

Visual Property Inspection

109 Kent Rd
Toronto, ON M4L 2X5

Prepared for :

The Weir Team
Toronto, ON

Phone No. : (416) 465-4545



Inspected by :

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Report Commentary

Date: 25-Feb-2016

109 Kent Rd, Toronto, ON M4L 2X5

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.

1.0 Property and Site

1.1 **Front Porch Rail**

Provide handrail to promote safety

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

Provide handrail to promote safety

2.0 Roof Structure

2.1 **Sec. Roof Life Expectancy**

Flat roof material appears to be end of life on the upper portion of the roof . The membrane is cracking . Repair or replace as necessary to maintain performance.

The lower portion of the flat roof is in good condition. Maintain on an annual basis.

3.0 Basement/Structure

3.1 **Railing**

Install guard and handrail to promote safety

4.0 Electrical Service

4.1 **Service Size**

100 amp service

4.2 **Circuit Wires/Receptacles**

Secure light fixture to prevent hazards from exposed wire.

Secure outlet to receptacle box to prevent hazards from exposed wire.

5.0 Heating

5.1 **Heating System**

Mid efficiency furnace is 12 years old and functioning as intended at time of inspection. Typical life expectancy is 20 years.

5.2 **AC**



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5.0 Heating

AC unit is 1 year old.

6.0 Plumbing Components

6.1 **Hot Water Tank**

Hot water tank is a 3 year old rental. Functioning as intended. Typical life expectancy is 15 years.

7.0 Interior Living Spaces

7.1 **Window**

Windows are in good condition.

7.2 **Railing**

Install handrail and guardrail to promote safety

Property and Site

Limitations

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

Conditions

- Sunny/Mostly Sunny Cloudy/Mostly Cloudy Rain/Wet Conditions
 Snow/Ice Conditions
Approx. Temperature 2 celsius

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.

Landscaping

- Bushes/Hedge/Flower Bed Vine Slopes To House

Maintain positive drainage throughout the exterior for proper water flow away from structure.

Driveway

- Concrete Gravel Gravel Needs Regrading Asphalt Interlock

Walkway/Path

- Slopes to House Concrete Paving Stone Patio Stone/Brick

Front Porch Rail

- Wood Metal Composite

Provide handrail to promote safety

Front Porch Light

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

Operational: No

Determine cause of inoperable light fixture and repair as required. Replace bulb prior to further



Date: 25-Feb-2016

109 Kent Rd, Toronto, ON M4L 2X5

Property and Site

investigation.

Deck(s)/Patio(s)

Slopes to House

Wood/Composite

Paving Stone/Block/Brick

Typical Cracking

Concrete

Provide handrail to promote safety

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

Repair brick siding on North wall to prevent further deterioration

Window Exterior

- Wood Metal Vinyl Wood Int/Vinyl or Metal Cla

Seal and/or caulk joints and gaps around windows to reduce air exchange water penetration and subsequent damages.

Monitor basement window on east side as it is to close to grade. A well would be optimal here. A window cover installed here would help keep water away.

Exterior Lighting

- Not all lights tested Unsecured - repair

Operational

- Representative # Inspected/Tested

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

Fascia/Soffit

Moisture Staining evident - Monitor Aluminum/Vinyl Wood

Paint fascia board to prevent wood from deteriorating.

Covering

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

Estimated # of Layers 1

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

Chimney cap has been recently repaired and is in good condition.

Roof Structure

Visible Flue Liner

Clay Metal Block Rain Cap/Screen Covered

Sec. Roof Life Expectancy

Typical Middle End Exceeded

*Flat roof material appears to be end of life on the upper portion of the roof . The membrane is cracking .
Repair or replace as necessary to maintain performance.*

The lower portion of the flat roof is in good condition. Maintain on an annual basis.

Limitations

No Access/Sealed

Entered

Hatch

Insulated

Pull Down

Stored Items

Looked In/Insp from opening

Basement/Structure

Limitations

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

Basement structure material/conditions determined by representative amount as visible in furnace/laundry utility room. Approximately 50% of components visible

Floor

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

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

Install guard and handrail 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

Electrical Service

Service Entrance

No Conduit Overhead Underground 120/240V

Entrance Cable

Concealed Aluminum Copper

Main Disconnect

Switch/Cartridge Fuse Breaker

Service Size

Have Electrician Evaluate

Amps 100

100 amp service

Distribution Panel

Not Opened Non Standard Installation Obstructed

Location Basement North wall

Consult electrical contractor to evaluate panel location and relocate as required. Panel access is obstructed.

Fuse

Breaker GFCI Breaker AFCI Breaker Over-Fused Cartridge Glass

Circuit Wires/Receptacles

Aluminum Copper Representative # of Outlets Inspected/Tests Switched Outlets

Secure light fixture to prevent hazards from exposed wire.

Secure outlet to receptacle box to prevent hazards from exposed wire.

No access to panel to determine wire material.

Grounding

Concealed Ground Rod Water Main

Heating

Data Plate

Not Legible Incomplete
Model: Goodman BTU Input: 45000 Estimated Age: 12 years

Limitations

System Operating in Heating Mode System Shut Down/Not Tested

Smoke Detectors

Basement 1st Floor 2nd Floor 3rd Floor

Thermostat/Humidistat

Unsecured Programmable Standard

Operational

Heat Type

Convector - Wall Unit Forced Air Radiator/Baseboard
 Radiant - In-Floor

Burner Type

Conventional Mid Efficiency High Efficiency

Heating Fuel Source

Gas Electric Propane

Fuel Source Shut Off Location

Beside

Heating System

Advise Service/Repair Contract Verify Service Hist w/Selle

Operational

Mid efficiency furnace is 12 years old and functioning as intended at time of inspection. Typical life expectancy is 20 years.

Relocate combustible material away from venting to prevent fire.

Fresh Air Supply

Internal External

Venting

Metal Corrosion Sidewall/Plastic Flue

Life Expectancy

Typical Middle Exceeded Middle/End

Gas Burner

Not Checked

Operational

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 Damaged

Duct/Joint/Housing

- Unsecured Corrosion Functional

AC

- Not Checked Dirty Central Room Unit
Approx. Age 1 year Approx Size - Tons 2

Not Applicable

AC unit is 1 year old.

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 west wall

Public Shut-Off Valve

- Not Tested Corrosion

Water Pressure

- Low Typical High

Water Quality

- Discoloration Debris Odor Advise Well Water Quality Tes Typical

Hose Bibb

Operational: No

- 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

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

Main Cleanout

- Concealed

Plumbing Components

Hot Water Tank

Operational

With Heating System
Age 3 years

Gas Electric
Estimated Capacity -Gallons 40

Some Corrosion Noted - Typical

Hot water tank is a 3 year old rental. Functioning as intended. Typical life expectancy is 15 years.

Life Expectancy

Typical Exceeded Middle Middle/End

Fuel Shut-Off

Concealed
Location beside

Relief Valve

No Test Lever Corrosion Other

Discharge Tube

Undersized Discharge

Venting

Flue Sidewall Improper Rise Unsecured Corrosion Soot

Burn Chamber

Not Checked Needs Adjustment

Laundry

Floor

Worn No drain

Wall

Patched Unfinished Crack - Typical Uneven

Ceiling

Patched Unfinished Crack - Typical Uneven

Lighting

None Unsecured

Operational

Washer

Operational: Yes

Tested On/Off Function Only
Make Samsung # W02K54ASC01067V

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

Operational: Yes

Tested On/Off Function Only
Make Samsung# X08054BSC01249T

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.

The exterior vent should have 18 inches of clearance from grade to prevent blockage from snow. Monitor this area and keep snow clear. Relocate if necessary.

All Baths

Location

- Basement
 1st Floor
 2nd Floor
 3rd Floor

Water Flow

- Normal
 Suspect
 Low

Floor

- Worn
 Minor Cracking - Typical
 Stains/Minor Damage

Wall

- Uneven
 Patched - Typical
 Ceramic

Ceiling

- Uneven
 Minor Patching - Typical
 Minor Cracking - Typical

Monitor cracking paint on ceiling. Tested dry at time of inspection.

Window

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

Windows has been replaced recently and are in good condition.

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

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

Not Applicable

Sink

- Worn
 Chip/Scratch
 Solid/Granite

Faucet

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

Operational

Trap/Drain

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

Vanity

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

All Baths

Counter

- Unsecured Minor Damage - Scratches/Stains Caulk at Backsplash

Toilet

- No Shut-Off Unsecured Crooked - Monitor for leakage

Secure toilet to reduce secondary water damages

Operational

Tub/Enclosure

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

Tub Faucet/Mixer

- Not Tested Unsecured Leaky-Secure/Repair/Replace

Operational

Shower Head

- Not Tested Unsecured Leaky-Secure/Repair/Replace

Operational

Heat Source

- None Thermostat Electric Air Register Radiant
 Radiator/Convactor

Basement washroom

Location

Basement 1st Floor 2nd Floor 3rd Floor

Water Flow

Normal Suspect Low

Floor

Worn Minor Cracking - Typica Stains/Minor Damage

Wall

Uneven Patched - Typical Minor Cracking - Typica

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: Yes

Door

Binds - Adjust/Repair Minor Damage/Hole In Door Representative # Inspected/Tested

Operational: Yes

Lighting

None Unsecured

Operational: Yes

Exhaust Fan

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

Operational: Yes

Sink

Worn Chip/Scratch Solid/Granite

Faucet

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

Operational: Yes

Trap/Drain

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

Vanity

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

Counter

Unsecured Minor Damage - Scratches/Stains Caulk at Backsplash

Basement washroom

Toilet

- No Shut-Off Unsecured Crooked - Monitor for leakage

Operational: Yes

Tub Faucet/Mixer

- Not Tested Unsecured Leaky-Secure/Repair/Replace

Operational: Yes

Shower Enclosure

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

Shower Head

- Not Tested Unsecured Leaky-Secure/Repair/Replace

Operational: Yes

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

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

Brand Frigidaire # TH00567982

Operational

Stove/Cooktop

Brand Frigidaire # VF00540952

Operational

Refrigerator

Brand Frigidaire # Ba01017718

Operational

Heat Source

- None Thermostat Electric Air Register Radiant
 Radiator/Convactor

Interior Living Spaces

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

Window

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

Windows are in good condition.

Operational

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

Install handrail and guardrail to promote safety

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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Additional Comments

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 Rail



Missing handrail

Deck(s)/Patio(s)



Missing handrail

Exterior

Exterior Walls



Damaged brick siding

Window Exterior



Window too close to grade



Gap between window and siding where water can penetrate

Roof Structure

Main Roof



Shingles east side



Shingles west side

Chimney Cap



Chimney cap recently parged

Roof Structure

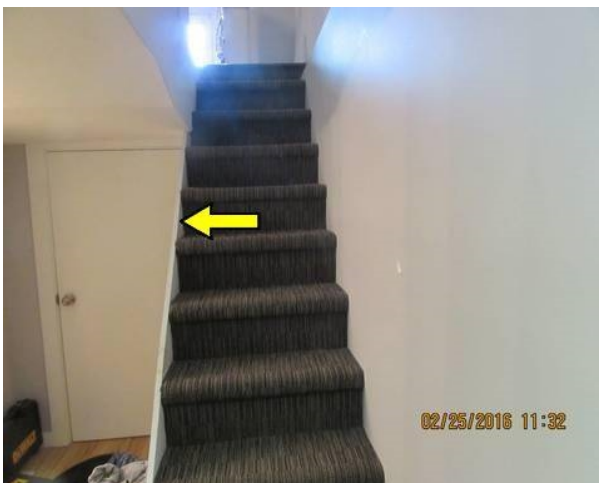
Sec. Roof Life Expectancy



Upper Flat roof membrane cracking

Basement/Structure

Railing



Missing guard and hand rail

Electrical Service

Circuit Wires/Receptacles



Light fixture not secured



Exposed receptacle wires

Heating

Heating System



Plastic pipe wrap resting on heating vent. Provide separation here.



Mid efficiency furnace

Plumbing Components

Public Supply



Water meter and main shut off

Laundry

Dryer Vent



Dryer vent to close to grade

Interior Living Spaces

Railing



Missing guard and handrail

Railings and Guards

The CDC (Centers for Disease Control and Injury Prevention) estimates that 40% of all unintentional deaths around the home are due to falls. One in five injuries that require a visit to an emergency room is due to a fall. Over 50% of these are falls that happen at home and most of these are falls from stairs and steps.

Railings and guards are designed to keep people from falling and injuring themselves. There is no doubt that properly installed railings and guards could help to improve these statistics.

A railing is something to grip onto when you go up and down a staircase. A guard is something that keeps you from falling off a staircase, deck or balcony. On a staircase, sometimes the railing doubles as a guard.

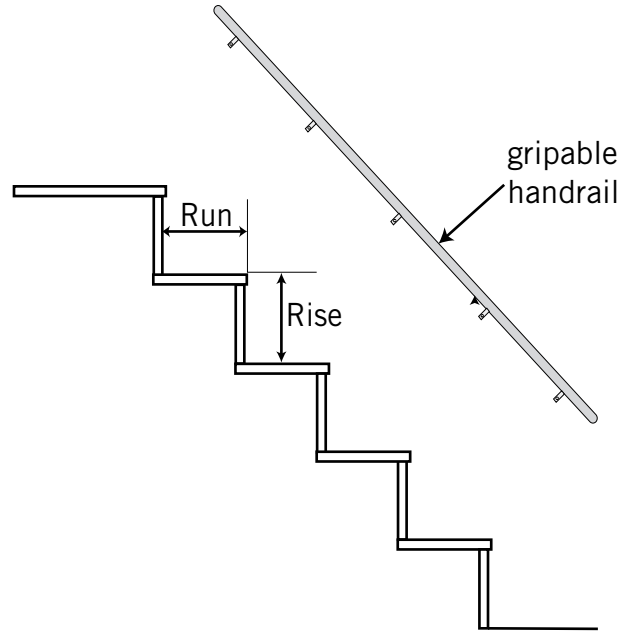
Many homes have missing or inappropriate railings and guards. One reason is that older homes did not have the same requirements as we do today. Home owners are not required to upgrade their homes to modern safety standards. If we had to upgrade, everybody would have to renovate their home every year just to keep up.

Pillar To Post home inspectors inspect your home with this in mind. We don't believe people should have to renovate their homes every year. Your railings and guards may be perfectly adequate for the time they were installed. At the same time we are concerned for your safety. We believe the solution is to provide you with information on common safety issues and let you decide if you would like to address the issue as a discretionary upgrade.

Here are a few common issues:

Missing railings: Sometimes a staircase has no railing at all, either because the previous owner removed it to make more room to move furniture up the stairs or because it was never installed in the first place. Ideally there should be a railing on any staircase that has more than two or three risers. The actual requirement depends on your area and when the home was built.

Missing guard: A common scenario is there is no guard on an open staircase to a



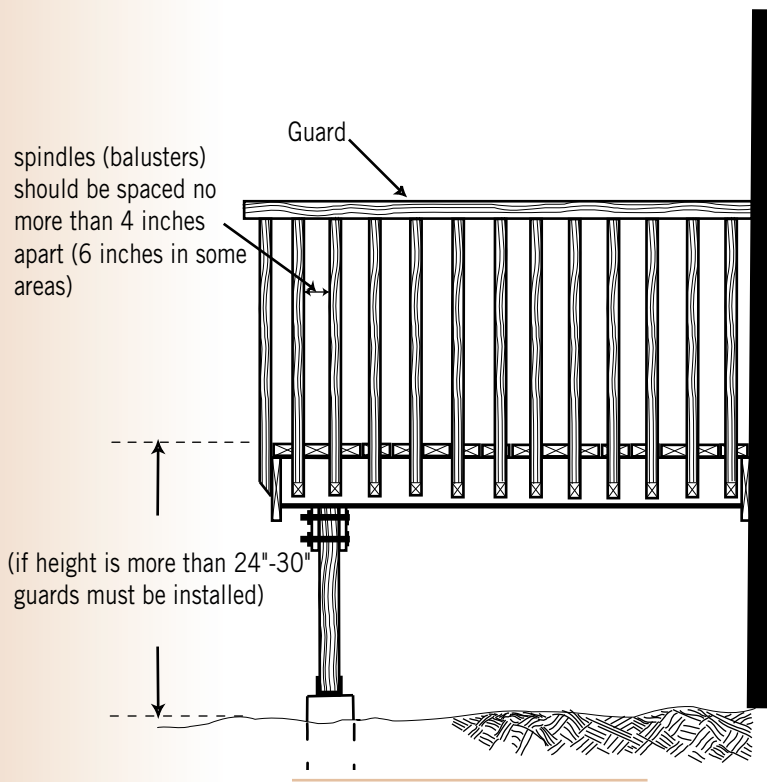
basement. In many areas, a guard was not required as long as there was a wall on one side and the basement unfinished. Today, many home owners have turned their basement into a recreation area or a playroom for children. The open staircase is now a danger. Ideally, a railing and guard should be added.

Guard too low: In some cases, an old home will have very low guards on staircases or balconies. This was the design at the time the home was built. Ideally, a guard should be 36 inches high, unless it's part of a staircase handrail in which case 34 inches would be ideal. In many areas, if the drop is six feet or more, a guard of 42 inches is required.

Railing or guard has large openings: Railings and guards may have vertical spindles (called balusters). These keep people from falling through. In some cases, the spacing between the spindles is so wide that a child could fall through. The requirements have changed over the years and also vary from area to area but most authorities believe that a maximum opening of four inches offers the best protection.

Other things to look for:

- Guards that incorporate climbable elements are not ideal. An example is a bench built into a guard or horizontal slats between the spindles on the guard. The concern is that children can climb them and fall over.
- Appropriate lighting for a staircase is a must. A dark stairwell is dangerous. That's all there is to it.
- Uneven stairs and stairs with non-uniform riser height are dangerous.



Pillar To Post®, the home of home inspection

We welcome your comments and suggestions for future Information Series topics
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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:

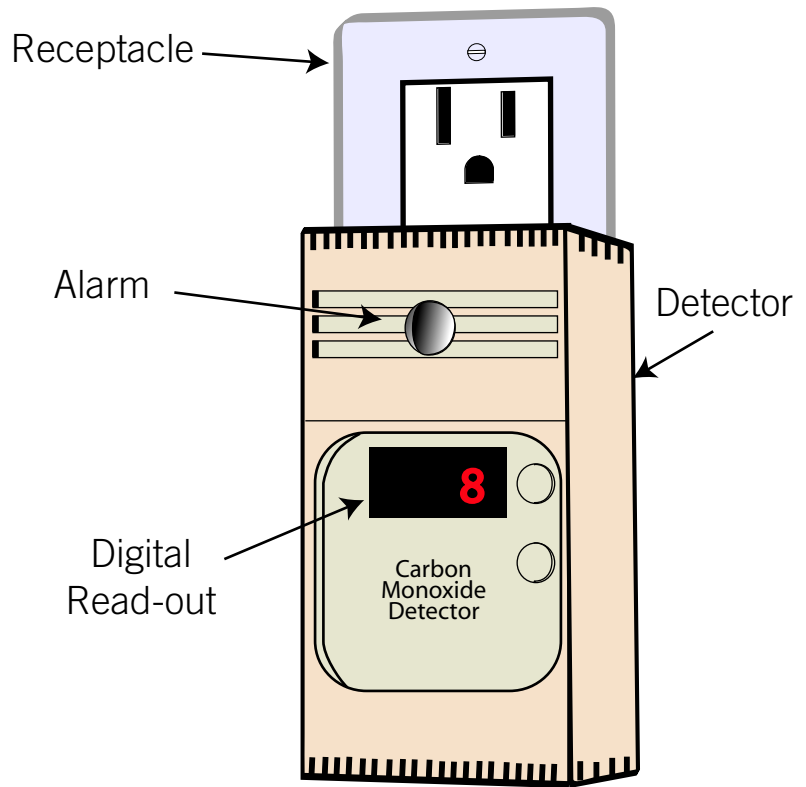
- Running an automobile or gas lawn mower inside the garage
- Operating a barbeque inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure

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



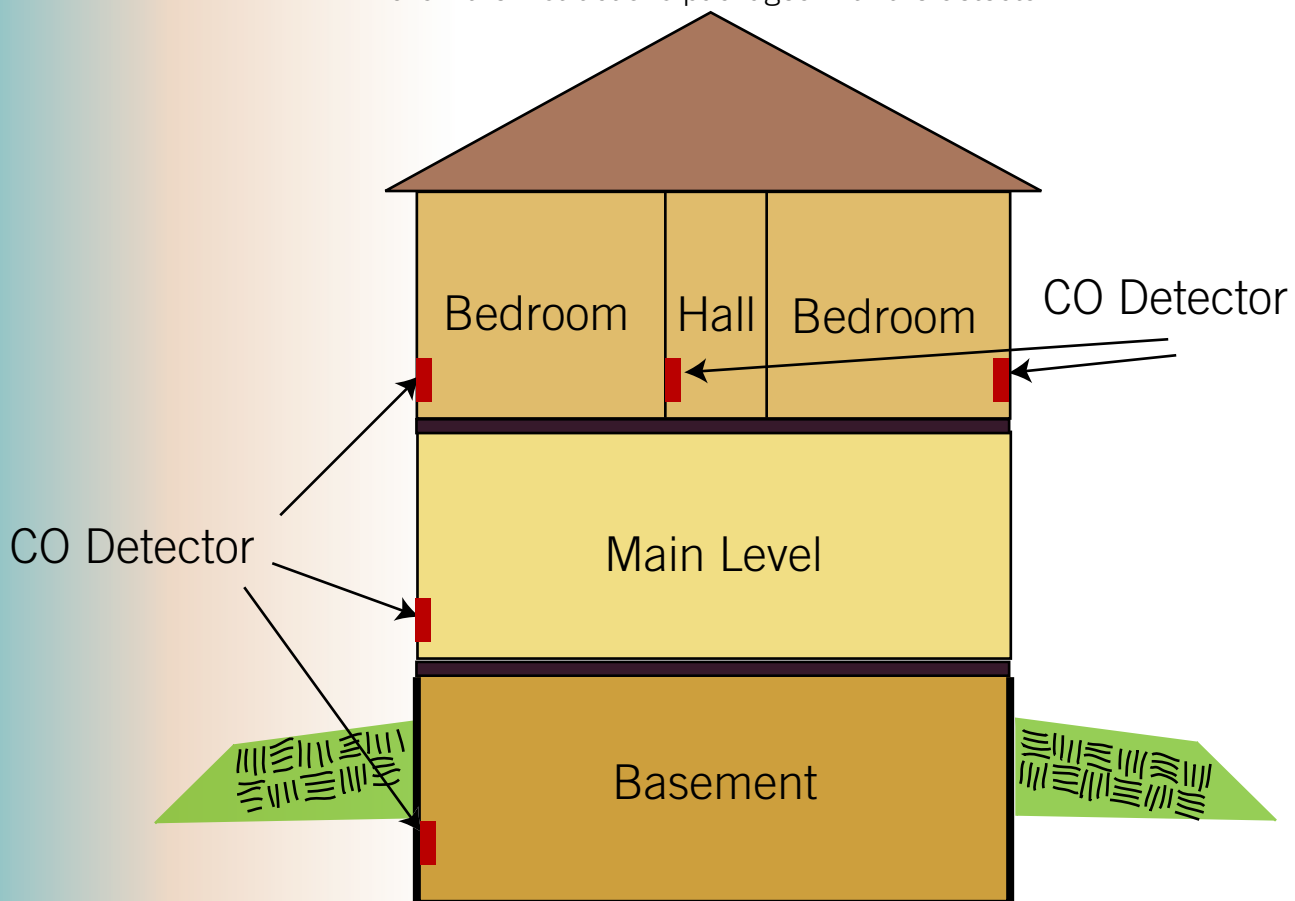
uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

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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