

# Home Inspection **REPORT SUMMARY**

94 Roxborough Drive, Toronto

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[www.prelistingreport.com/2019/94-Roxborough-Dr.pdf](http://www.prelistingreport.com/2019/94-Roxborough-Dr.pdf)



Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 94 Roxborough Drive, Toronto.

## **ABOUT THE HOME**

This well-built approximately 65-year-old custom home has had many renovations & upgrades performed on all three levels and is in very good condition overall inside & out.

- **Roofing** - The asphalt shingles are better than average quality and can last 20 years+: the front is newer, and the rear are in the 2<sup>nd</sup> half of life. The left side/front masonry chimney is for the living room fireplace & boiler/water heater.
- **Exterior** - The property has been well looked after and the stucco is aging well overall. There are many large trees.
- **Structure** - The solid masonry house is supported by a concrete block/brick foundation: it continues to perform well.
- **Electrical** - There is a 100amp service/breaker panel (& sub-panel). Ground fault interrupters have been installed.
- **Heating** - There is a 17-year-old gas-fired mid-efficiency boiler, which has a typical life expectancy of 15 to 25 years. The wood-burning fireplace in the living room has gas logs.
- **Cooling** - There is a ductless air conditioner. This desirable split system has the indoor head installed high up on the 2<sup>nd</sup> floor open area where the cooled air can descend naturally.
- **Insulation** - There is no attic since all the ceilings are vaulted.
- **Plumbing** - The visible supply plumbing in the home is copper, including the main water service line. The kitchen and all the bathrooms have been redone to very good standards.
- **Interior** - Very good quality interior finishes were noted throughout the home and it has been well taken care of with obvious signs there is a high degree of pride of ownership. The wood fireplace has gas logs in it at the moment. The basement has been professionally finished and includes a 3-piece bathroom, laundry, bedroom, and door to the garage.

## **ITEMS THAT MAY REQUIRE ATTENTION**

- **Plumbing** - The 17-year-old water heater is past its expected life and should be replaced.
- **Interior** - Many original single-pane windows remain (no storms).

## **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**

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