

# Home Inspection **REPORT SUMMARY**

78 Burton Road, Toronto

Prepared by: Gordon Mathieu B.Sc Elec Eng, MBA Date: April 16, 2021



Setting the Standard since 1978

**416-964-9415**

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

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[www.prelistingreport.com/2021/78-Burton-Rd.pdf](http://www.prelistingreport.com/2021/78-Burton-Rd.pdf)



Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 78 Burton Road, Toronto.

## **ABOUT THE HOME**

This well-built 35-year-old custom home is in very good condition overall inside & out. Many upgrades/improvements have been done.

- **Roofing** – The newer asphalt shingles are better than average quality and can last 20+ years. There are 2 masonry chimneys that are both in good condition.
- **Exterior** - It has been well maintained and the bricks are in very good condition overall. There are many retaining walls on the property, and there is a very large rear patio.
- **Structure** - The wood structure has performed well and is supported by a concrete block foundation. No structural issues were noted during the inspection.
- **Electrical** - The system includes a 200amp entry/breaker- panel (in the garage) as well as ground fault interrupters.
- **Heating** – The 6-year-old gas-fired high-efficiency furnace can typically last 15 to 20 years. This will save energy especially since its combustion air comes from outside.
- **Cooling** – The matching 6-year-old a/c can typically last up to 15 yrs. There is also a 'Space-Pak" a/c (compressor 6yrs old): this desirable split system has the air handler in the attic where the cooled air can descend more effectively.
- **Insulation** – The attic structure is in very good condition and the rafters/sheathing are aging well.
- **Plumbing** – The visible supply plumbing in the home is copper, as is the main water service line. The waste piping is long lasting ABS. The kitchen has been redone to high standards & 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. There are 3 skylights & 2 wood-burning fireplaces (basement & living room). The basement has been finished with a 3-piece bathroom, rec'room (with a front exterior door), bedroom, door to the garage, & a laundry 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.

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