

# Home Inspection **REPORT SUMMARY**

189 Rushton Road, Toronto

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Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 189 Ruston Road, Toronto.

## **ABOUT THE HOME**

This well-built approximately 100-year-old semi-detached home (a duplex) is in very good condition in some areas.

- **Roofing** - The flat roof coverings (modified bitumen) & most asphalt shingles should have several years of life remaining.
- **Exterior** - Several components have been updated. The masonry is in good condition overall. Most windows have been upgraded. There is a 2-storey addition with basement.
- **Structure** - The original masonry exterior walls are supported by a stone foundation. No structural concerns were identified during the inspection. The party wall is solid masonry as well. The addition is a wood structure with a block foundation.
- **Electrical** - The home has a 100-amp electrical service. The visible distribution wiring is copper. The electrical system has been upgraded and includes modern safety devices such as circuit breakers and ground fault interrupters.
- **Plumbing** - The visible supply plumbing in the home is copper & PEX (cross-linked polyethylene, a very common supply plumbing material). The main water service line has been upgraded to copper.
- **Interior** - Very good quality interior finishes were noted especially on the main floor. The kitchen & 2<sup>nd</sup> floor bathroom have been redone. The basement has been finished as an apartment with a walkout/stairs at the rear.

## **ITEMS THAT MAY REQUIRE ATTENTION**

- **Heating** - The 25-year-old furnace is past its life expectancy of 15 to 20 years. Continue to use & service it annually until replacement is necessary. (Cost: \$6,000 & up)
- **Cooling** - The 25-year-old air-conditioner is past its life expectancy of 10 to 15 years. Continue to use & service it until replacement is necessary. (Cost: \$3,000 & 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.

## **The Carson Dunlop Difference**

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