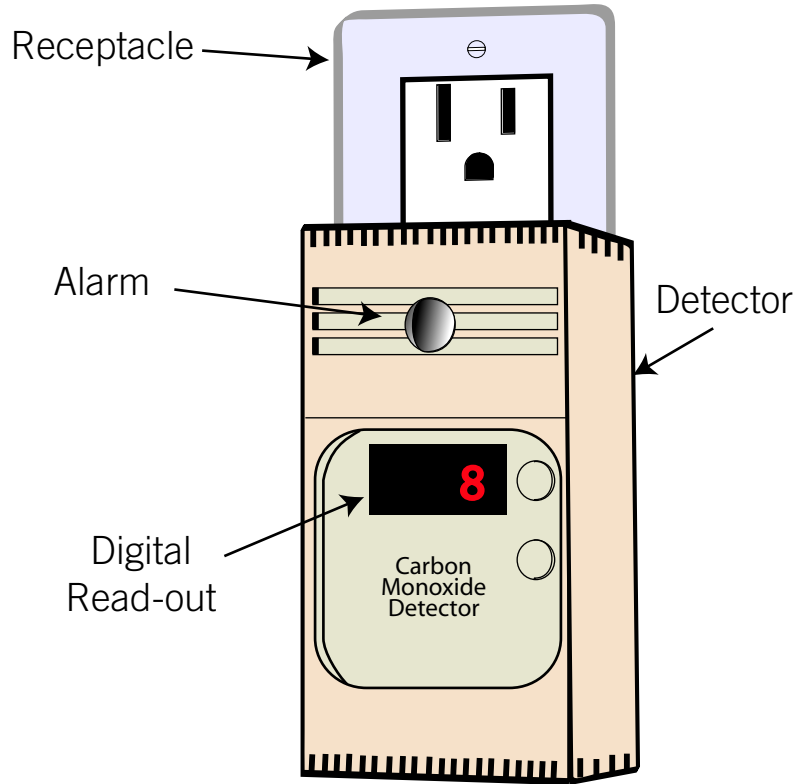
- Running an automobile or gas lawn mower inside the garage
- Operating a barbeque inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure

## Symptoms of Carbon Monoxide Poisoning

Symptoms of carbon monoxide poisoning include headache, dizziness, nausea, vomiting, weakness, chest pain, confusion, and loss of consciousness. Carbon monoxide poisoning can lead to death. Low level poisoning may go unnoticed because it may be mistaken for the flu.

## Carbon Monoxide Detector

You should have at least one carbon monoxide detector in your home. In some geographic areas, a CO detector is required by law. The CO detector should be placed where you can hear it if it goes off when you are asleep. A CO detector does not have to be placed on the ceiling, since unlike smoke, CO has approximately the same weight as air so it mixes





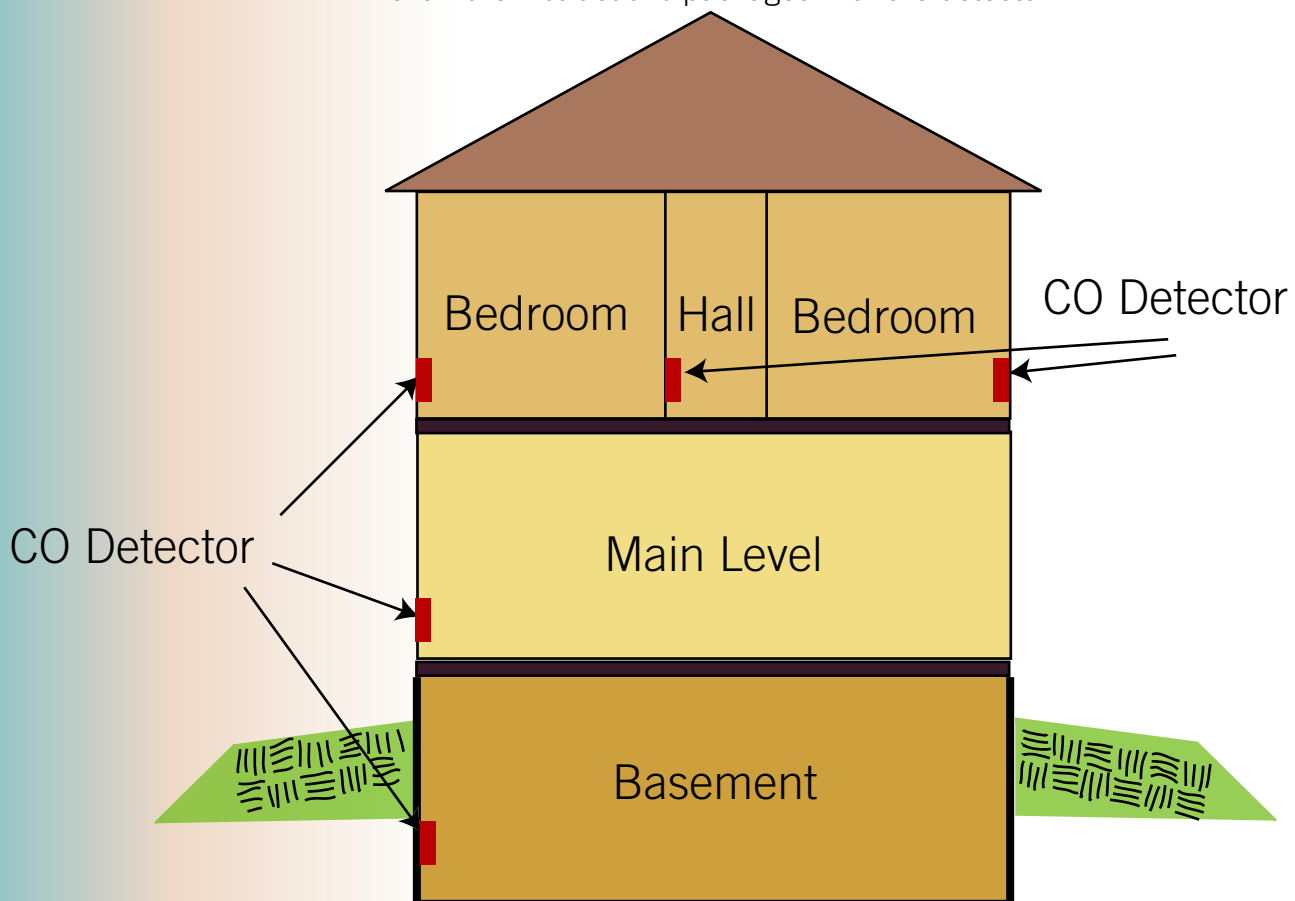
uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

If the carbon monoxide detector alarms, take it seriously.

### Avoiding CO Poisoning

- Have your heating systems serviced every year by a qualified technician.
- Have your fireplace chimney cleaned and inspected every year.
- Install at least one CO detector in your home and replace the batteries twice per year.
- Open the garage door prior to starting your car; drive the car out promptly. Do not leave it idling in the garage. Do not use a remote car starter when the car is in the garage.
- Do not use a charcoal or propane barbeque in the home.

If you are installing only one carbon monoxide (CO) detector, it should be located where you can hear it if it goes off when you are sleeping. For greater safety, multiple CO detectors can be installed throughout the home. Follow the instructions packaged with the detector.



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# Lead Water Service Pipe

The water pipe that runs underground from the city's main pipe to your home is called the service pipe or house water main. In most areas the home owner owns, and is responsible for, all or part of this pipe. If your home was built before 1950, and this service pipe has never been upgraded, it may be made of lead. Most lead pipes, however, have long since been replaced with modern copper pipes. Pillar To Post® inspectors still come across lead water mains in older homes from time to time.

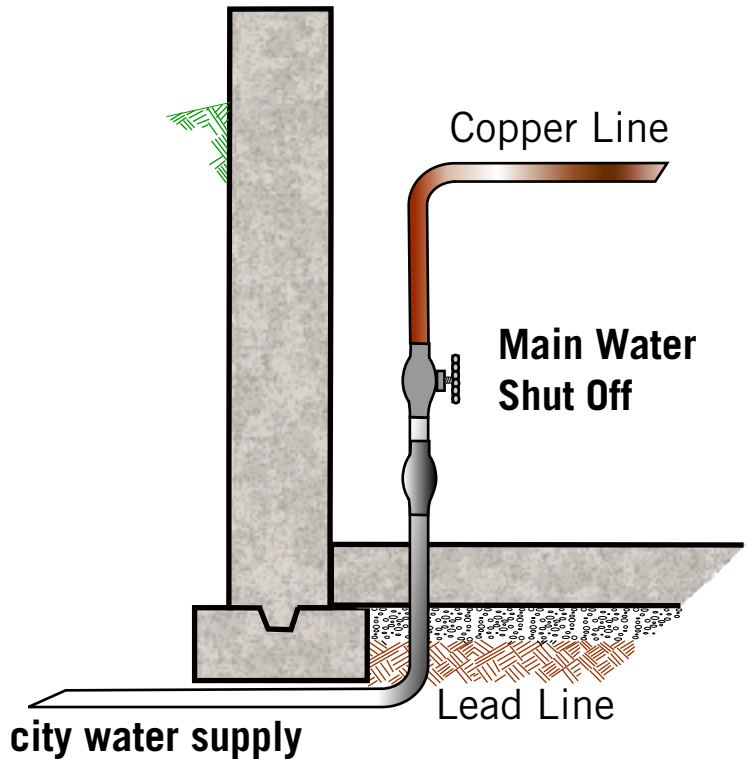
## Recognizing a Lead Service Pipe

It may be possible for you to check your service pipe yourself if you can see a few inches of it inside your home. Most of it is buried in the ground. Lead service pipes are a dull gray color. It is distinctly different from copper or plastic but it might look like galvanized steel. This won't fool you for long if you have a magnet. A magnet will stick to galvanized steel but not to lead. Of course if the water main is galvanized steel, it will need replacing anyway but that is another topic.

The other identifying characteristic of a lead service pipe is the joint that is formed where it attaches to the distribution piping in the home. This joint looks like a ball or bulb of lead.

## What Should You Do?

If your home has a lead water main, don't panic. Although the toxicity of lead is a concern, a layer of oxide inside the pipe protects the water supply to a certain extent. Furthermore, significant lead exposure is not something that happens overnight. You can avoid unnecessary exposure with a few simple tips. For instance, let your tap run for a few minutes, or until the water runs cold, when getting water for drinking or cooking. This procedure flushes stagnant water from the pipes. This is good practice no matter what type of pipes you have.



## Lead Based Solder

Copper distribution piping inside the home is joined with solder. Solder used in the past (prior to about 1980) had about 50% lead in it. The tiny amount of solder surface area that makes contact with the water in the pipes is probably not significant, in most cases. However, some water chemistries could dissolve more lead, making stagnant water potentially hazardous. Either way, you should avoid drinking stagnant water from these pipes. You can have the solder tested by an expert if you would like to find out for sure.

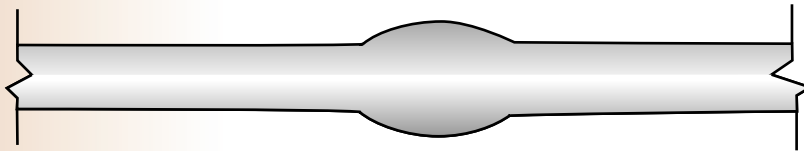
Today, solder for fresh water distribution piping does not have lead in it.

## Tips

- Remove and clean aerator in tap periodically.
- A water test can identify lead levels in your water.
- If you are concerned that you have been exposed to lead, a doctor can administer a simple blood test that can identify lead in your body.

Now that you have a protocol for your drinking water, and some smart tips at your disposal, you may wish to call a plumber for a quote on replacing the water main. Make sure you check with the city first, as they may be offering a subsidy or program for water main replacement.

## Lead Pipe Joint



# ASPHALT SHINGLES

Asphalt shingles are the most common type of sloped roof covering in North America. They are easy to install, reliable and arguably the best bang for the buck.



*Three layers of an asphalt shingle*

## Shingle Construction

While there are many types of asphalt shingles, the general construction is similar. There are three distinct layers -

- A base material that gives the shingle strength and shape.
- An asphalt layer that forms a waterproof barrier.
- A granular surface that reflects the ultraviolet radiation and gives the shingle durability, color and texture.

## Warranty

What's a 20 year shingle? 20 years is the manufacturer's limited warranty against defects. The number loosely represents the number of years the shingle could last in an ideal installation and ideal conditions. In practice, the reliable life is less than stated. Common shingle warranties are 15 to 50 years. The higher the warranty, the thicker the layer of asphalt and the thicker and heavier the shingle.

## Fiberglass or Organic Based Asphalt Shingles

The two common base layer materials are paper saturated in asphalt and fiberglass. While they are both asphalt shingles, they are often referred to as organic and fiberglass respectively.

Fiberglass base shingles were developed to use less of the expensive asphalt but still maintain the same shingle life. The main difference is that the fiberglass based shingle is thinner and lighter than the equivalent organic shingle, making it more desirable for installers.

Organic shingles are thicker and heavier and are considered to have better durability and tear resistance. Fiberglass based shingles are more flexible in hot weather and may perform better in wind storms. Both types are used successfully in most climates. There have been problems reported with fiberglass based shingles involving cracking of the shingles due to thermal stress (large temperature fluctuations). These problems are less prevalent now as new standards for manufacturing these shingles have been adopted by most manufacturers.

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## Information Series

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## Architectural / Laminated Shingles

The most common asphalt shingle is the three tab shingle shown in the illustrations. Instead of three tabs, the architectural shingle has pieces of shingle material stuck on to create a more interesting pattern. Because there are pieces stuck on, it's often called a *laminated shingle*. Since it's a premium product, it will have a 25 to 30 year warranty as a minimum. Many styles are available.

## On The Roof

The illustration below shows a roof deck with the first few rows of shingles. The shingles are arranged so water sheds from one shingle to the next. The key point is that the system is not waterproof. It relies on gravity and the slope of the roof to shed water. Asphalt shingles are designed for a roof with a slope of 4 in 12 or greater. They can be used on low slope roofs as well but a special application technique is required.

**Flashing:** Asphalt shingles will shed water reliably. At roof penetrations or intersections, special treatment is required. For example, you can't reliably seal shingles to the edge of a skylight or chimney. Flashings are pieces of metal that are strategically placed to shed water over roof penetrations and onto the field of shingles without relying on sealants. Done properly, flashings will do the job for the life of the roof as they rely on nothing but gravity and slope. Flashings are often not done properly and are considered to be the weak point of any roof surface. Roofs rarely leak in the middle of a field of shingles, they leak at roof penetrations and intersections where flashing has been poorly installed or have become damaged.

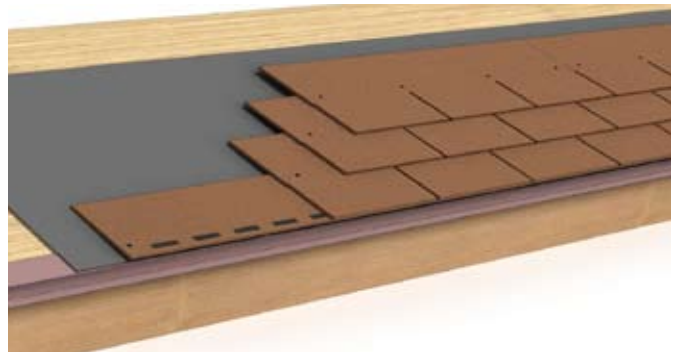
## Life Cycle & Reliability

Asphalt shingles wear out. Imagine an asphalt shingle roof surface as a sacrificial wear surface. The life cycle of the surface is always less than the advertised warranty period of the shingle.

**Wear:** Asphalt shingles deteriorate from exposure to ultraviolet radiation. For this reason, south and west facing shingles wear out much more quickly than north and east facing. Other wear factors include heat, inadequate venting of the roof space underneath, roof slope, leaves and debris, snow and ice.

**Reliability:** When the surface is near the end of its service life, it becomes unreliable. We are often asked if an old roof could last another year or two. The answer is usually, "yes but". Either live with a reduced reliability (increased risk of leakage) or improve the reliability by giving the roof a "once over", focusing on repairing flashings. Depending on the roof, it may not make economic sense to spend money repairing flashings that will only be torn off when the roof is ultimately resurfaced. Furthermore, the surface is hard to work with because it becomes very brittle when it's old.

**Multiple layers:** When it's time to resurface the roof, it is possible to install new asphalt shingles directly over the old. This is less expensive than stripping the existing surface. The trade-off is that the roof may not last as long and may not be as reliable. This is because old flashings are often used and are often not done properly and because the shingles are laid upon an uneven base. Some areas allow up to three layers while other areas allow only two.



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