

# Home Inspection **REPORT SUMMARY**

64 Roxborough Street West, Toronto

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# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 64 Roxborough Street West, Toronto.

## **ABOUT THE HOME**

This well-built approximately 100-year-old semi-detached 2 ½ story home (a triplex) has had renovations & upgrades performed on all four levels some time ago. Overall it's in good condition.

- **Roofing** - The sloped roof asphalt shingles & flat roof modified bitumen are about 10-years-old and can last up to 20 years. There are two masonry chimneys & two skylights.
- **Exterior** - The exterior has been well maintained and is in very good condition. Several components have been updated/improved at the front, rear & right side. There is rear laneway parking and a side entrance for the upper two apts.
- **Structure** - The solid masonry original home has performed well and is supported by a stone/brick foundation.
- **Electrical** - The upgraded 100-amp service includes modern safety devices such as circuit breakers.
- **Heating** - The system includes a 12-year-old gas-fired high-efficiency furnace which typically last up to 20 years.
- **Cooling** - The 2-year-old a/c unit can last up to 15 years.
- **Plumbing** - The supply plumbing in the home is copper (& some PEX), and the main water line has been upgraded to copper. There is a 10-year-old tankless on-demand water heater. Some waste pipe improvements have also been done. The kitchens & bathrooms have been renovated some time ago & are good condition. There is a main floor powder-room.
- **Interior** - Some finishes in are in 'as is' condition & there are several old windows. The basement has been professionally finished and includes a 4-piece bathroom at the rear, a laundry room/kitchen, bedroom, and a living room at the front.

## **ITEMS THAT MAY REQUIRE ATTENTION**

- **Electrical** - In addition to some modern wiring, there is significant original knob & tube in use. We do not necessarily recommend its immediate replacement although eventually it should be anticipated. An audit by an electrician can determine the extent and cost.
- **Plumbing** - The tankless water heater is near its end of life: cost of new is \$3,000 & up (it is possible to rent one however).

## **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.

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