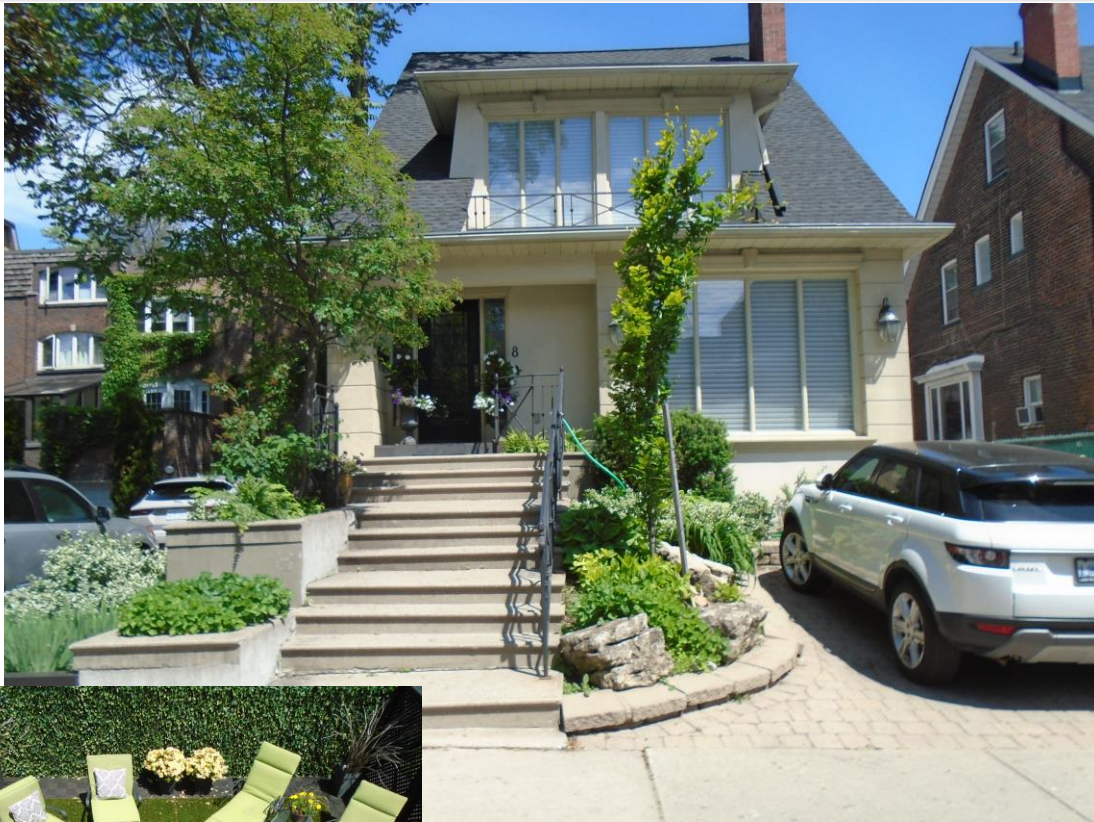


Home Inspection REPORT SUMMARY

8 Lonsdale Road, Toronto

Prepared by: Gordon Mathieu B.Sc Elec Eng, MBA

Date: June 18, 2019



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416-964-9415

inspection@carsondunlop.com
carsondunlop.com

A digital version is available at:

www.prelistingreport.com/2019/8-Lonsdale-Rd.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 8 Lonsdale Road, Toronto.

ABOUT THE HOME

This approximately 105-year-old home has been substantially gutted in the interior and is in excellent condition overall inside & out on all four levels. The original home has been expanded.

- **Roofing** – The asphalt shingles & flat roofs (modified bitumen & synthetic rubber membranes) are better than average quality and can typically last at least 20 years: they're all in very good condition, first have of life.
- **Exterior** – Many significant exterior upgrades have been performed on the property, too numerous to name.
- **Structure** – The original home is a solid masonry structure which is supported by a brick foundation. The front addition is a wood structure clad with stucco.
- **Electrical** – The system has been completely upgraded and includes a 100amp entry & breaker panel. Ground fault circuit interrupters have also been installed.
- **Heating** – The 5-year-old gas-fired high-efficiency furnace can last up to 20 years. This will save energy costs especially since its combustion air comes from outside
- **Cooling** – The 5-year-old main a/c & the 7-year-old mini-split (for the 3rd floor) can typically last up to 15 years.
- **Plumbing** – The visible supply plumbing in the home is copper as is the large upgraded main water line from the street. Significant waste pipe improvements have been performed. The kitchen & bathrooms have been done to high standards.
- **Interior** – Very good quality interior details 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. Enormous renovations have been done on all 4 levels. The basement has been professionally finished and includes a powder room. The windows & doors have been upgraded at some point and there are gas-log fireplaces in the 2nd floor family room & the main floor living room.

ITEMS THAT MAY REQUIRE ATTENTION

We did not find any significant items that need immediate attention.

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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