

Home Inspection REPORT SUMMARY

30 Oriole Road, Toronto

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

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416-964-9415

inspection@carsondunlop.com
carsondunlop.com

A digital version is available at:

www.prelistingreport.com/2019/30-Oriole-Rd.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 30 Oriole Road, Toronto

ABOUT THE HOME

This well-built approximately 40-year-old semi-detached home has had many renovations & upgrades performed on all three levels and is in excellent condition overall inside & out.

- **Roofing** - The 6-year-old asphalt shingles can last more than 20 years. There are 2 small flat roofs covered with long lasting modified bitumen: a narrow section between the 2 semi's, & at the front of the garage. There are 2 masonry chimneys on the left side: the front is for the furnace/water heater; the rear is for the 2 fireplaces (both gas).
- **Exterior** - It has been well maintained and many components have been updated. The bricks are in very good condition overall, and there is new limestone cladding at the front.
- **Structure** - The slab-on-grade structure has performed well and is supported by a concrete block foundation.
- **Electrical** - The system includes a 200amp entry/breaker panel, as well as ground fault circuit interrupters.
- **Heating** - There is a 21-year-old mid-efficiency gas-fired furnace which can last up to 25 years.
- **Cooling** - The 8-year-old a/c typically lasts up to 15 years.
- **Insulation** - The attic structure is in very good condition, and the trusses/rafters/sheathing are aging well. There is a typical amount of fiberglass insulation which will reduce heat loss.
- **Plumbing** - The visible supply plumbing is copper including the main water service line. The waste piping is long lasting ABS. The 2 upper bathrooms have been redone to high standards & the kitchen cupboards have been painted white.
- **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 dining room doors have been removed & the opening widened. The large basement (with rear walkout) has been finished & includes a renovated 3-piece bathroom.

ITEMS THAT MAY REQUIRE ATTENTION

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

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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