

# Home Inspection REPORT SUMMARY

173 Rose Park Drive, Toronto

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

Date: March 6, 2020



Setting the Standard since 1978

**416-964-9415**

[inspection@carsondunlop.com](mailto:inspection@carsondunlop.com)  
[carsondunlop.com](http://carsondunlop.com)

A digital version is available at:

[www.prelistingreport.com/2020/173-Rose-Park-Dr.pdf](http://www.prelistingreport.com/2020/173-Rose-Park-Dr.pdf)



Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 173 Rose Park Drive, Toronto.

## **ABOUT THE HOME**

This well-built approximately 100-year-old detached home has had many renovations & upgrades performed on all four levels but is in poor condition in some areas.

- **Roofing** – The asphalt shingles & flat roof modified bitumen are above quality and can last 20+ years. The chimney is for the boiler/water heater & fireplace: it's in very good condition.
- **Exterior** – The stucco is in good condition overall. There is a large 2-level rear deck, and a newer detached 2 car garage.
- **Structure** – The original masonry structure with concrete block foundation continues to perform well. There is a newer rear addition with finished basement & rear walkout/stairs.
- **Electrical** – The system has been substantially upgraded: there is a 200amp entry/ breaker panel (& sub-panels), and ground/arc fault interrupters were noted.
- **Heating** – The 5-year-old mid-efficiency gas-fired boiler can typically last 15 to 25 years.
- **Cooling** – There is a 'Space-Pak' a/c. This desirable split system has the air handler in the 3<sup>rd</sup> floor knee wall where the cooled air can descend more effectively.
- **Plumbing** – The visible supply plumbing in the home is copper as is the main water line in. The kitchen, bathrooms, & main floor powder have all been redone to very good standards.

## **ITEMS THAT MAY REQUIRE ATTENTION**

- **Exterior** – Most windows are original and need replacement. The driveway is in poor condition and need redoing: major. There are 2 doors to the large rear balcony which has no guard rails.
- **Electrical** – There is modern wiring in use but also knob & tube on all 4 levels. Some insurers will not offer coverage now, so its replacement is inevitable. An electrician's audit can determine the extent & cost.
- **Cooling** – The 17-year-old a/c may need replacing: \$3,000 & up.
- **Plumbing** – The 3<sup>rd</sup> floor bathroom is demolished and remains that way.
- **Interior** – Some areas are damaged, and others are in poor condition: repair costs depend on approach & work needed.

## **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.

Setting the Standard since 1978

**416-964-9415**

[inspection@carsondunlop.com](mailto:inspection@carsondunlop.com)  
[carsondunlop.com](http://carsondunlop.com)

