

Home Inspection REPORT SUMMARY

124 Glengarry Avenue, Toronto

Prepared by: Gordon Mathieu B.Sc Elec Eng, MBA Date: October, 20, 2020



Setting the Standard since 1978

416-964-9415

inspection@carsondunlop.com
carsondunlop.com

A digital version is available at:

www.prelistingreport.com/2020/124-Glengarry-Ave.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 124 Glengarry Ave, 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 13-year-old asphalt shingles & flat roof modified bitumen can last 20+ years. These are premium quality and will last longer than typical materials.
- **Exterior** - The exterior has been well maintained and is in very good condition. Several components have been updated. Some external damp-proofing has been done.
- **Structure** - The original solid masonry structure with concrete block foundation has performed well. The common wall is concrete block all the way to the top of the attic. The 2-storey rear addition has a large, finished basement beneath.
- **Electrical** - The system has been upgraded: there's a 100amp entry/breaker panel & ground fault interrupter.
- **Heating** - The 13-year-old mid-efficiency gas-fired boiler can last 20 to 35 years with its desirable cast iron heat exchanger. There is a wood-burning fireplace in the large master bedroom.
- **Cooling** - There are 2 ductless a/c's: a new one provides cooling to the 1st & 2nd floors via an indoor head at the upper landing, & the other is 5 years old for the master bedroom.
- **Insulation** - The attic insulation has been upgraded to modern levels (R-60). This will help control energy usage & costs.
- **Plumbing** - The visible supply plumbing in the home is copper as is the upgraded main water service line. The bathrooms & kitchen have been redone to very good standards.
- **Interior** - Very good quality interior finishes were noted throughout the home and it has been taken care of with obvious signs there is a high degree of pride of ownership. The original basement has been finished with a 3-piece bathroom at the front. The large addition's basement is a wide-open recreational room.

ITEMS THAT MAY REQUIRE ATTENTION

We did not find any issues that require immediate attention/expenses.

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
carsondunlop.com

