

Home Inspection REPORT SUMMARY

443 Madison Court, Toronto

Prepared by: Alan Carson

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Setting the Standard since 1978

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A digital version is available at:

www.prelistingreport.com/2017/443-Madison-Ct.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 443 Madison Ct, Toronto.

ABOUT THE HOME

- **Structure** - This solid masonry home is supported by a brick foundation.
- **Structure** - The structure has performed well, with no evidence of significant movement.
- **Roof** - The roof covering is newer and in good condition.

ITEMS THAT MAY REQUIRE ATTENTION

- **Electrical** - Eventual updating of the knob and tube wiring, particularly when renovating, should be anticipated. The cost will depend on approach and extent of work required. \$1,000 - \$2,000 per room is common. We work with insurers who will often provide coverage based on our inspection
- **Cooling** - The 18-year-old air-conditioner is nearing the end of its life expectancy. Continue to use and service until replacement is necessary. (Cost: \$2,500 - \$5,000).
- **Heating** - Some boiler piping insulation may contain asbestos. A specialist should evaluate the insulation and if it contains asbestos, it may be encapsulated or professionally removed. Cost: Depends on approach.
- **Interior** - Evidence of dampness and/or leakage was noted in the basement. Basement moisture is a common issue. Improvements to gutters and downspouts, and ensuring the grading around the home slopes away from the building, are usually effective in keeping the basement dry under most circumstances. Further repairs are occasionally required.
- **Interior** - Many of the older windows require attention. Replacement may be a cost-effective alternative to repair. Cost: \$100-\$300 each for repairs. \$1000 and up each for replacement of average sized windows.
- **Heating** - The fireplaces should be inspected by a WETT certified technician and repaired as necessary before being used. Cost: Depends on work needed.

FOR THE BUYER

The first step is to review this Report Summary, which provides an unbiased overview of the home, based on our inspection. This Summary is very helpful, but not enough to make a home buying decision. The second step is to review the complete inspection report and attend an On-site Review with the inspector – contact us at 416-964-9415. The fee is roughly half the cost of a standard inspection. Without the second step, our liability is limited to the party for whom we performed the inspection.

What is a Home Inspection?

A home inspection and report is an in-field performance evaluation conducted to provide information about the present functional condition of the home, based on a visual inspection of the readily accessible features.

About the Report Summary

This Summary reflects the key findings from our inspection, but it is not a home inspection report, and it does not contain all the information provided in the full report.

The Carson Dunlop Difference

We are a consulting engineering company that has been a leader in home inspection since 1978. As Canada's oldest and largest home inspection company, we have performed tens of thousands of inspections. We have been involved in shaping the profession, and we provide education and report writing systems to inspectors across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

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