

SAMPLE

Your INSPECTION REPORT

443 Madison St, Toronto, ON

PREPARED FOR:

John Simpson

INSPECTION DATE:

March 10, 2019

PREPARED BY:

Alan Carson



Carson, Dunlop & Associates Ltd.

120 Carlton St, Suite 407
Toronto, ON M5A 4K2

416-964-9415
CarsonDunlop.com
inspection@CarsonDunlop.com

Setting the standard for home inspection since 1978





March 10, 2019

Dear John Simpson,

RE: Report No. 3284, v.6
443 Madison St
Toronto, ON

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Alan Carson
on behalf of
Horizon Inspection Services

Horizon Inspection Services
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2
416-964-9415
www.carsondunlop.com
info@carsondunlop.com

SUMMARY

443 Madison St, Toronto, ON March 10, 2019

Report No. 3284, v.6

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

Time: Immediate

Cost: \$500 - \$1,000

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Rust or water in panel

Implication(s): Fire hazard | Electric shock

Location: North Basement

Task: Replace

Time: Immediate

Cost: \$1,000 - \$2,000

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](#)

Observations & Recommendations

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

1. Condition: • Kickout flashing - missing

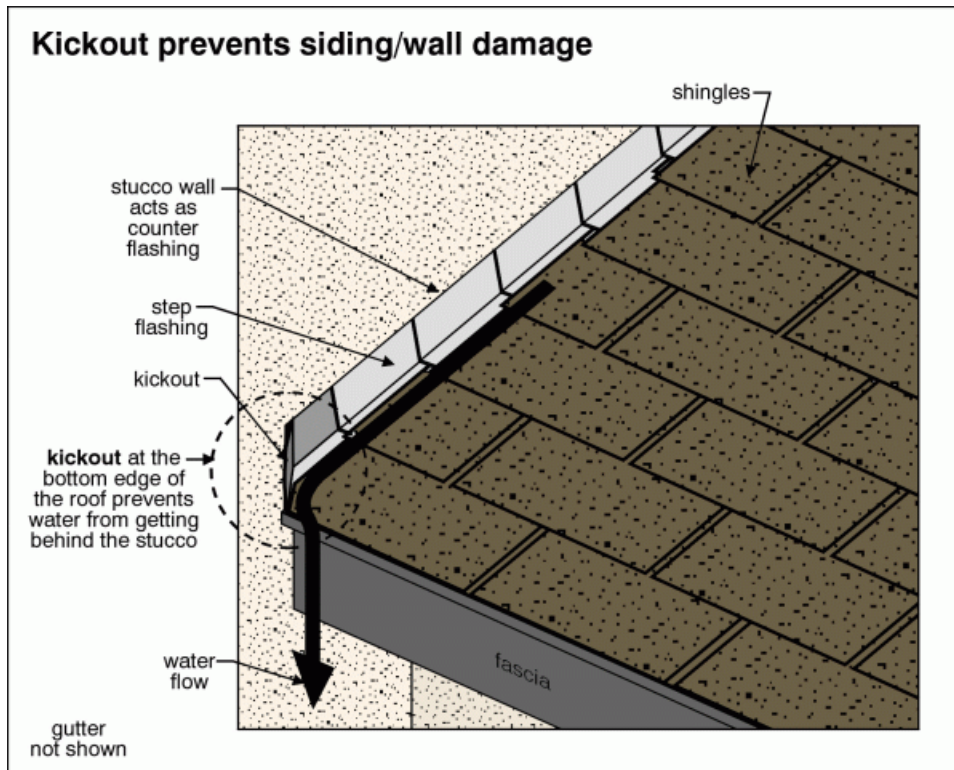
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North First Floor

Task: Improve

Time: Less than 1 year

Cost: \$500 - \$1,000



No kickout flashing at roof/sidewall junction

ROOFING

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SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • Leak

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

Location: North

Task: Repair

Time: Immediate

Cost: Minor



Leak

COMMENTS \ Additional

3. 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.

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.

Sloped roofing material: • Asphalt shingles

Inspection Methods & Limitations

Roof inspection limited/prevented by: • Solar panels covering roof

Inspection performed: • By walking on roof

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Observations & Recommendations

ROOF DRAINAGE \ Downspouts

4. 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.

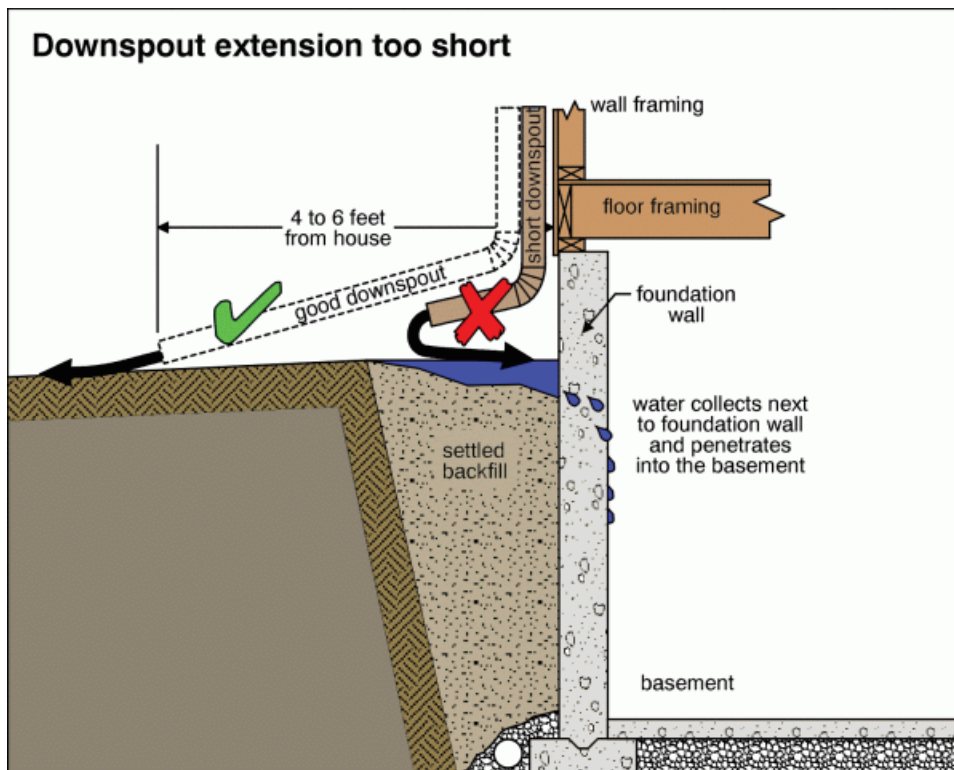
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East Exterior Wall

Task: Improve

Time: Immediate

Cost: Minor





Downspouts discharge too close to building

5. Condition: • Too few

More downspouts will help reduce the risk of basement flooding.

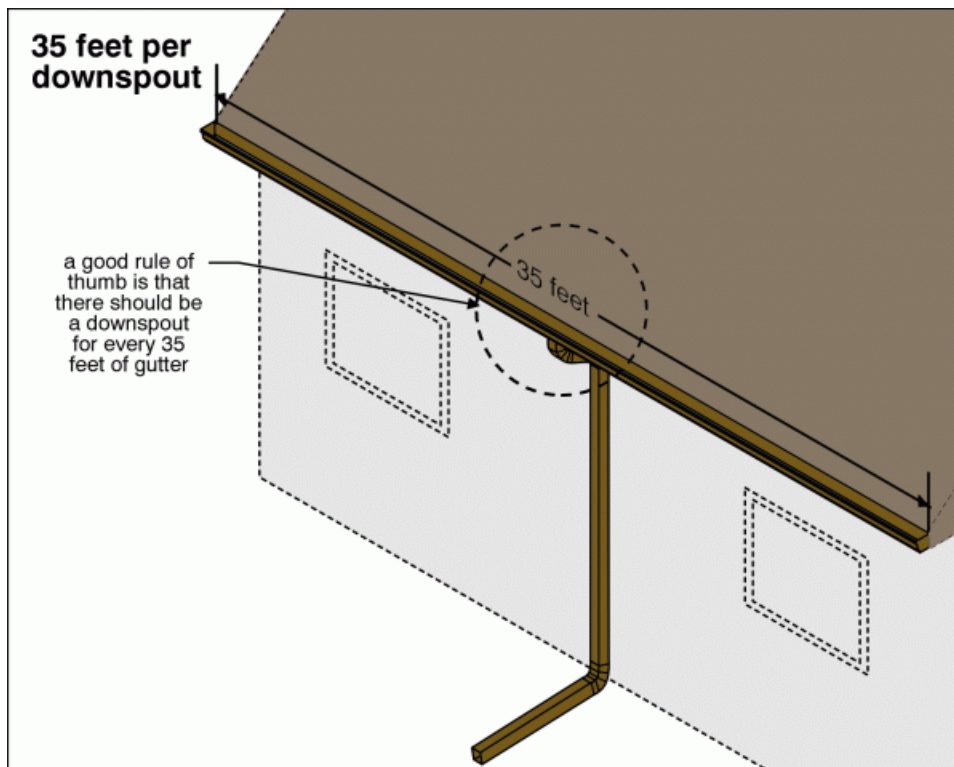
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Provide

Time: Discretionary

Cost: Minor



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

6. Condition: • Fastener problems

Joist hangers for wood deck are not properly secured.

Implication(s): Chance of movement | Weakened structure

Location: North Exterior Wall

Task: Improve

Time: Immediate

Cost: Minor



Poor end bearing, joist hanger connections

COMMENTS \ Additional

7. 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.

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

EXTERIOR

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Inspection Methods & Limitations

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

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

Upper floors inspected from: • Ground level

Observations & Recommendations

FLOORS \ Joists

8. Condition: • Notches or holes

Previous repairs noted.

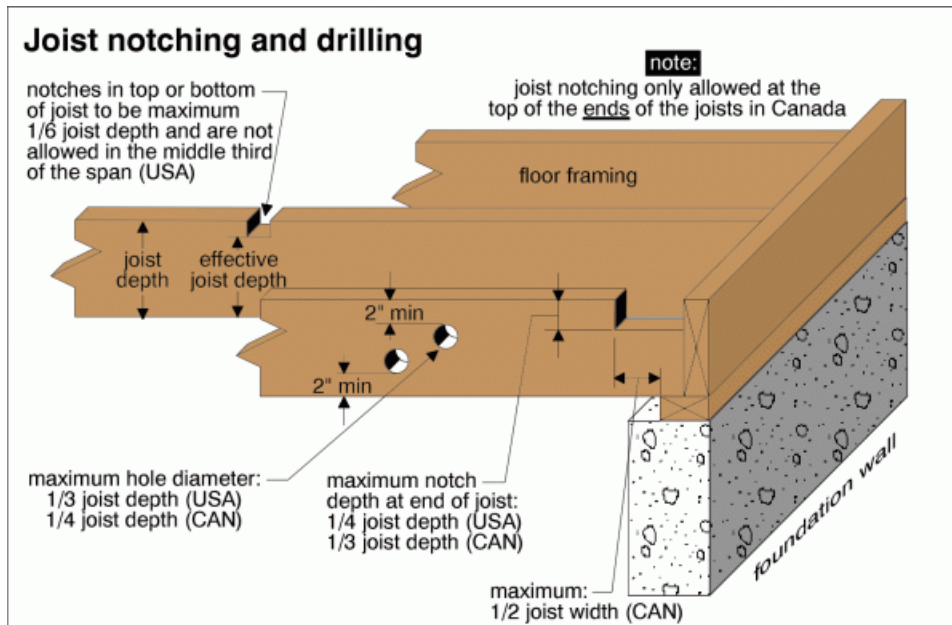
Implication(s): Weakened structure

Location: West

Task: Repair

Time: Immediate

Cost: \$500 - \$1,000



Joists are notched and weakened

ROOF FRAMING \ Rafters/trusses

9. Condition: • Split

Truss repairs must be designed by an engineer.

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

Location: North Attic

Task: Repair

Time: Immediate

Cost: \$750 - \$1,500



Top chord of truss is split

Descriptions

Configuration: • Basement • Slab-on-grade

Foundation material: • Poured concrete

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses

Inspection Methods & Limitations

Attic/roof space: • Inspected from access hatch

Observations & Recommendations

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

10. Condition: • Poor connections

Implication(s): Fire hazard | Electric shock

Location: North Basement

Task: Improve

Time: Immediate

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

11. Condition: • Rust or water in panel

Implication(s): Fire hazard | Electric shock

Location: North Basement

Task: Replace

Time: Immediate

Cost: \$1,000 - \$2,000



Water and rust in bottom of panel

DISTRIBUTION SYSTEM \ Wiring - installation

12. Condition: • Abandoned wire

Implication(s): Electric shock

Location: Basement Furnace Room

Task: Improve

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

13. Condition: • Too close to edge of studs or joists

Implication(s): Fire hazard | Electric shock

Location: Basement Furnace Room

Task: Improve
Time: Immediate
Cost: Minor

DISTRIBUTION SYSTEM \ Lights

14. Condition: • Loose

Implication(s): Electric shock | Fire hazard

Location: East Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: Minor



Light fixture is not well secured

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 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

General

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

GAS FURNACE \ Venting system

16. **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.

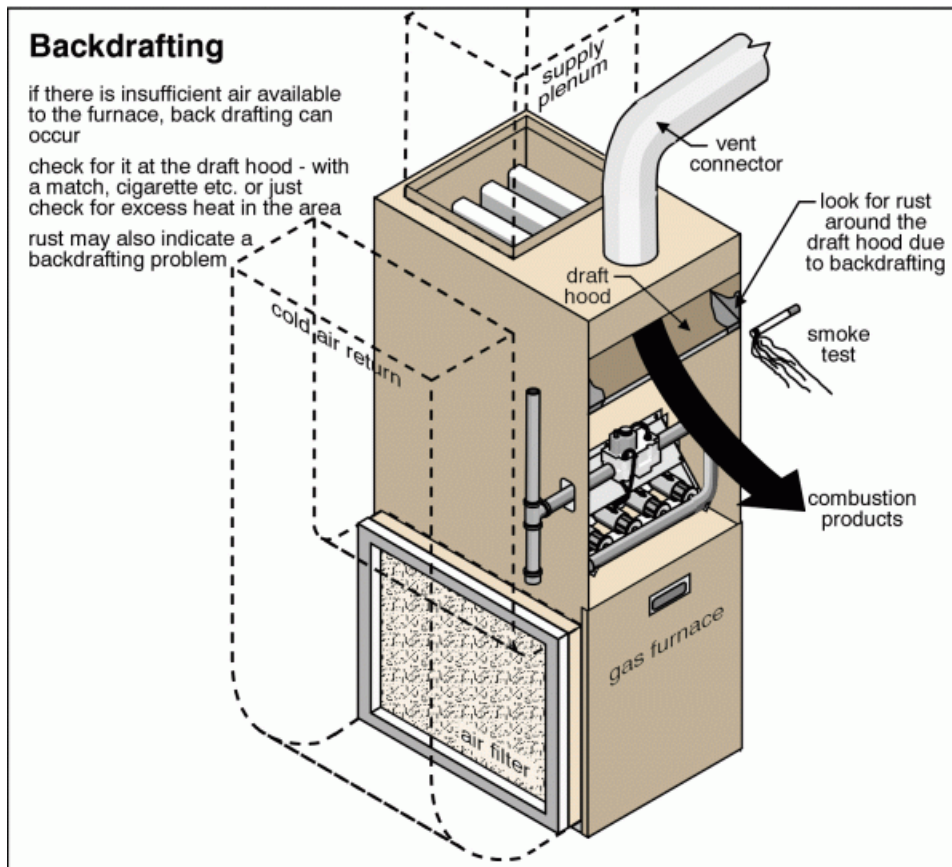
Implication(s): Hazardous combustion products entering home | Equipment not operating properly

Location: Basement Furnace Room

Task: Correct

Time: Immediate

Cost: \$500 - \$1,000



HEATING

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Draft hood spillage or backdraft



Draft hood spillage or backdraft

Descriptions

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

AIR CONDITIONING \ Evaporator coil

17. Condition: • Frost

Implication(s): Increased cooling costs | Reduced comfort

Location: West Basement

Task: Repair

Time: Immediate

Cost: Minor



Frost

Descriptions

Air conditioning type: • Air cooled

Cooling capacity: • 36,000 BTU/hr

Compressor approximate age: • 6 years

Typical life expectancy: • 10 to 15 years

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.

Observations & Recommendations

FOUNDATION \ Interior insulation

18. Condition: • Exposed combustible insulation

Implication(s): Fire hazard

Location: West Crawl Space

Task: Remove or cover with drywall

Time: Less than 1 year

Cost: \$1,000 - \$2,000



Exposed combustible insulation

Descriptions

Attic/roof insulation material: • Mineral 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

Inspection Methods & Limitations

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.

Observations & Recommendations

SUPPLY PLUMBING \ Supply piping in building

19. Condition: • Leak

Location: Northeast Basement

Task: Replace

Time: Immediate

Cost: Minor



WASTE PLUMBING \ Traps - installation

20. Condition: • Nonstandard shape or material

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

Location: Basement Laundry Area

Task: Improve

Time: Immediate

Cost: Minor



Poor trap arrangement

WASTE PLUMBING \ Venting system

21. Condition: • Vent termination problems

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

Location: West central part of roof

Task: Remove cap

Time: Immediate

Cost: Minor



Plumbing stack is capped

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

FLOORS \ Wood/laminate floors

22. Condition: • Stained

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

Location: North First Floor Family Room

Task: Replace

Time: Less than 1 year

Cost: Depends on approach



Stained

GARAGE \ Vehicle door operators

23. Condition: • Extension cord for opener

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

Implication(s): Electric shock

Location: Garage

Task: Provide

Time: As soon as practical

Cost: Minor



Extension cord for opener

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

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

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

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

