

INSPECTION REPORT



For the Property at:
57 CARMICHAEL CRESCENT
KING CITY, ON L7B 1B5

Prepared for: C/O MICHAEL BERNARDI
Inspection Date: Monday, September 30, 2024
Prepared by: Steven Love



McKenzie -Taylor Associates Ltd.
14845-6 Yonge St., Suite 205
Aurora, ON L4G 6H8
905-640-4663
416 996 2366

www.mtarhi.com

ROOFING

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Observations and Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • The overall shingled areas looked good today. We suggest trimming back / removing the overhanging trees and greenery. In addition, some of the wooden fascia areas will need spot repairs or replacement.



1.



2.



3.



4.

ROOFING

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Sloped roofing material: • Composition shingles

Probability of leakage: • Low

Approximate age: • 5-10 years

Typical life expectancy: • 20-25 years

Limitations

Inspection performed: • From roof edge • [30' telescopic camera / video](#)

Age determined by: • Visual inspection from roof surface

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

EXTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

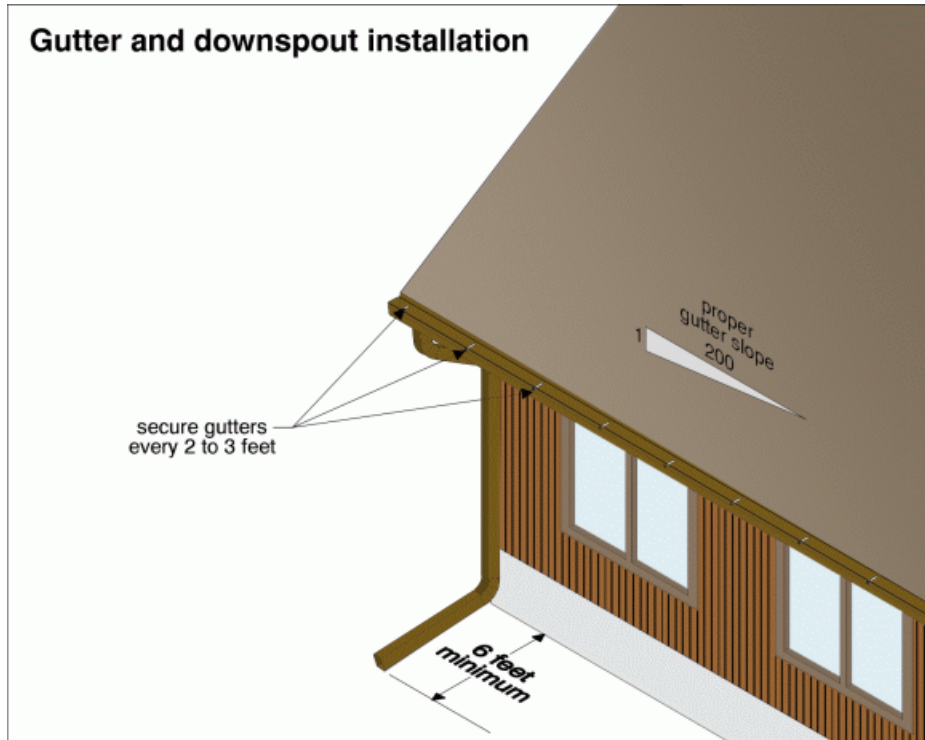
2. Condition: • Discharge to close to the building.

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

Location: Various Exterior Wall

Task: Improve

Time: Regular maintenance



EXTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

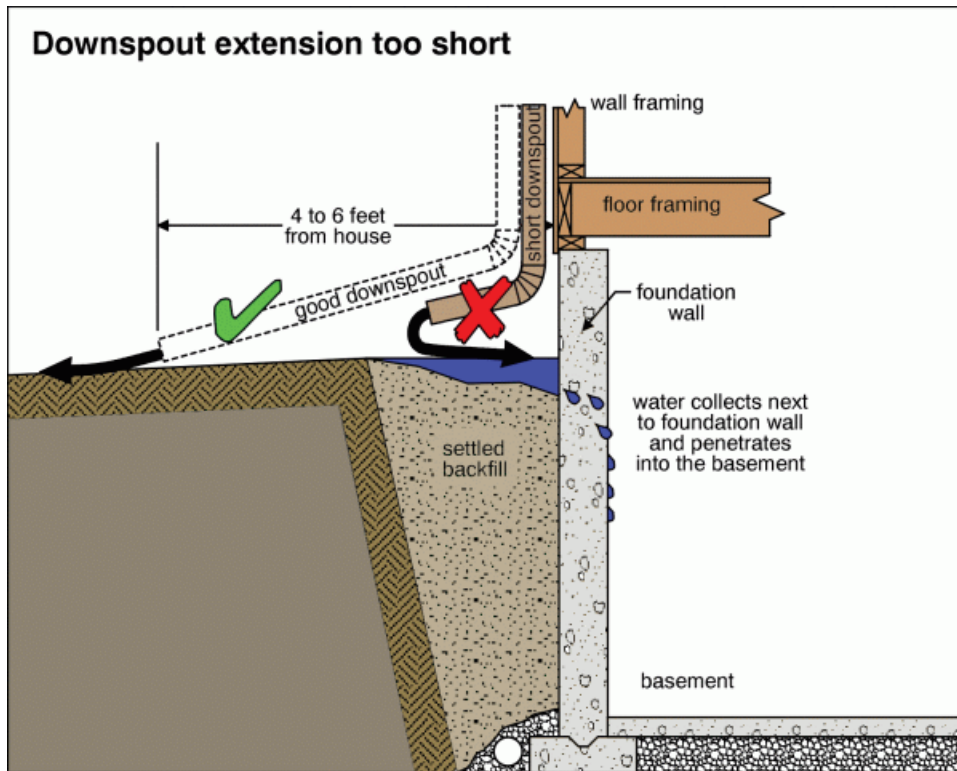
INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



5. Discharge too close to the building.



6. Discharge too close to the building.

EXTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



7. Discharge to close to the building.

EXTERIOR GLASS/WINDOWS \ Window wells

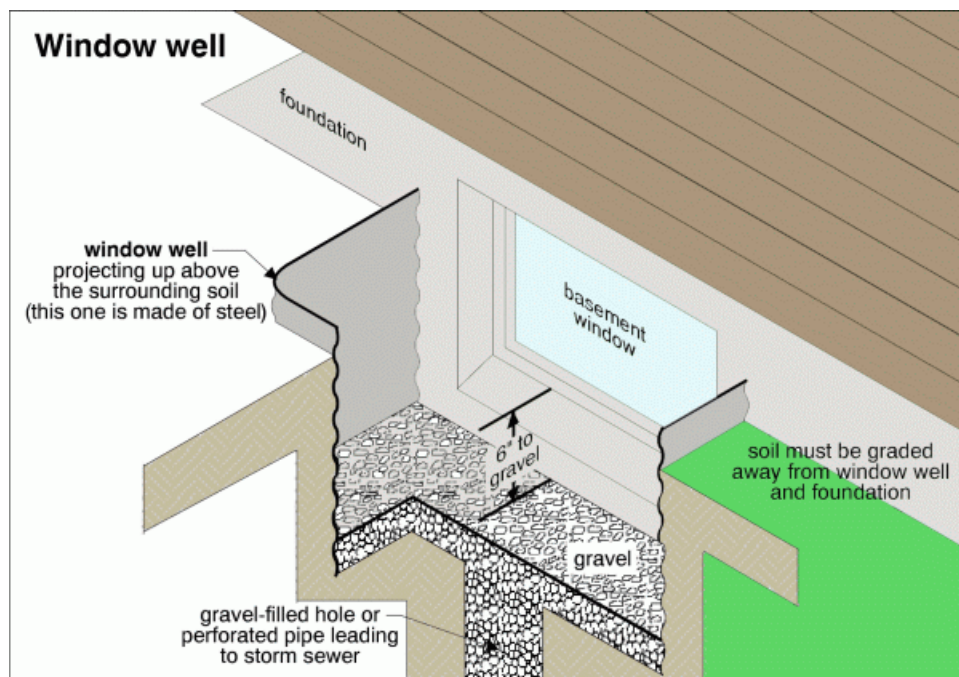
3. Condition: • [Less than 6 inches below window](#)

Implication(s): Chance of water entering building

Location: Exterior Wall

Task: Improve

Time: Regular maintenance



EXTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



8. Less than 6 inches below window

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

4. Condition: • Worn / older.

Location: Rear Exterior Wall

Task: Further evaluation Upgrade

Cost: Major



9. Worn / older.



10. Possible carpenter ants

EXTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



11. Worn / older.

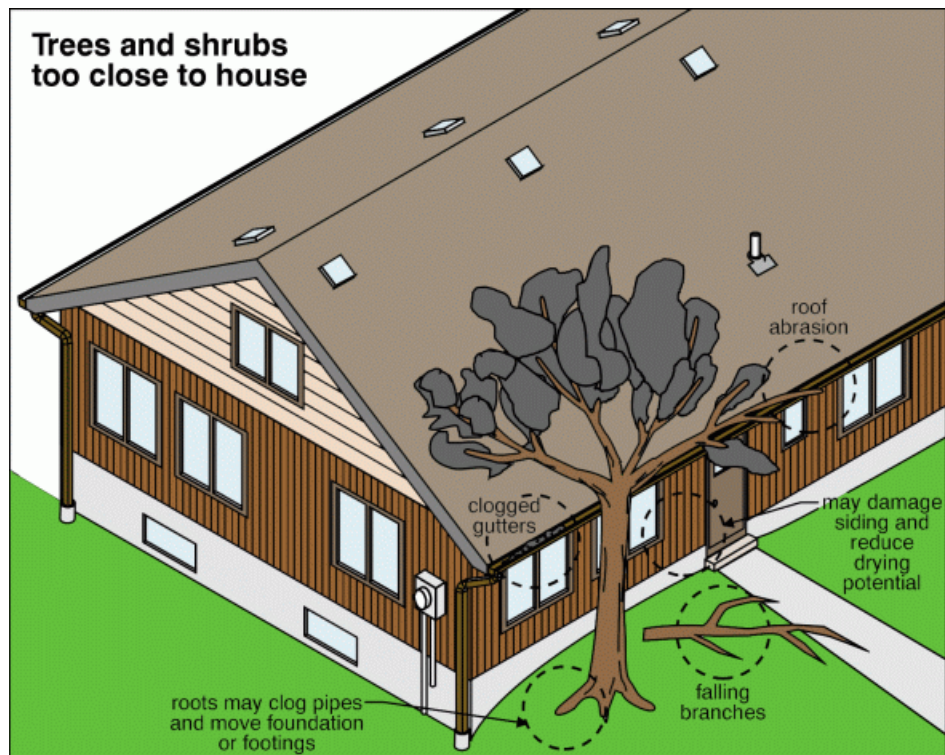
LANDSCAPING \ General notes

5. Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Various Yard

Task: Improve



EXTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



12. Trees or shrubs too close to building



13. Trees or shrubs too close to building



14. Trees or shrubs too close to building

LANDSCAPING \ Lot grading

6. Condition: • It is imperative to maintain good/natural surface water drainage around the home. Help protect all areas around the home with a positive grading away from the home. This can also include improving all downspout discharge points. Monitor all four seasons, but the springtime typically presents some of the greatest challenges for exterior drainage.

EXTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

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

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#) • [Aluminum](#)

Wall surfaces and trim: • Brick

Driveway: • Interlocking brick

Deck: • Raised • Wood

Limitations

Inspection limited/prevented by: • Storage in garage

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Geological and soil conditions

Observations and Recommendations

RECOMMENDATIONS \ Overview

7. Condition: • Typical older building foundation. Older basements are harder to keep dry. ** Maintain good exterior drainage. Older buildings do not typically have all of the new advanced basement waterproofing advantages of newer builds.

ROOF FRAMING \ Rafters/trusses

8. Condition: • Prior repairs noted. We suspect that the roof framing was improved possibly during the last shingle upgrade - Typical

Location: Attic

Task: Monitor

Time: Regular maintenance



15.

Description

Configuration: • [Basement](#)

Foundation material: • Areas Not Visible

Floor construction:

• [Joists](#)



16. Joists

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

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plywood sheathing](#)

Limitations

Inspection limited/prevented by: • Insulation • Finished basement or partially finished areas • Cathedral roofing - No access (typical).

Attic/roof space: • Restricted / tight access.

Percent of foundation not visible: • 90 %

Observations and Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • Consider a basic electrical tune-up that includes upgrading bathroom & exterior receptacles to newer GFCI receptacles. In addition, do some research on the best locations for smoke & CO detectors. Most local fire departments have a fire prevention division that aid with fire safety planning. Great time to have an electrician in to install new light fixtures etc. Each home will always have a small list of minor "clean-up" items.

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

10. Condition: • The home has many premium upgrades. One of the upgrades was closet lighting in some rooms. We suggest these fixtures get upgraded to a covered fixture with a low-heat LED bulb.

Location: Various

Task: Improve



17.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

11. Condition: • Upgrade Smoke and CO detectors



18. Upgrade Smoke and CO detectors

12. Condition: • Recent changes to the Ontario Fire Code call for smoke detectors in the bedroom areas of new buildings. The client(s) should consider upgrading smoke & CO detectors to new build standards.

13. Condition: • Consider adding fire extinguishers in the kitchen area and one on each floor level for added safety.

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • 200 Amps (120/240 Volts)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)



19. Breakers - basement

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

Auxiliary panel (subpanel) type and location:

• [Breakers - basement](#)



20. Breakers - basement

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#)

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

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

Inspection limited/prevented by: • Restricted access

System ground: • Quality of ground not determined

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms

Observations and Recommendations

RECOMMENDATIONS \ Overview

14. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

CHIMNEY AND VENT \ Masonry chimney

15. Condition: • Prior masonry repair history noted (good).

Location: Exterior

Task: Monitor Service

FIREPLACE \ General notes

16. Condition: • Before use, provide a level three WETT inspection (interior of the flue inspected too), check with insurance restrictions as well. Most local fire departments will offer building inspections with their fire prevention sections. Consider the unit non-functional until proven safe.

Location: Basement First Floor

Task: Further evaluation

Description

Heating system type:

- [Furnace](#)



21. Furnace

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Efficiency: • [High-efficiency](#)

Approximate age: • 1 to 5 Years Old

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

HEATING

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Failure probability: • [Low](#)

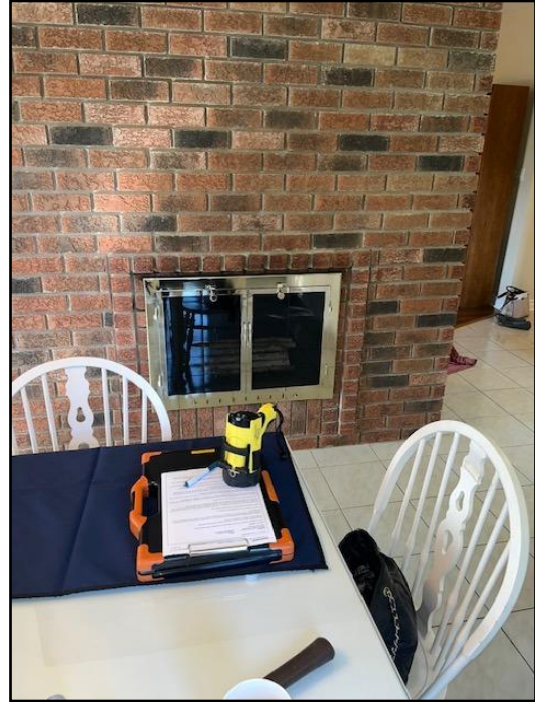
Exhaust pipe (vent connector): • System 636

Fireplace/stove:

• [Wood-burning fireplace](#)



22. Wood-burning fireplace



23. Wood-burning fireplace

Chimney/vent: • [Masonry](#)

Condensate system: • Discharges into floor drain

Limitations

Data plate on equipment:

• Information.

HEATING

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

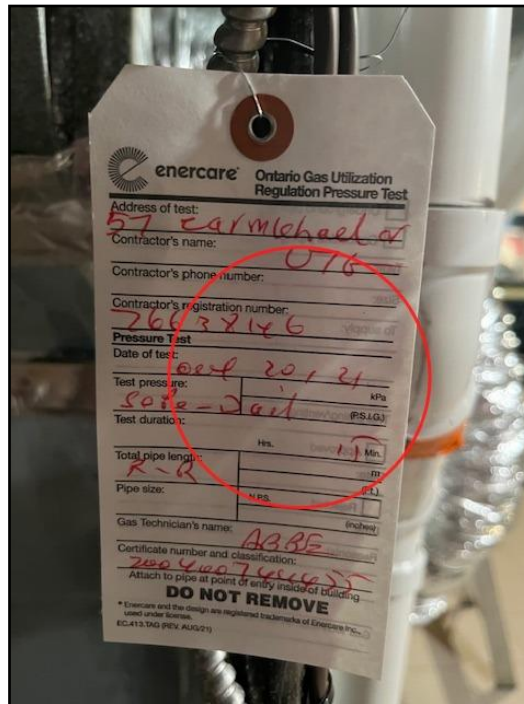
INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



24. Information.

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers • Any prior history of oil tanks.

COOLING & HEAT PUMP

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	SITE INFO
REFERENCE									

Observations and Recommendations

RECOMMENDATIONS \ Overview

17. **Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Description

- Air conditioning type:** • [Air cooled](#)
- Cooling capacity:** • [2.5 Tons](#)
- Compressor approximate age:** • 1 to 5 years old.
- Typical life expectancy:** • 12 to 15 years
- Failure probability:** • [Low](#)
- Refrigerant type:** • R-410A
- Condensate system:** • Discharges into floor drain

Limitations

System data plate:

- Information



25. Information

Not included as part of a building inspection: • Cooling system adequacy • Cooling system distribution balance

Observations and Recommendations

RECOMMENDATIONS \ Overview

18. Condition: • Prior Pest Evidence - Monitor

Location: Attic

Task: Improve Monitor

ATTIC/ROOF \ Insulation

19. Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

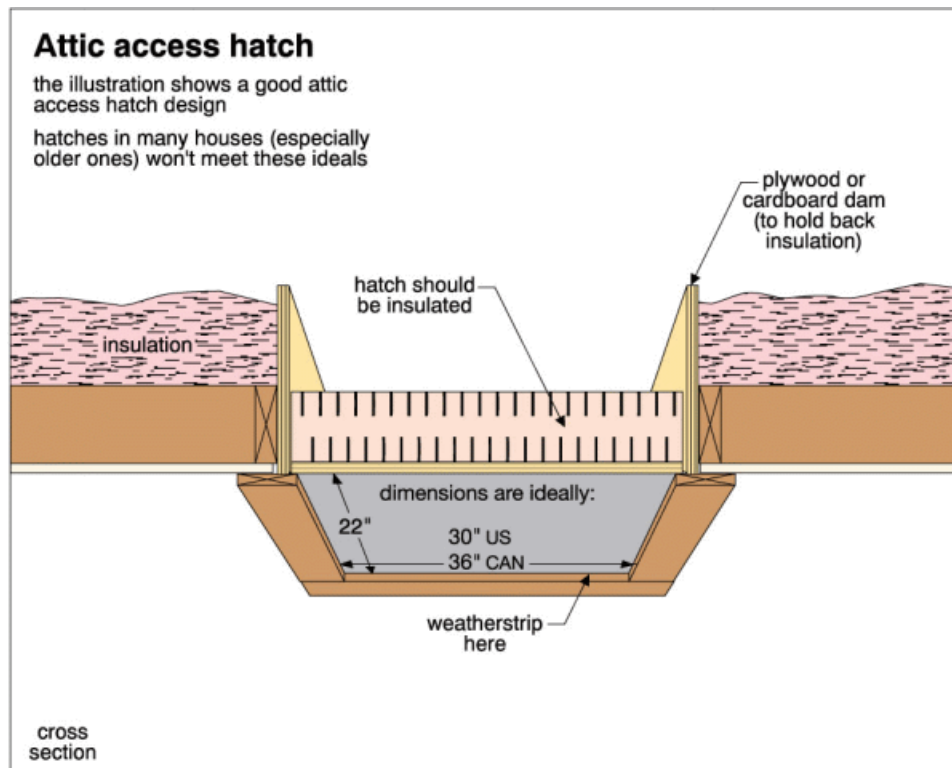
Location: Attic

Task: Improve

ATTIC/ROOF \ Hatch/Door

20. Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs



INSULATION AND VENTILATION

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Attic/roof insulation material:

- [Glass fiber](#)



26. Glass fiber

Attic/roof insulation amount/value: • [R-24](#)

Attic/roof air/vapor barrier: • [Not visible](#)

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

Wall insulation material: • Not determined • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not determined • Not visible

Foundation wall insulation amount/value: • Not determined

Limitations

Inspection limited/prevented by lack of access to: • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Observations and Recommendations

WATER HEATER \ Life expectancy

21. Condition: • [Medium failure probability](#)

Implication(s): No hot water

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

22. Condition: • Chipped paint/rust.

Location: First Floor Bathroom

Task: Upgrade



27. Chipped paint/rust.

FIXTURES AND FAUCETS \ Shower stall

23. Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Basement

Task: Improve

Time: Regular maintenance



28. Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

24. Condition: • There have been some questions about hydro-massage tubs, and cleaning/sterilizing the jet tubes. Investigate (possible upgrade).

Location: Bathroom

Task: Improve Upgrade

PLUMBING

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



29. Consider an upgrade.

FOUNDATION DRAINAGE SYSTEM \ General notes

25. **Condition:** • Consider having a camera inspection done of the exterior footing drains (typical for this age and construction type). Remove any trees or shrubs that are close to the drains.

Description

Water supply source (based on observed evidence): • Public

Service piping into building:

- [Copper](#)



30. Copper

PLUMBING

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

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

Main water shut off valve at the: • Utility room

Water heater fuel/energy source:

• [Electric](#)

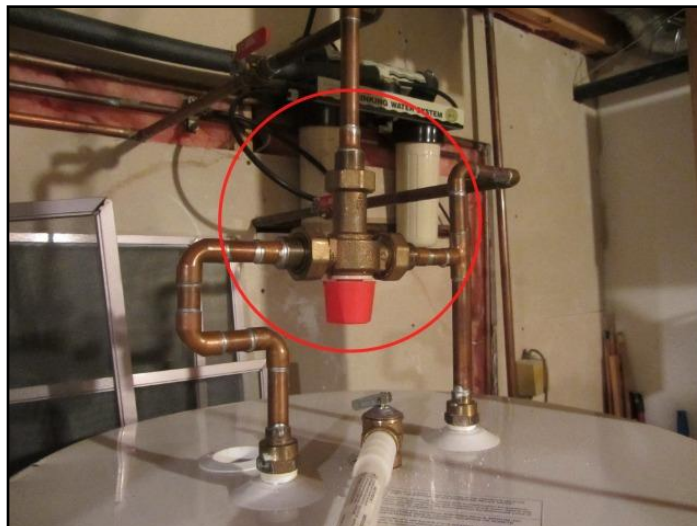


31. Induced draft

Water heater failure probability: • [Medium](#)

Hot water temperature (Generally accepted safe temp. is 120° F):

• Mixing Valve



32. Mixing Valve

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

Pumps: • None

Floor drain location: • Near heating system

Water treatment system:

• Water softener



33. Water softener

Backwater valve: • None noted, These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys

Observations and Recommendations

CEILINGS \ General notes

26. Condition: • Stains

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

Location: First Floor

Task: Monitor



34. Stains - Skylight (tested dry)

WINDOWS \ General notes

27. Condition: • A mixture of older & newer windows were noted. Further upgrades to be considered.

The original windows installed were considered the "Cadillac" windows of the time. Many windows have since been upgraded, we suggest maintaining all windows now, budgeting for further upgrades.

Location: Various Throughout

Task: Improve Upgrade

INTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



35. A mixture of older & newer windows.

GARAGE \ Floor

28. Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: Various Garage

Task: Monitor

Time: Discretionary



36. Cracked



37. Cracked

POTENTIALLY HAZARDOUS MATERIALS \ General notes

29. Condition: • Outside the scope of this inspection, but typical of this age of building, it is possible there are asbestos-containing materials which are known to exist in some older floor tiles and wall/ceiling finishes.

Description

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

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

Windows: • [Fixed](#) • [Casement](#) • Wood • Vinyl

Glazing: • [Single](#) • [Double](#)

Evidence of basement leakage:

- Prior repairs

The east wall shows some history of prior repairs to help stop any water entry (typical repair).



38. Prior repairs

- Tested dry today.

INTERIOR

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



39. Tested dry today.



40. Tested dry today.



41. Tested dry today.

Evidence of basement leakage: • The hardwood floor in the east basement area showed signs of prior water entry (tested dry today). We did see some localized waterproofing on the exterior, maintain and monitor repairs at the exterior east wall.



42.

Kitchen ventilation:

- Termination Point not found
- Invetaiget both the first floor and basket kitchens. No venting located (upgrade).

Bathroom ventilation:

- None
- Some bathrooms - Upgrade.

Limitations

Not included as part of a building inspection: • Decorative items • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Window coatings and seals between panes of glass

Not included as part of a building inspection: • Accessibility equipment.



43. Not inspected / tested.

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 90 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

SITE INFO

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO

REFERENCE

Description

General:

- Various File Photos



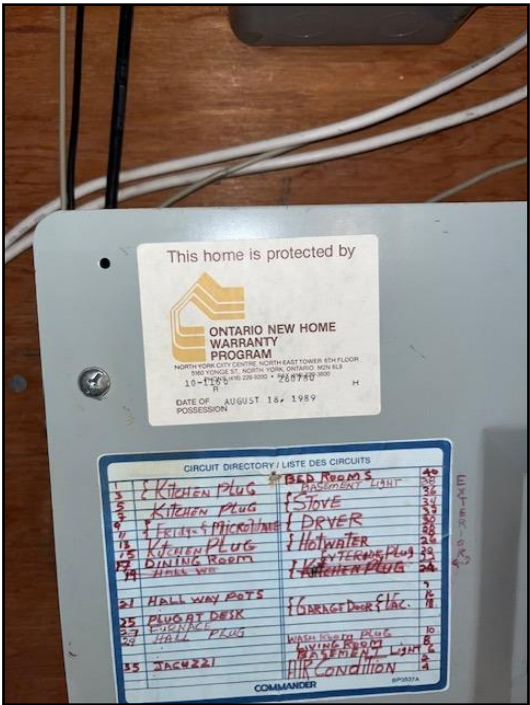
44. Various File Photos



45. Various File Photos



46. Various File Photos



47. Various File Photos

SITE INFO

57 Carmichael Crescent, King City, ON September 30, 2024

Report No. 2119

www.mtarhi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



48. Various File Photos



49. Various File Photos

Weather: • Clear • Ground was damp • There has been rainfall within the last three days.

Attendees: • Seller's Agent • Home Inspector • Seller's family

Access to home provided by: • Seller's agent

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

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