

HOME INSPECTION

REPORT SUMMARY

167 Humewood Drive

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 90-year-old semi-detached home (with a basement apartment) has had many renovations & upgrades performed on all three levels and is in very good condition overall inside & out.

- **Roofing** – The newer asphalt shingles are above average quality and can last 20+ years. The shared rear chimney is used for the water heater only by this semi: some repairs were noted.
- **Exterior** – It has been well maintained and the bricks/metal-siding are in good condition. Several components have been updated: ie. The doors & most windows have been replaced. Extensive damp-proofing/weeping tile replacement has been done.
- **Structure** – The solid masonry & wood structure with concrete block foundation has performed well. A newer wood/drywall party wall was noted in the attic: this is very desirable.
- **Electrical** – There is an upgraded 100amp entry/breaker-panel. Ground/arc fault interrupters were noted. The sellers had all the knob & tube wiring replaced when they took possession in 2020.
- **Heating** – The 7-year-old gas-fired high-efficiency furnace can typically last up to 20 years. This will help save energy costs.
- **Cooling** – The 7-year-old a/c can typically last up to 15 yrs.
- **Insulation** – The large attic structure and the rafters-deckboards are aging well. There is an upgraded amount of insulation.
- **Plumbing** – The visible supply plumbing in the home is copper including the upgraded main water service line. Some waste pipe improvements were noted. The kitchen & 2nd floor bathroom have been redone to very good standards.
- **Interior** – Very good quality interior 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 basement has been finished as an apartment with a 3-piece bathroom, kitchen, front bedroom area, storage closet, etc.

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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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.

