

HOME INSPECTION

# REPORT SUMMARY

## 1 Walmsley Boulevard

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 110-year-old detached home has had a major gut/renovation performed. It sits on a large corner lot. It is in very good condition overall inside & out on all 4 levels.

- **Roofing** – The 1st half of life asphalt shingles can last 20+ years: these are good quality. The slate shingles can last many decades. The chimney is for the 2nd floor fireplace.
- **Exterior** – Land/hard-scaping was noted. The front porch has steps down to a stone walkway. The right-side addition has steps down to a patio. The left-side interlock driveway holds several cars and continues all along the rear of the house.
- **Structure** – The original masonry walls have performed well and have a stone foundation. The right-side addition is a wood structure. No issues were seen.
- **Electrical** – There is an upgraded 200amp entry/breaker panel. Ground fault interrupters have been installed.
- **Heating** – The 8-yr-old gas-fired high-efficiency furnace can typically last up to 20 years. This will help save energy especially since its combustion air comes from outside.
- **Cooling** – The 2-year-old a/c can last up to 15 years.
- **Plumbing** – The visible supply pipe is copper as is the upgraded main-line in. The kitchen & bathrooms have been done to very good standards, including the 4½ piece 3rd floor bathroom. There is a rare 1st-floor powder room.
- **Interior** – Very good quality finishes were noted throughout the home, and it has been well looked after with obvious signs there is a high degree of pride of ownership. All the floors have been redone. The finished basement has a rec' room, powder room, shower, laundry room, large utility room, etc. Most upper upper-level windows have been upgraded. There are 2 gas fireplaces: living room & 2nd floor family room.

## ITEMS THAT MAY REQUIRE ATTENTION

- **Interior** – Some damp basement walls were noted (see photos in the Report). The seller stated: there have never been any major leaks.

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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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