

Home Inspection REPORT SUMMARY

460 Blythwood Road, Toronto

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www.prelistingreport.com/2021/460-Blythwood-Rd.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 460 Blythwood Road, Toronto.

ABOUT THE HOME

This well-built approximately 150+-year-old detached home (a backsplit) has had many renovations & upgrades performed over time on all levels and is in good condition overall inside & out.

- **Roofing** – The slate shingles are above average quality and can last 50+ years with maintenance. Other roofs are metal & modified bitumen which are also long lasting.
- **Exterior** – Many components have been updated. Land/hard scaping has been done on the property. The bricks/stones are in very good condition overall. There are extensive stone retaining walls, and there is a detached garage at the street.
- **Structure** – The masonry/wood walls are supported by a stone/brick foundation. No structural concerns were identified during the inspection. Many changes have occurred over time.
- **Electrical** – There is an upgraded 100-amp service/breaker panel. Ground fault interrupters have been installed.
- **Heating** – The 1-year-old gas-fired high-efficiency combi-boiler can typically last 10 to 20 yrs. It also provides domestic hot water which is stored in a tank beside it.
- **Cooling** – There is a ‘Space-Pak” a/c. This split system has the air handler in the attic: the cooled air descends easily.
- **Plumbing** – The visible water pipe in the home appears to be copper as is the upgraded main line in. The 2nd floor bathroom was redone at some point, & there is main floor powder room.
- **Interior** – Good quality/old finishes were noted throughout the home, and it has been well maintained. The basement has been partially finished many years ago with a walkout.

ITEMS THAT MAY REQUIRE ATTENTION

- **Roofing** – The lower rear dormer roof is old: \$3,000 & up.
- **Electrical** – There is modern wiring but also knob & tube in use. Most insurers recommend immediate replacement. An audit by an electrician can determine the extent & cost.
- **Cooling** – The a/c may need replacement: \$5,000 & up.
- **Interior** – The skylight installation is in poor condition.

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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