

Home Inspection REPORT SUMMARY

232 Roselawn Avenue, Toronto

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A digital version is available at:

<http://www.prelistingreport.com/2021/232-Roselawn-Ave.pdf>



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 232 Roselawn Avenue, Toronto.

ABOUT THE HOME

This well-built approximately 90-year-old semi-detached home is in very good condition overall and has been well maintained. It has undergone renovations on all three levels.

- **Roofing** - The 1st half of life main roof asphalt shingles are better-than-average quality and can typically last 20+ years.
- **Exterior** - Several components have been updated. The bricks are in very good condition overall. Land/hard-scaping has been done, especially at the rear of this extra-long lot.
- **Structure** - The masonry walls are supported by a brick foundation. No structural concerns were identified.
- **Electrical** - It has been completely upgraded with a 100amp service/breaker-panel & ground/arc fault interrupters.
- **Heating** - The 8-year-old gas-fired high-efficiency furnace can typical last 15 to 20 years. This will save energy costs especially since its combustion air comes from outside.
- **Cooling** - The 14-year-old a/c can typically last 15 to 20 yrs.
- **Insulation** - The large attic & rafters-deck boards are aging well. There is a modest amount of insulation (needs more).
- **Plumbing** - The visible supply plumbing in the home is copper & PEX. The main water line in has been upgraded to copper and there is a rented tankless on-demand water heater. A sump-pump and backflow valve have been installed.
- **Interior** - Very good quality 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. The kitchen & bathrooms have been redone to very good standards. The basement has been mostly finished (but not the ceiling which has all been painted grey) with a new 3-piece bathroom at the rear, large rec' room, laundry closet, utility room, etc.

ITEMS THAT MAY REQUIRE ATTENTION

- **Roofing** - Both porch shingles will need replacement: \$1,500 & up.
- **Interior** - The windows & doors are the original low-quality units and need to be upgraded for functionality & energy loss: major \$.

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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