

Home Inspection REPORT SUMMARY

84 Ridge Hill Drive, Toronto

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A digital version is available at:
www.prelistingreport.com/2021/84-Ridge-Hill-Dr.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 84 Ridge Hill Drive, Toronto.

ABOUT THE HOME

This well-built 80-year-old detached home has had renovations performed on all 4 levels and is in very good condition overall.

- **Roofing** – The newer asphalt shingles & flat roof modified bitumen are better than average quality lasting 20+ years.
- **Exterior** – It has been well maintained and is in very good condition. Several components have been updated. The bricks/stones and other cladding materials are all in very good condition. There is a large, deck at the rear and a robustly built attached garage on the left side out front.
- **Structure** – The solid masonry walls with a concrete block foundation have performed well.
- **Electrical** – The system has been somewhat upgraded and includes a 100amp entry/break panel (& sub-panel).
- **Heating** – There is a mid-efficiency gas-fired boiler.
- **Cooling** – There is a 'Space-Pak' a/c. This desirable split system has the air handler in the attic where the cooled air can descend more effectively.
- **Insulation** – The attic structure and the rafters/deckboards are aging well. There is an upgraded amount of insulation.
- **Plumbing** – The visible supply piping is copper as is the upgraded main water line. The kitchen & upper bathrooms have been redone to very good standards at some point.
- **Interior** – Very good quality finishes were noted and it has been well taken care of with obvious signs there is pride of ownership. The basement is partially finished with a 3-piece bathroom, laundry room, a large shop, etc. There is also a utility/storage room at the front. The windows/doors have been upgraded at various times. There is a main-floor powder room.

ITEMS THAT MAY REQUIRE ATTENTION

- **Electrical** – There is modern wiring in use but also knob & tube wiring. Some insurers will not offer coverage now, so its replacement is inevitable. An electrician's audit can determine the extent & cost.
- **Heating** – The boiler will need replacement: \$8,000 & up.
- **Cooling** – The old a/c will need replacement: \$6,000 & 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.

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