

HOME INSPECTION

# REPORT SUMMARY

## 102 Bedford Road

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 approximately 120-year-old detached 2 ½ story heritage home has had numerous renovations performed on all three upper levels and it is in good condition overall inside & out.

- **Roofing:** The slate shingles can last many decades if serviced regularly. The rear & left side additions have asphalt shingles. There is modified bitumen on the garage. The 3 masonry chimneys are all in good condition.
- **Exterior:** It has been well maintained and is in good condition. The bricks & various cladding materials are in good condition. The very long driveway leads to a well-built garage.
- **Structure:** The masonry walls have performed well and are supported by a stone/brick foundation. The rear & left side additions are wood structures.
- **Electrical:** The system has been somewhat upgraded and includes a 100amp entry/breaker panel.
- **Heating:** The 9-year-old gas-fired high-efficient wall-mounted boiler can typically last 10 to 20 years.
- **Cooling:** The ductless a/c is a split system with an indoor head in the kitchen & in the front 2nd floor living room.
- **Insulation:** The attic structure and the rafters/deckboards are aging well. There is an upgraded amount of insulation.
- **Plumbing:** The visible supply plumbing is copper, as is the upgraded main-line in. The 1st floor kitchen and 2nd & 3rd floor bathrooms have been redone to good standards at some point, as has the main floor 4-piece.
- **Interior:** Good quality finishes were noted on the 3 upper levels, and it has been taken care of with obvious signs there is a pride of ownership. Many original & other windows may need upgrading. The large basement is not finished but has several closets, and there is a laundry area with cupboards.

## ITEMS THAT MAY REQUIRE ATTENTION:

- **Electrical:** There is some 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.

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**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

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