

Home Inspection REPORT SUMMARY

1559 Islington Avenue, Toronto

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Setting the Standard since 1978

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A digital version is available at:

www.prelistingreport.com/2021/1559-Islington-Ave.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 1559 Islington Avenue, Toronto.

ABOUT THE HOME

This well-built home is in good condition overall and has been well maintained. As is typical with homes of this age, there is a combination of newer and older systems.

- **Roofing** - The roof covering should have several years of life remaining. These shingles are premium quality will last longer than conventional shingles.
- **Exterior** - The exterior has been well maintained and is in good condition. Several components have been updated. The masonry and siding are in good condition overall.
- **Structure** - No structural concerns were identified during the inspection.
- **Electrical** - The electrical service has been upgraded to 200-amps. This is larger than typical for a home such as this and should provide excellent electrical capacity. The visible distribution wiring is copper - this is the preferred wiring material.
- **Plumbing** - All visible supply plumbing in the home is copper and PEX. PEX is a very common supply plumbing material.
- **Interior** - Quality interior finishes were noted throughout the home. The basement has been professionally finished. The windows in the home are quality, energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION

- **Heating** - The furnace is nearing the end of its life expectancy. Continue to use and service it annually until replacement is necessary. (Cost: \$3,500 - \$7,000)
- **Cooling** - The air-conditioner is aging. Continue to use and service until replacement is necessary. (Cost: \$3,000 - \$6,000)
- **Interior (Crawlspace)** - Evidence of prior leakage noted. Seller reports this issue has been corrected with the addition of a newer weeping tile, driveway catch basins and installed French Drain in 2015. Ask for any construction details.

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.

The Carson Dunlop Difference

We are a consulting engineering company that has been a leader in home inspection since 1978. As Canada's oldest and largest home inspection company, we have performed tens of thousands of inspections. We have been involved in shaping the profession, and we provide education and report writing systems to inspectors across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

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