

Your Inspection Report



443 Madison
Toronto, ON



PREPARED FOR:
JOHN SIMPSON

INSPECTION DATE:
Saturday, June 21, 2014

PREPARED BY:
Alan Carson



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report

Carson, Dunlop & Associates
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Setting the Standard since 1978!



October 9, 2014

Dear John Simpson,

RE: Report No. 1366, v.33
443 Madison
Toronto, ON

Thank you for choosing Carson Dunlop to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Your report includes:

- Tabs to move quickly to any section
- Links to helpful articles and more detail
- Illustrations for added clarity
- Links to a Home Maintenance Guide

Your report is a secure Adobe .PDF file. Download a copy to your computer to print and future reference.

Please contact us should you have any questions about your home.

Thanks again for allowing us to work with you.

Sincerely,

Alan Carson
on behalf of
Carson, Dunlop & Associates

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SUMMARY

443 Madison, Toronto, ON June 21, 2014

Report No. 1366, v.33

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Note: For the purpose of this report the building is considered to be facing **South**.

This Primary Observations section identifies key items from the inspection. The heading above each item shows where it appears in the report. To go to any heading, simply click on that tab at the top of the page.

This section is not the entire report, and no decision should be made about the home without reading the entire document.

Structure

FLOORS \ Joists

Condition: • [Notches or holes](#)

Location: West

Task: Repair

Time: Immediate

Cost: \$500 - \$1000

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Location: North Basement

Task: Replace

Time: Less than 1 year

Cost: \$800 - \$1600

Insulation and Ventilation

FOUNDATION \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year

Cost: \$400 - \$800

This concludes the Primary Observations section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

Descriptions

General: • A roof "tune-up" is recommended.

Sloped roofing material: • [Asphalt shingles](#)

Inspection Methods & Limitations

Roof inspection limited/prevented by: • Deck/solar panels covering roof

Inspection performed: • By walking on roof

Recommendations

General

1. • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

SLOPED ROOFING \ Asphalt shingles

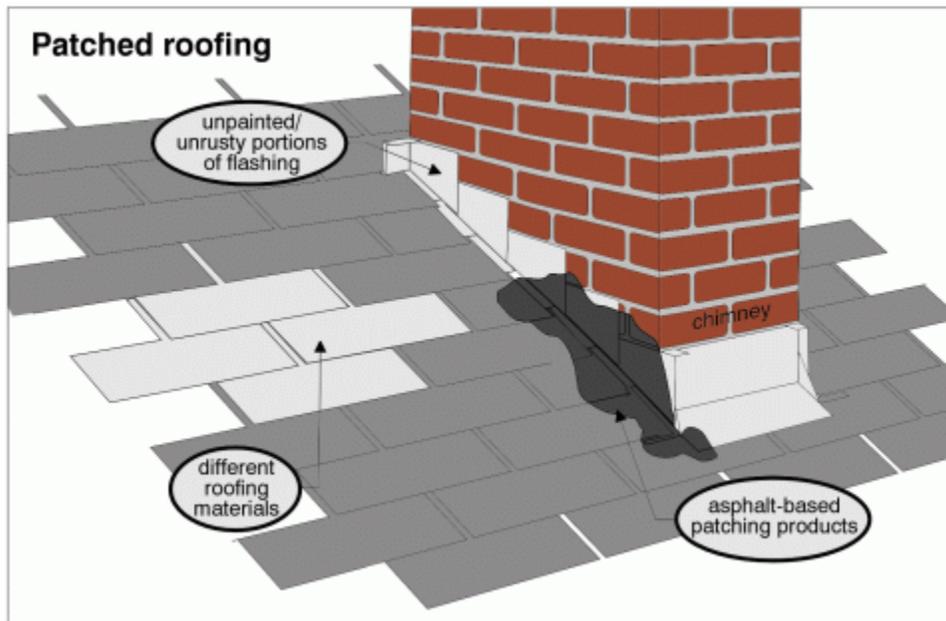
2. **Condition:** • [Old, worn out](#)

3. **Condition:** • [Patched](#)

Location: Northwest

Task: Repair

Time: Immediately



SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

4. **Condition:** • [No kickout flashing](#)

Location: North First floor

ROOFING

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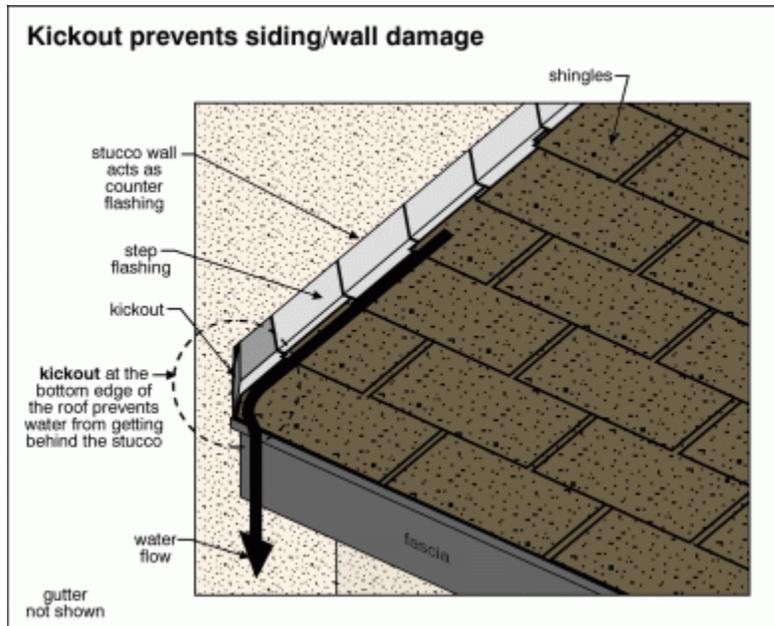
PLUMBING

INTERIOR

Task: Improve

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)



1. No kickout flashing at roof/sidewall junction

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

5. Condition: • [Leak](#)

Location: North

Task: Repair

Time: Immediate

Cost: Minor

ROOFING

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2. Stack flashing should be sealed.

Descriptions

General: • Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawl space leakage.

Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#) • [Stone](#)

Wall surfaces: • [Vinyl siding](#) • [Stucco](#)

Retaining wall: • [Concrete](#)

Inspection Methods & Limitations

Inspection limited/prevented by: • Access was restricted to the area below the deck, limiting the extent of the inspection.

Inspection limited/prevented by: • Storage • Car in garage • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Recommendations

General

6. • Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

ROOF DRAINAGE \ Downspouts

7. Condition: • [Downspouts end too close to building](#)

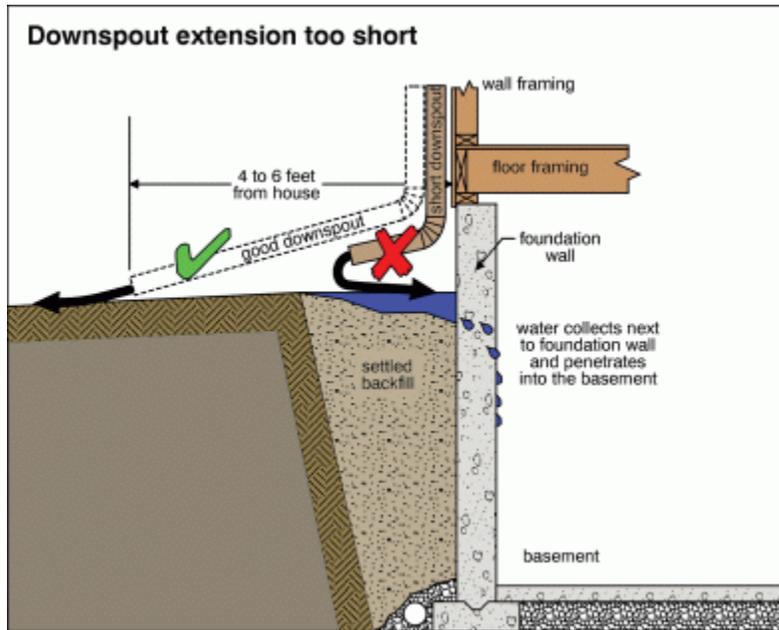
The downspout should be extended to discharge at least 6 feet from the home. The broken splash block can be discarded.

Location: East Exterior wall

Task: Improve

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



3. Downspout should be extended away from home

Descriptions

Configuration: • [Basement](#) • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Trusses](#)

Inspection Methods & Limitations

Inspection limited/prevented by: • Some parts of the foundation walls were not visible and could not be inspected. • The attic/roof space was inspected from the access hatch. All areas could not be closely examined.

Inspection limited/prevented by: • Carpet/furnishings • Storage

Recommendations

FLOORS \ Joists

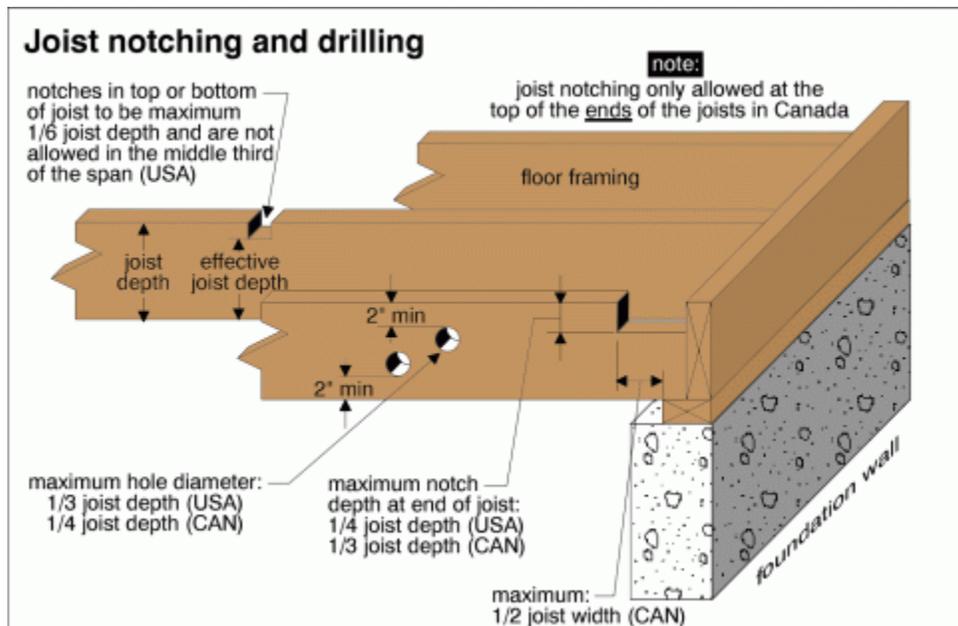
8. Condition: • [Notches or holes](#)

Location: West

Task: Repair

Time: Immediate

Cost: \$500 - \$1000



[Click on image to enlarge.](#)



4. Double joist cut for ductwork

ROOF FRAMING \ Rafter/trusses

9. Condition: • [Split](#)

Location: Northeast Attic

Task: Repair or replace

Time: Immediate

Cost: Minor



5. Top chord of truss is broken

Descriptions

Service entrance cable and location: • [Overhead copper](#)

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

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Inspection Methods & Limitations

General: • Concealed electrical components are not part of a home inspection.

Inspection limited/prevented by: • The quality of the electrical grounding system is not determined as part of a home inspection.

Panel or disconnect cover: • Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

10. Condition: • [Poor connections](#)

Location: North Basement

Task: Improve

Time: Immediate

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

11. Condition: • [Rust or water in panel](#)

Location: North Basement

Task: Replace

Time: Less than 1 year

Cost: \$800 - \$1600



6. Water and rust in bottom of panel

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

12. Condition: • [Too close to edge of studs or joists](#)

Location: Basement Furnace Room

Task: Improve

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Lights

13. Condition: • [Loose](#)

Location: East Exterior wall

Task: Repair or replace

Time: Immediate

Cost: Minor



7. Light fixture is not well secured

14. Condition: • [Heat lamps over doors](#)

Location: East Second floor Bathroom

Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



8. Heat lamp over door - fire hazard!

Descriptions

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • Typical life expectancy is 20 to 25 years.

Approximate age: • [6 years](#)

Main fuel shut off at:

• Basement

At front of home

Auxiliary heat:

• [Electric baseboard heater](#)

In basement family room

Fireplace:

• [Zero clearance](#)

Wood burning fireplace in living room

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

Carbon monoxide test:

• 5 parts per million - approximate

This is acceptable.

Inspection Methods & Limitations

General: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating systems prior to installation.

Inspection prevented/limited by: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed before construction to determine the required capacity of a heating system. • Safety devices are not tested as part of a home inspection. These should be tested during annual servicing.

Safety devices: • Not tested as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected

Recommendations

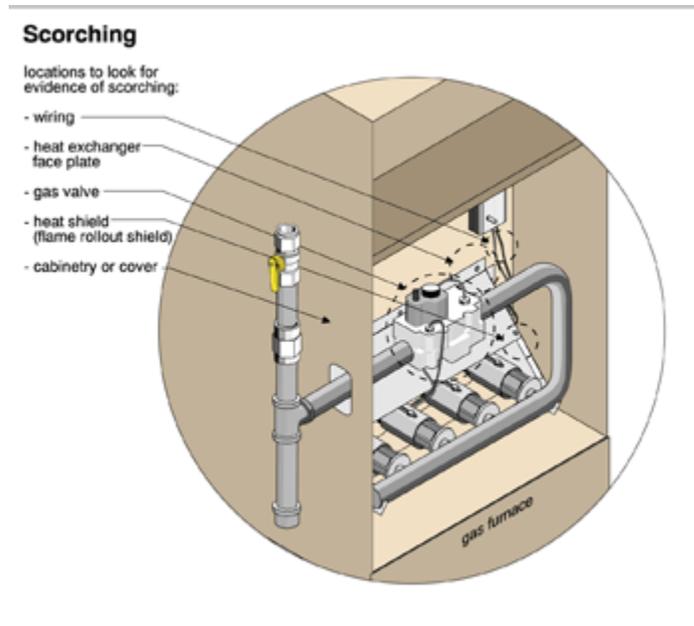
General

15. • An annual maintenance agreement that covers parts and labor is recommended.

GAS FURNACE \ Gas burners

16. Condition: • [Scorching](#)

Location: Front Basement



GAS FURNACE \ Venting system

17. Condition: • [Draft hood spillage or backdraft](#)

A considerable amount of rust was noted on the front of the furnace.

This suggests a back-drafting problem, with combustion products entering the home.

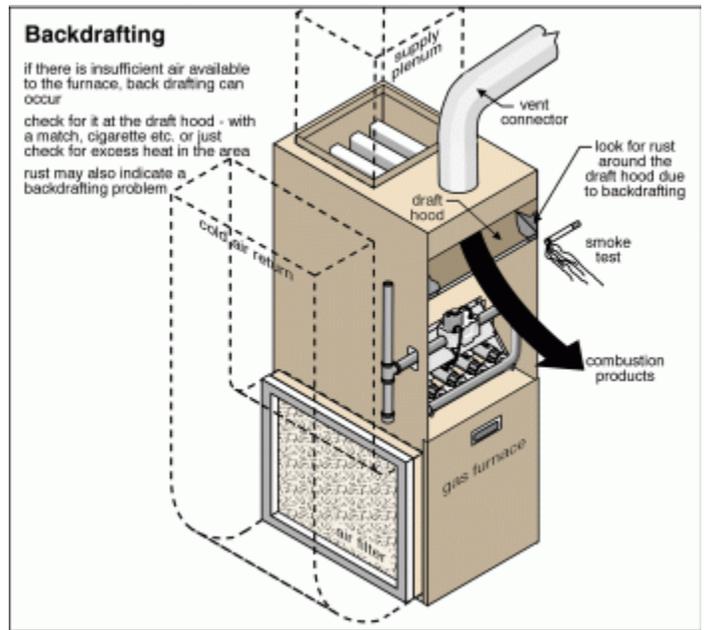
This is a safety issue that should be addressed without delay.

Location: Basement Furnace room

Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



9. Rust at bottom of heat exchanger



10. Evidence of furnace backdrafting

GAS FURNACE \ Humidifier

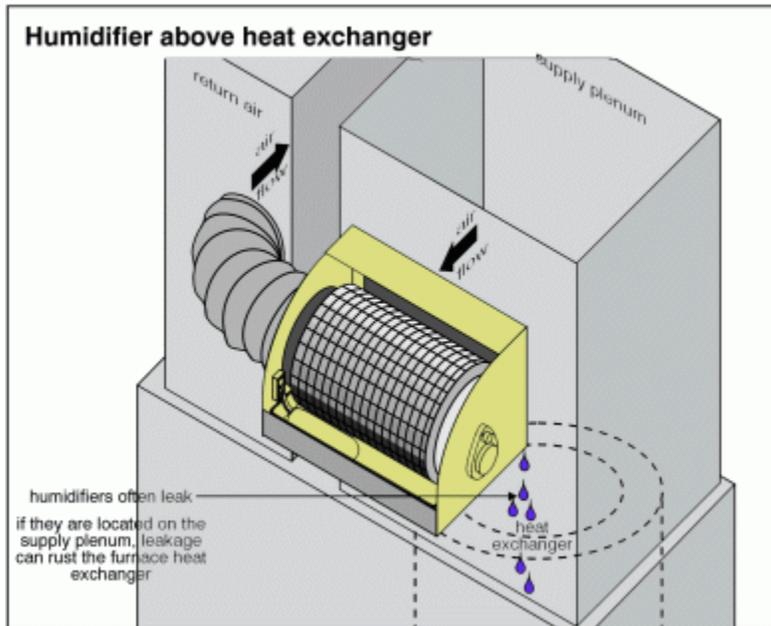
18. Condition: • [Leak](#)

Location: West Basement

Task: Repair or replace

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)



11. Leaking and inoperative humidifier

Descriptions

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • Typical life expectancy is 10 to 15 years.

Compressor approximate age: • 6 years

Inspection Methods & Limitations

General: • Heat gain calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for air conditioning or heat pump systems.

Recommendations

AIR CONDITIONING \ Evaporator coil

19. Condition: • [Frost](#)

Location: West Basement

Task: Repair

Time: Immediate

Cost: Minor



12. Frost visible on ductwork at AC coil

Descriptions

Attic/roof insulation material: • [Mineral wool](#)

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

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Not determined

Inspection Methods & Limitations

General: • Asbestos may be present in many building products and materials. Environmental consultants can assist if this is a concern.

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • The continuity of the air vapor barriers throughout the home could not be identified.

Recommendations

FOUNDATION \ Interior insulation

20. Condition: • [Exposed combustible insulation](#)

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year

Cost: \$400 - \$800



13. Exposed polystyrene insulation is fire hazard

Descriptions

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

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

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

Water flow and pressure: • [Typical for neighborhood](#)

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

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • Typical life expectancy is 8 to 12 years.

Water heater approximate age: • 5 years

Waste piping in building: • [Plastic](#)

Inspection Methods & Limitations

General: • Moisture problems may result in visible or concealed mold growth. Environment Consultants can assist if this is a concern.

The following are not inspected or tested as part of a home inspection:

Tub and basin overflows

Water treatment equipment

Concealed plumbing components

Swimming pools, spas and hot tubs

Isolating and relief valves

The main plumbing shut off valve

Recommendations

SUPPLY PLUMBING \ Supply piping in building

21. Condition: • [Leak](#)

Location: Northeast Basement

Task: Repair

Time: Immediate

Cost: Minor



14. Leaking copper supply pipe

WASTE PLUMBING \ Traps - installation

22. Condition: • [Nonstandard shape or material](#)

Location: Basement Laundry area

Task: Improve

Time: Less than 1 year

Cost: Minor



15. Poor trap arrangement

WASTE PLUMBING \ Venting system

23. Condition: • [Vent termination problems](#)

Location: West central part of roof

Task: Remove cap

Time: Immediate

Cost: Minor



16. Plumbing stack is capped

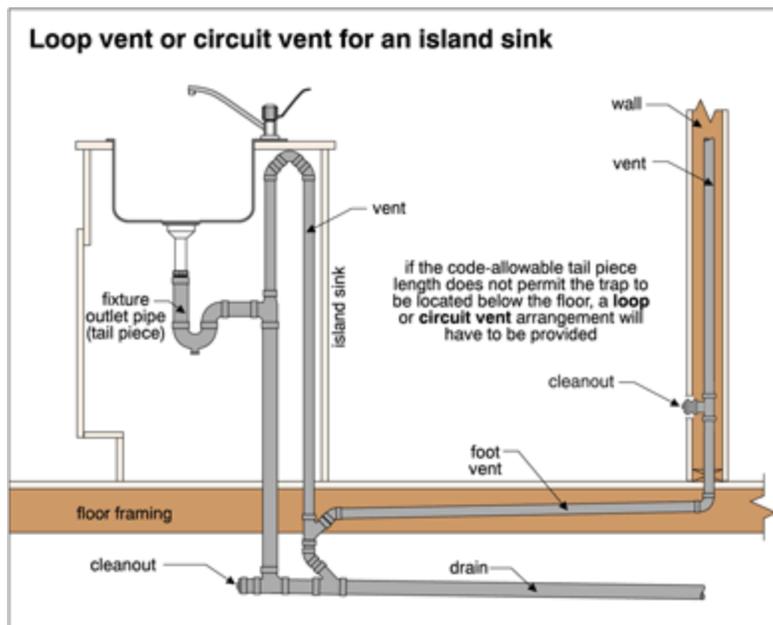
24. Condition: • [Island venting problems](#)

Location: Kitchen

Task: Provide proper venting

Time: Less than 1 year

Cost: \$500-\$1000



[Click on image to enlarge.](#)

Descriptions

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Concrete](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Solid wood](#) • [Metal](#)

Oven type: • Conventional

Oven fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

Laundry facilities: • Washer • Laundry tub • Dryer • 240-Volt outlet

Inspection Methods & Limitations

General: • The following are not included as part of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, appliances, water treatment systems, indoor air quality and concealed items.

Inspection limited/prevented by: • The interior of cupboards and cabinets are not included as part of a home inspection.

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

Basement leakage: • Storage in basement limited inspection

Recommendations

GARAGE \ Vehicle door operators

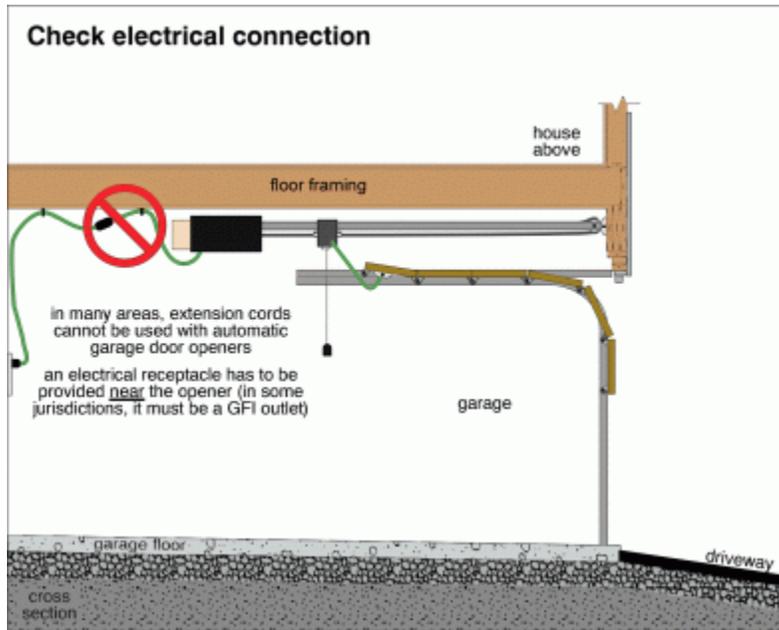
25. Condition: • [Extension cord for opener](#)

Location: Garage

Task: Replace with permanent wiring

Time: Immediate

Cost: Minor



Click on image to enlarge.



17. Extension cord for west garage door opener

END OF REPORT