

Home Inspection REPORT SUMMARY

66 Hillside Avenue West, Toronto

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A digital version is available at:

www.prelistingreport.com/2021/66-Hillside-Ave-W.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 66 Hillside Avenue West, Toronto.

ABOUT THE HOME

This well-built approximately 95-year-old semi-detached home has had many renovations & upgrades performed (a gut/reno) and is in very good condition overall on all three levels.

- **Roofing** – The 1st half of life asphalt shingles & newer flat roof modified bitumen are better than average quality and can last 20+ years. The chimney has been rebuilt from the roofline up and now has a proper cap.
- **Exterior** – It has been well maintained and is in very good condition. Many components have been updated/improved. There is a rear 2-storey addition with exterior crawlspace beneath. Extensive land/hard scaping has been performed.
- **Structure** – The original solid masonry/wood structure has performed well and is supported by a brick foundation. The two semi's common wall is solid masonry up to the top of the 2nd floor (unknown in the attic).
- **Electrical** – The system appears to have been completely upgraded and includes a 100amp entry/breaker panel. Ground fault interrupters have also been installed.
- **Heating** – The 8-year-old gas-fired high-efficiency furnace can typically last up to 20 years. This will save energy especially since its combustion air comes from outside.
- **Cooling** – The 3-year-old a/c can typically last up to 15 yrs.
- **Plumbing** – The visible supply plumbing is copper as is the upgraded main line in. Major waste pipe improvements have been performed inside & out. The kitchen & 2nd floor bathroom have been redone to very good standards.
- **Interior** – Very good quality interior finishes were noted throughout the home. It has been well taken care of with obvious signs there is a high degree of pride of ownership. The doors & most windows have been upgraded. The basement has been professionally finished with a 3-piece bathroom at the rear, large rec' room, laundry, storage, etc.

ITEMS THAT MAY REQUIRE ATTENTION

We did not find any significant items that need immediate attention.

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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