

HOME INSPECTION

REPORT SUMMARY

28 Benlamond Avenue

Toronto, Ontario

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



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HOME INSPECTION **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection.

ABOUT THE HOME

This well-built 135-year-old detached home had a major gut renovation performed about 33 years ago, with a rear 3-level addition. It is in very good condition overall, inside & out, on all 4 levels.

- **Roofing** – The 1st half of life asphalt shingles & flat roof modified bitumen are above average quality and can last 20+ years. The rebuilt chimney is for the gas fireplace. There are 2 skylights: 3rd floor bedroom & rear basement stairs.
- **Exterior** – Land/hard-scaping has been done. The front porch has steps down to the driveway & wide walkway. The rear door opens onto a raised deck & the backyard.
- **Structure** – The solid masonry walls have a brick foundation. No issues were seen. The addition is a wood structure.
- **Electrical** – There is an upgraded 100amp entry/breaker panel & wiring. Ground fault interrupters were noted.
- **Heating** – The 14-year-old gas-fired high-efficiency furnace can last up to 20 years. It will save energy especially since its combustion air comes from outside.
- **Cooling** – The 13-year-old a/c can last 15+ years.
- **Insulation** – The visible attic has upgraded insulation.
- **Plumbing** – The supply pipe is mostly copper as is the upgraded main line. There is a 2-year-old tankless water heater. Waste pipe upgrades have been done. The sump-pump is part of the damp-proofing system. The kitchen, main-floor powder room, two 2nd floor & 3rd floor bathrooms have been done to very good standards.
- **Interior** – Very good quality finishes were noted, and it has been well looked after with obvious signs there is pride of ownership. The windows & doors have been upgraded. The finished addition's basement has a rec' room & laundry room. The original basement is unfinished but in good condition. Each basement has its own staircase.

ITEMS THAT MAY REQUIRE ATTENTION

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

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.

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