

# Home Inspection REPORT SUMMARY

102 Kendal Avenue, Toronto

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Setting the Standard since 1978

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[www.prelistingreport.com/2020/102-Kendal-Ave.pdf](http://www.prelistingreport.com/2020/102-Kendal-Ave.pdf)



Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 102 Kendal Avenue, Toronto.

## **ABOUT THE HOME**

This well-built approximately 100-year-old semi-detached home with 3 apartments is in good condition overall & has been maintained.

- **Roofing** – The asphalt shingle roof covering & flat roof modified bitumen are about 9-years-old with an average lifespan of 20 to 25 years. These are premium quality materials which can last longer than conventional coverings.
- **Exterior** – Several components have been updated. The masonry is in good condition overall. Most windows have been replaced.
- **Structure** – The original masonry exterior walls are supported by a stone & brick foundation. No structural concerns were identified during the inspection.
- **Electrical** – There are 4 separate 60amp services that feed 4 disconnects/breaker-panels. The visible distribution wiring is copper. The electrical system has been upgraded and includes modern safety devices such as circuit breakers.
- **Heating** – The system includes a 14-year-old gas-fired mid-efficiency boiler with a typical life expectancy of 20 to 35 yrs.
- **Cooling** – There is no air conditioning.
- **Plumbing** – The visible supply plumbing in the home is almost all copper, including the upgraded main water service line. Copper is the preferred supply piping material.
- **Interior** – Good quality interior finishes were noted throughout the home. The kitchen & bathrooms appear to have been done in about 1980. The basement has been partially professionally finished.

## **ITEMS THAT MAY REQUIRE ATTENTION**

**Plumbing** – The 4 water heaters are aging, replace when necessary. (Cost: depends on approach)

## **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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