

Home Inspection **REPORT SUMMARY**

125 Highbourne Road, Toronto

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A digital version is available at:
www.prelistingreport.com/2019/125-Highbourne-Rd.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 125 Highbourne Road, Toronto.

ABOUT THE HOME

This well-built approximately 90-year-old detached home has had many renovations & upgrades performed on all three levels and is in very good condition overall inside & out.

- **Roofing** - The mid-life asphalt shingles & flat roof modified bitumen are better-than-average quality and can last 20+ years. There are 2 masonry chimneys: left side for the living room fireplace & boiler/water heater; rear for the gas fireplace.
- **Exterior** - The exterior has been well maintained and is in very good condition. Many components have been updated.
- **Structure** - The original masonry structure has performed well and is supported by a stone/brick foundation. The addition is a wood structure clad with brick & wood.
- **Electrical** - The system is said to have been completed upgraded and there is a 200amp entry/breaker panel.
- **Heating** - The 2-year-old mid-efficiency gas-fired boiler can last 20 to 35 years since it has a cast iron heat exchanger.
- **Cooling** - There is 'Spacepak' air conditioner. This desirable split system has the air handler in the attic where the cooled air can descend more effectively.
- **Insulation** - The attic structure and the rafters/deck boards are aging well. There is an upgraded amount of fiberglass insulation: this will help reduce energy costs.
- **Plumbing** - The visible supply piping in the home is copper including the upgraded water line in from the street. Some waste pipe upgrades have also been done inside. The kitchen & bathrooms have been redone to high standards some time ago, and there is a main floor powder room.
- **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 basement has been completely finished and there is a 3-piece bathroom at the front.

ITEMS THAT MAY REQUIRE ATTENTION

Cooling - The a/c is past its expected life: new is \$3,500 & up.

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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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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