

HOME INSPECTION

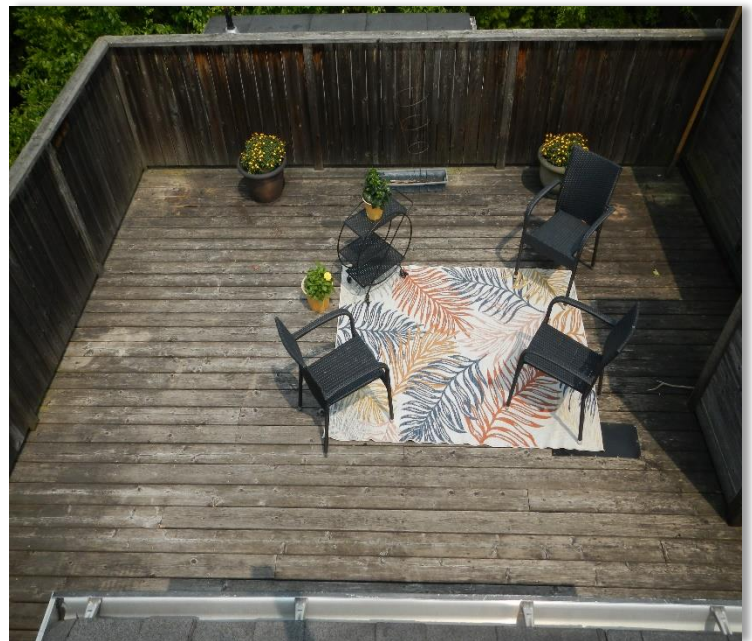
REPORT SUMMARY

67 Madison Avenue

Toronto, Ontario

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Date: June 3, 2025



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 semi-detached home had a major gut- renovation performed about 13-years-ago on all 4 levels. It is in excellent condition overall, inside & out.

- **Roofing** – The mid-life asphalt shingles & flat roof modified bitumen are above average quality and can last 20+ years. There are 2 chimneys & 4 skylights.
- **Exterior** – Land/hard-scaping has been done on all 3 sides. The front porch has steps down to the interlock parking pad & sidewalk. The new rear doors open onto a patio & rear garden. There is a shared interlock 'driveway' front to rear.
- **Structure** – The solid masonry structure has a stone foundation. No issues were seen. The attic common wall between the two semi's is a wood-frame/drywall structure.
- **Electrical** – There is an upgraded 200-amp entry/breaker panel & wiring. Ground/arc fault interrupters were noted.
- **Heating** – The 3-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.
- **Insulation** – The attic structure and the rafters/deckboards are aging well. There is an upgraded amount of insulation.
- **Plumbing** – The supply pipe is copper as the upgraded main line in. Waste pipe upgrades have been done. The newer open concept kitchen/den, two 2nd floor & 3rd floor bathrooms, & main-floor powder room have been done to high standards.
- **Interior** – Excellent quality finishes were noted in the home, and it has been well looked after with obvious signs there is a high degree of pride of ownership. All the windows & doors have been replaced. There are 2 custom gas fireplaces: living room & dining room. The finished basement has 2 rec' room areas, front bedroom, 4-piece hall bathroom, laundry area, wall cupboards, storage under the stairs, bedroom with ensuite bathroom (& whirlpool), utility room, etc.

ITEMS THAT MAY REQUIRE ATTENTION

- **Cooling** – The 17-year-old a/c may need replacement: \$6,000 & up.

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.

