

HOME INSPECTION

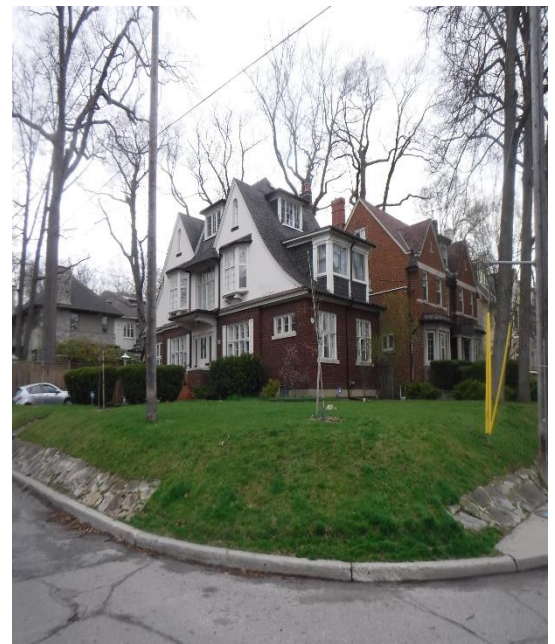
REPORT SUMMARY

38 Garfield Avenue

Toronto, Ontario

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Date: April 20, 2023



Contact the selling agent to view the complete inspection report for this home.



Call us at: 416-964-9415 | Email us at: inspection@carsondunlop.com | Visit us online at: carsondunlop.com

HOME INSPECTION REPORT SUMMARY

This Report Summary reflects the key findings of our inspection.

ABOUT THE HOME

This well-built approximately 100-year-old detached home has had numerous renovations performed on all four levels at some point and it is in good condition overall inside & out.

- **Roofing:** The newer asphalt shingles & flat roofs modified bitumen can last 20+ years: these are above average quality.
- **Exterior:** Extensive landscaping has been done left side: large stone patio, BBQs/kitchen, kid's house, side yard, etc.
- **Structure:** The masonry & wood structure has performed well and is supported by a masonry foundation (not visible). Bump-out dormers have been built left & right sides.
- **Electrical:** The system has been substantially upgraded and includes a 200amp entry/breaker panel & sub-panel.
- **Heating:** The 15-year-old gas-fired mid-efficient boiler can typically last 20 to 35 years: it has a cast iron heat exchanger.
- **Cooling:** There is a 6-yr-old 'Space-Pak' a/c. This desirable split system has the air handler in the attic on the 3rd floor where the cooled air can descend more effectively.
- **Plumbing:** The visible supply pipe is copper, as is the upgraded main-line in. Waste pipe improvements were noted. The kitchen & 2nd floor bathrooms have been redone to very good standards at some point.
- **Interior:** Very good (but old) quality finishes were noted throughout the home. The basement has been partially finished with a newer 3-piece bathroom, large rec' room, storage closets, laundry room, etc. There is a gas fireplace in the master bedroom, & wood-burning in the living room.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Electrical:** There is modern wiring in use but also knob & tube. Some insurers will not offer coverage now, so its replacement is inevitable. An electrician's audit can determine the extent & cost.
- **Plumbing:** The main water line-in may need upgrading: \$3,000 & up.
- **Interior:** Rear basement dampness/mould was noted: access.

FOR THE BUYER: This report summary is an unbiased overview of the home based on our inspection. Contact us to book an on-site review with the original inspector.

WHAT IS A HOME INSPECTION?

A home inspection is an in-field performance evaluation conducted to provide information about the present condition of the home, based on a visual inspection of the readily accessible features.

ABOUT THE REPORT SUMMARY

While this summary reflects the key findings from the inspection, it does not contain all the information provided in the complete report.

THE CARSON DUNLOP DIFFERENCE

Carson Dunlop is a Consulting Engineering firm that has performed over 150,000 home inspections in the GTA since 1978. With over 40 years of experience, you can count on us for the information you need — when you need it. Our highly-trained inspectors are known for their knowledge and professionalism. Plus, our easy-to-read, informative inspection reports will empower you to make great decisions about your home.

