



443 Madison St
Toronto, ON



PREPARED FOR
JOHN SIMPSON

INSPECTION DATE
Sunday, March 10, 2019

INSPECTED BY
Inspector Name



Expand Your Horizons
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Setting the standard for home inspection since 1978!

SUMMARY

443 Madison St, Toronto, ON March 10, 2019

Report No. 3284, v.6

www.carsondunlop.com/horizon

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues we have identified that may have to be addressed in the short term. There may be others we did not identify.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Click this link for some important maintenance tips.](#)

Structure

FLOORS \ Joists

Condition: • [Notches or holes](#)

Previous repairs noted.

Implication(s): Weakened structure

Location: West

Task: Repair

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

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

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Replace

This concludes the Summary 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.

The suggested ballpark costs and time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of the specialist.

[Home Improvement - ballpark costs](#)

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SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Descriptions

General: • The Description section provides a list of the components. This may be useful in answering questions from an insurance company about the house construction, for example.

Roofing material: • [Asphalt shingles](#)

Observations & Recommendations

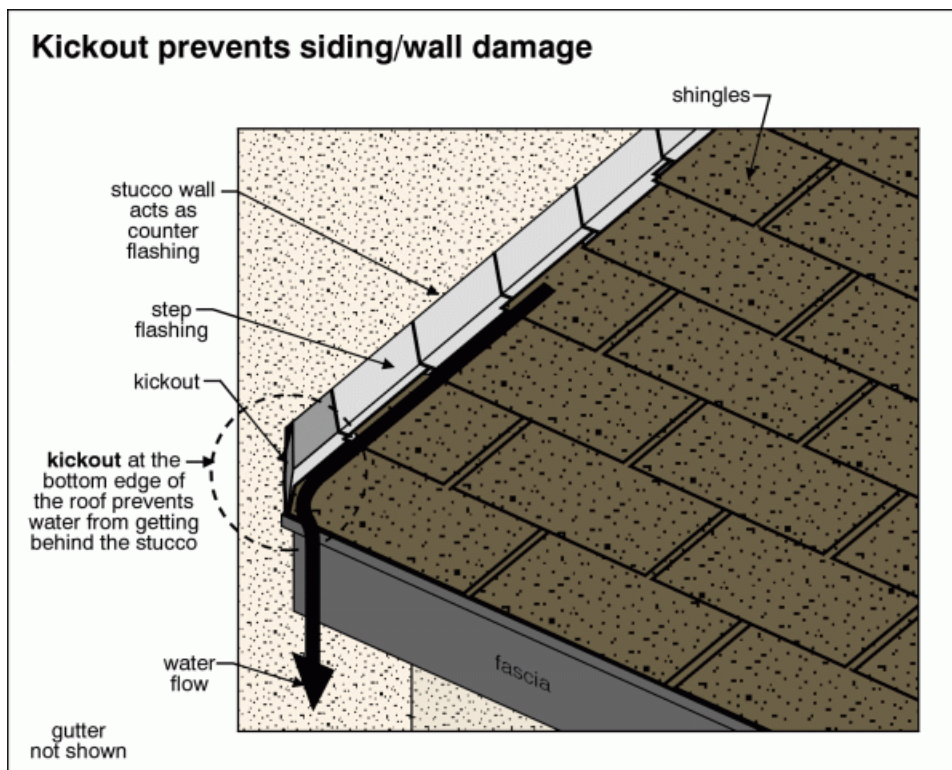
SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • [Kickout flashing - missing](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: North First Floor

Task: Improve



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



1. No kickout flashing at roof/sidewall junction

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Leak](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: North

Task: Repair



2. Leak

COMMENTS \ Additional

Condition: • Roofs may leak at anytime. 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.

ROOFING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Inspection Methods & Limitations

Inspection limited/prevented by: • Solar panels covering roof

Inspection performed: • By walking on roof

EXTERIOR

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Report No. 3284, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Descriptions

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

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

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Wood](#)

Retaining wall: • [Concrete](#)

Driveway: • Asphalt

Observations & Recommendations

ROOF DRAINAGE \ Downspouts

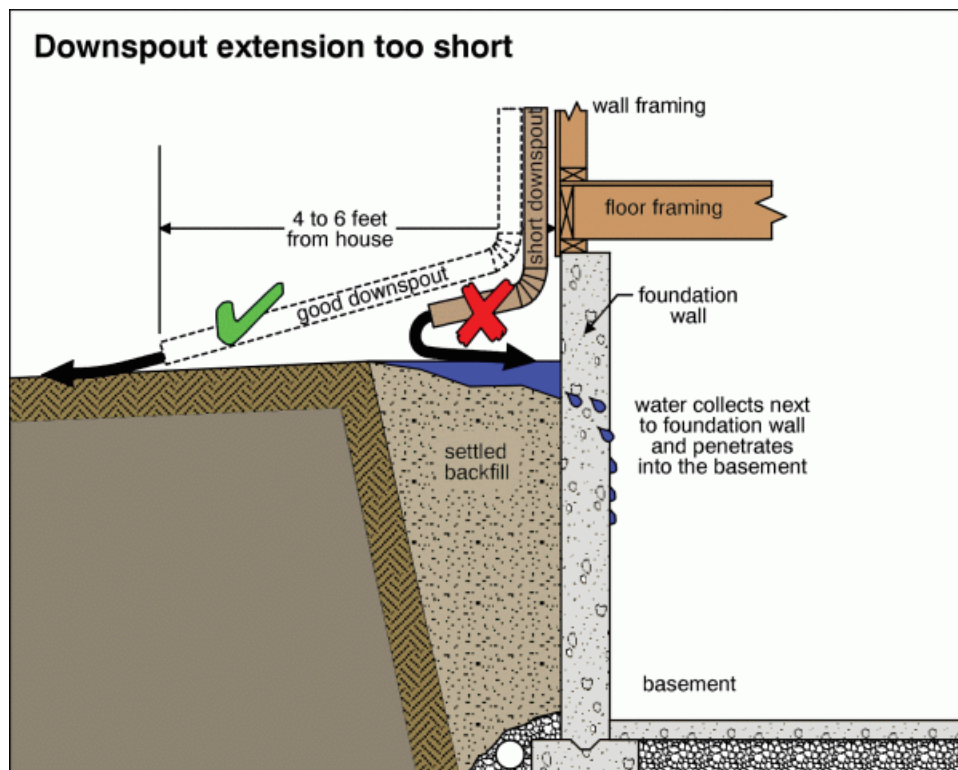
Condition: • [Discharge too close to building](#)

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

Implication(s): Chance of water damage to structure, finishes and contents

Location: East Exterior Wall

Task: Improve



EXTERIOR

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Report No. 3284, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



3. Downspouts discharge too close to building

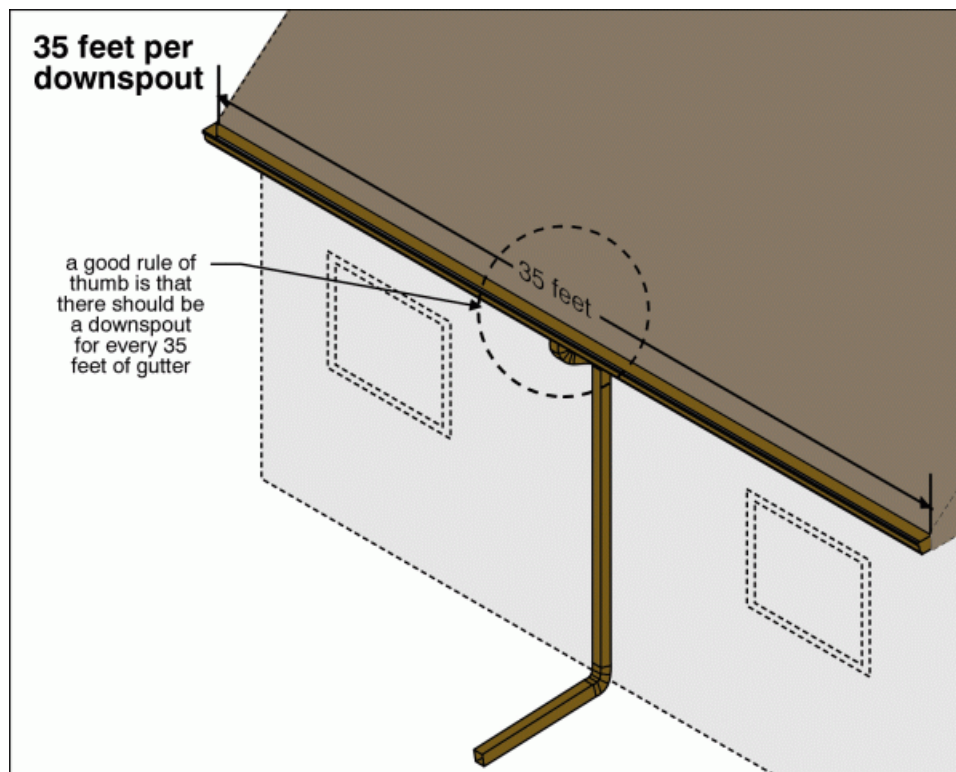
Condition: • [Too few](#)

More downspouts will help reduce the risk of basement flooding.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Provide



EXTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • [Fastener problems](#)

Joist hangers for wood deck are not properly secured.

Implication(s): Weakened structure | Chance of movement

Location: North Exterior Wall

Task: Improve



4. Poor end bearing, joist hanger connections

COMMENTS \ Additional

Condition: • 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.

Inspection Methods & Limitations

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

Inspection limited/prevented by: • Access was restricted to the area below the deck.

Upper floors inspected from: • Ground level

Descriptions

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

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

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

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

Observations & Recommendations

FLOORS \ Joists

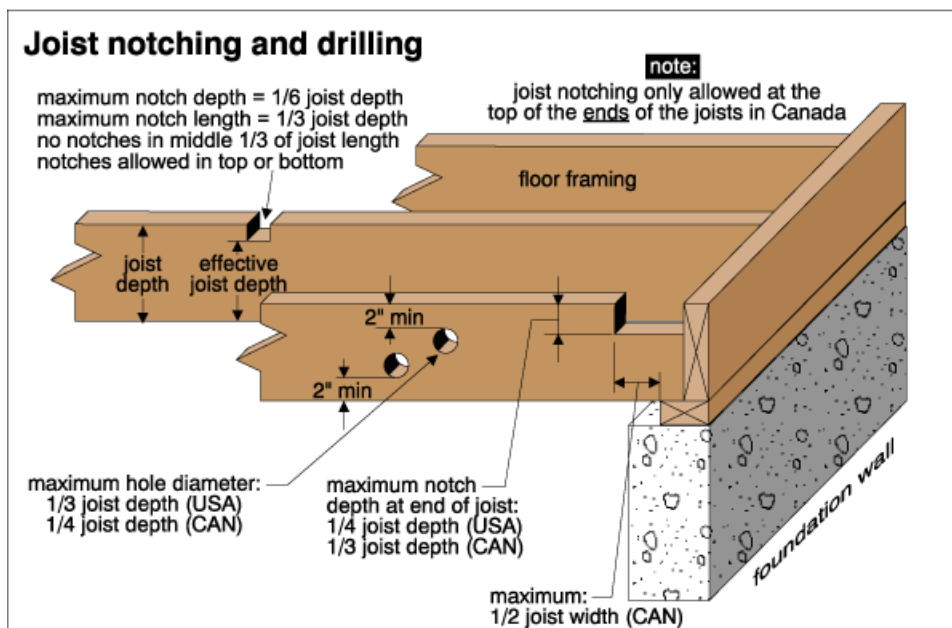
Condition: • [Notches or holes](#)

Previous repairs noted.

Implication(s): Weakened structure

Location: West

Task: Repair



STRUCTURE

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

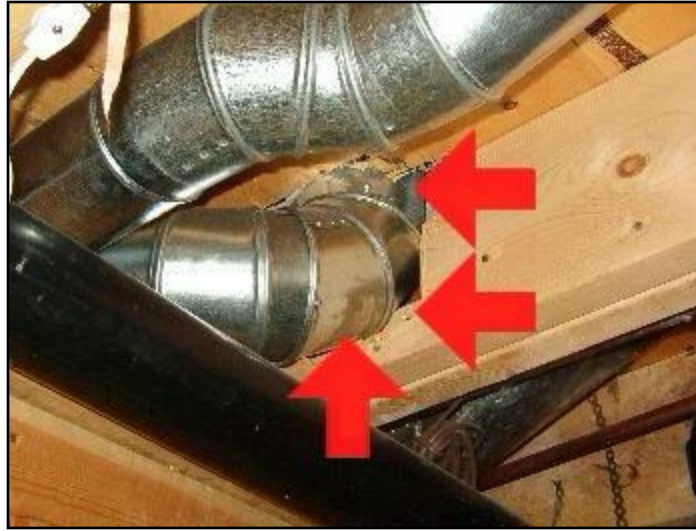
INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



5. Joists are notched and weakened

ROOF FRAMING \ Rafter/trusses

Condition: • [Split](#)

Truss repairs must be designed by an engineer.

Implication(s): Weakened structure | Chance of structural movement

Location: North Attic

Task: Repair



6. Top chord of truss is split

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Inspection Methods & Limitations

Attic/roof space: • Inspected from access hatch

Descriptions

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

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

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

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

Distribution panel type and location: • [Breakers - basement](#)

Distribution wire (conductor) 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](#) • [AFCI - panel](#)

Smoke alarms (detectors): • [Present](#)

Observations & Recommendations

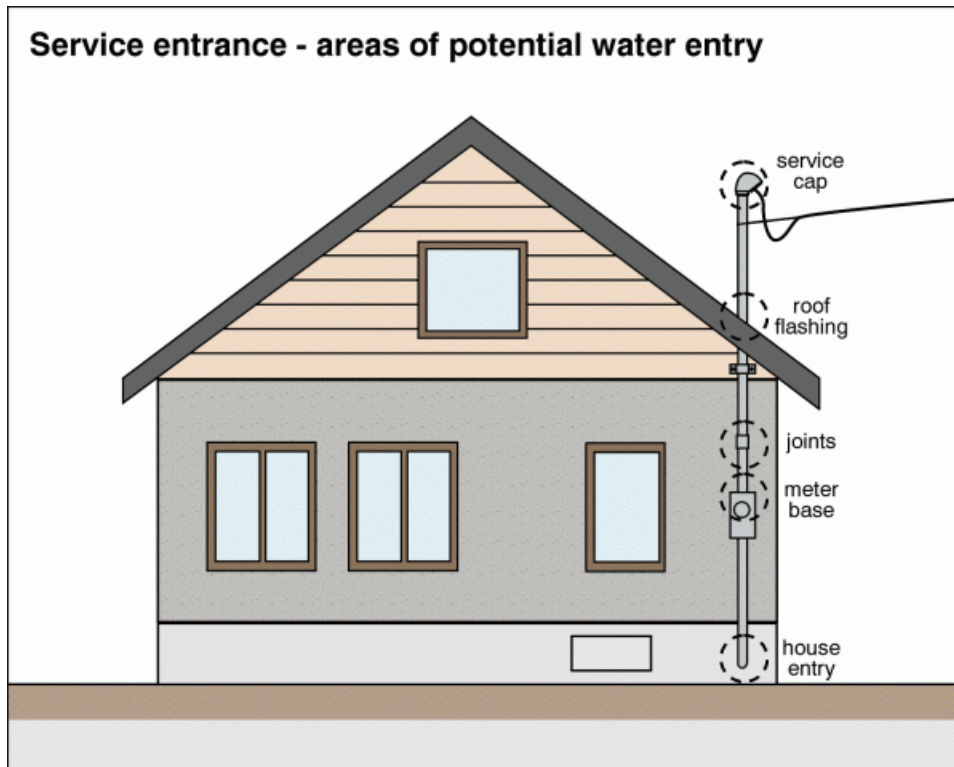
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

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

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Replace





7. Water and rust in bottom of panel

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Basement Furnace Room

Task: Improve

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

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

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace Room

Task: Improve

DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: East Exterior Wall

Task: Repair or replace



8. Light fixture is not well secured

Inspection Methods & Limitations

Inspection limited/prevented by: • Restricted access

Not included as part of a building inspection: • Remote control devices • Determination of the age of smoke and carbon monoxide alarms

HEATING

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Report No. 3284, v.6

www.carsondunlop.com/horizon

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Descriptions

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Efficiency: • [Mid-efficiency](#)

Approximate age: • [6 years](#)

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

Main fuel shut off at:

• Basement

At front of home

Auxiliary heat:

• [Electric baseboard heater](#)

In basement family room

Fireplace/stove:

• [Zero clearance](#)

Wood burning fireplace in living room

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

Observations & Recommendations

RECOMMENDATIONS \ General

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

GAS FURNACE \ Venting system

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

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

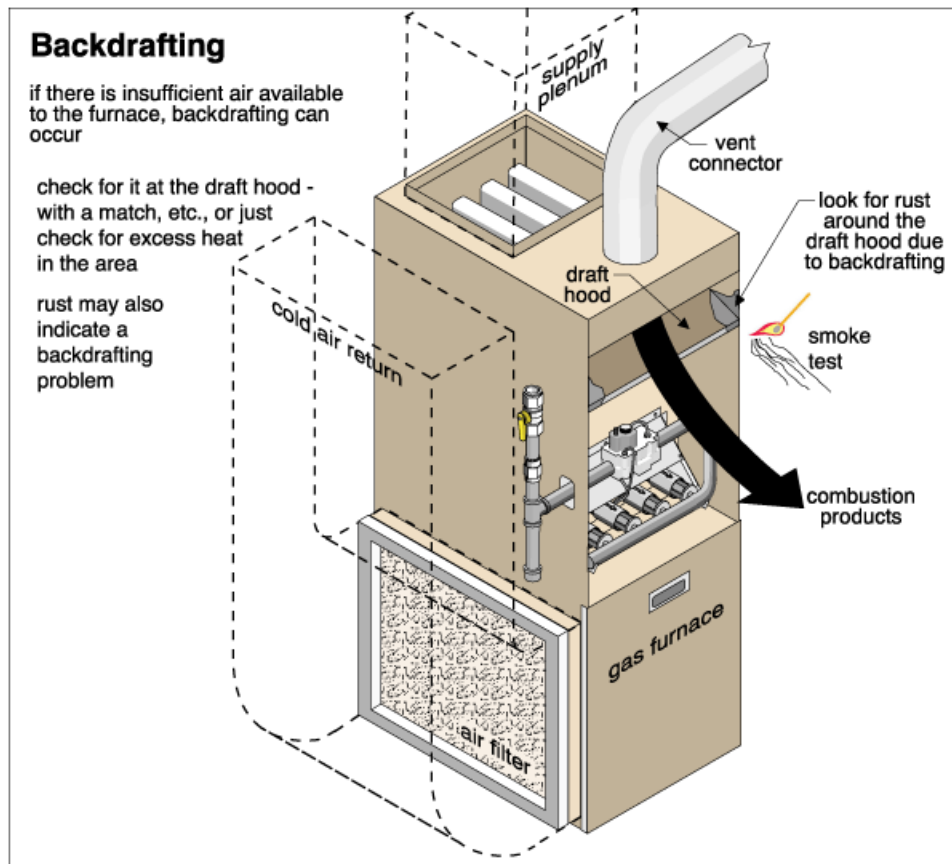
This suggests a back-drafting problem, with combustion products entering the home.

This is often caused by lack of combustion air, but the corrective action should be determined by a specialist.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Furnace Room

Task: Correct



9. Draft hood spillage or backdraft



10. Draft hood spillage or backdraft

COOLING & HEAT PUMP

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Report No. 3284, v.6

www.carsondunlop.com/horizon

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Descriptions

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

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

Compressor approximate age: • 6 years

Typical life expectancy: • 10 to 15 years

Observations & Recommendations

AIR CONDITIONING \ Evaporator coil

Condition: • [Frost](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: West Basement

Task: Repair



11. Frost

Inspection Methods & Limitations

Heat gain calculations: • 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.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Descriptions

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

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

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

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

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

Observations & Recommendations

FOUNDATION \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: West Crawl Space

Task: Remove or cover with drywall



12. Exposed combustible insulation

Inspection Methods & Limitations

Inspection limited/prevented by lack of 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.

PLUMBING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Descriptions

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

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

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

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 5 years

Water heater typical life expectancy: • 8 to 12 years

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

Observations & Recommendations

SUPPLY PLUMBING \ Water supply piping in building

Condition: • [Leak](#)

Location: Northeast Basement

Task: Replace



13.

WASTE PLUMBING \ Traps - installation

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

Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Laundry Area

Task: Improve

PLUMBING

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Report No. 3284, v.6

www.carsondunlop.com/horizon

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



14. Poor trap arrangement

WASTE PLUMBING \ Venting system

Condition: • [Vent termination problems](#)

Implication(s): Reduced operability | Sewer gases entering the building

Location: West central part of roof

Task: Remove cap



15. Plumbing stack is capped

INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Descriptions

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

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

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

Glazing: • [Double](#)

Exterior doors: • [Sliding glass](#) • [Solid wood](#) • [Metal](#)

Oven type: • Conventional

Oven fuel: • Electricity

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

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

Observations & Recommendations

FLOORS \ Wood/laminate floors

Condition: • [Stained](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: North First Floor Family Room

Task: Replace



16. *Stained*

GARAGE \ Vehicle door operators (openers)

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

A dedicated receptacle (outlet) is recommended for the door opener.

Implication(s): Electric shock

Location: Garage

Task: Provide



17. Extension cord for opener

Inspection Methods & Limitations

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

Not included as part of a building inspection: • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances

SITE INFO

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Descriptions

Weather: • Partly sunny

Approximate temperature: • 66°

Attendees: • Buyer • Buyer's Agent left before the inspection was complete.

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate age of home: • 40 to 50 years

Approximate size of home: • 1000 to 1500 ft.²

Building Type: • Detached home

Number of stories: • 2

Below grade area: • Basement

Garage, carport or outbuildings: • Attached two-car garage

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS