

Home Inspection REPORT SUMMARY

97 Lyndhurst Avenue, Toronto

Prepared by: Gordon Mathieu B.Sc Elec Eng, MBA

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416-964-9415

inspection@carsondunlop.com
carsondunlop.com

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www.prelistingreport.com/2022/97-Lyndhurst-Ave.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 97 Lyndhurst Avenue, Toronto.

ABOUT THE HOME

This well-built 40-year-old custom home is in very good condition overall inside & out. Many upgrades/improvements have been done.

- **Roofing** - The new asphalt shingles & flat roof modified bitumen are better than average quality and can last 20+ years. There are 2 masonry chimneys, 1 on each side.
- **Exterior** - It has been well maintained and the bricks/wood-siding are in very good condition overall. There is a raised rear deck off the family room with steps down to the yard. Damp-proof membranes were noted in various locations.
- **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 23-year-old gas-fired mid-efficiency furnace can typically last up 18 to 25 years. There are electric baseboards in the basement.
- **Insulation** - Access not gained.
- **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 & bathrooms have been redone to very good standards. There is a main floor powder room & a 2nd floor laundry room with a sink.
- **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 and 3 wood-burning fireplaces. The basement has been completely finished with a large rec' room, bedroom, 4-piece bathroom, door to the garage, sauna, rear walkout/sliding-doors leading to a sunken patio/stairs, etc.

ITEMS THAT MAY REQUIRE ATTENTION

- **Heating** - The furnace will need replacement: \$6,000 & up.
- **Cooling** - The 20yr old a/c needs replacement: \$5,000 & 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.

The Carson Dunlop Difference

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