

33 Beresford Avenue, Toronto
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October 28th, 2014



ONLINE REPORT SUMMARY

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SUMMARY REPORT

The enclosed report summary, for prospective buyers, reflects the key findings of our recent inspection at 33 Beresford Avenue, Toronto, ON.

This well-built older house is in good overall condition and has been generally well maintained.

The masonry chimney associated with the gas heating equipment is in good condition. The exterior of the house has been generally well maintained. Gutters and downspouts are modern, low maintenance aluminium and in good repair.

The masonry exterior walls of the house are supported by stone foundations. The foundations, walls, floors, ceilings and roof of the house display no unusual structural concerns. The foundations of the east addition were not visible during the inspection; however, the Seller reports that they were extensively repaired to correct settlement of the addition. The 100-amp electrical service is suitable for a single family dwelling of this size. The breaker equipped electrical panel provides convenient protection of wiring in the house. The visible distribution wiring is copper and grounded. Copper is the preferred wiring material. The heating system includes a 16-year-old gas-fired mid-efficiency furnace that has a typical life expectancy of twenty to twenty-five years.

The main water service pipe into the house has been upgraded to ¾" copper. The visible water supply piping in the house is copper. Copper is the preferred piping material. Water pressure/flow is good at all plumbing fixtures.

The kitchen and second floor bathroom have been recently updated and are good quality. The basement powder room is newer construction and good quality. The kitchen, bathroom and powder room are in good overall repair.

The windows are a mix of mostly modern double-glazed units and few older units.

The interior of the house has been generally well maintained.

ABOVE AVERAGE ITEMS

The asphalt shingle roof coverings on the second floor and front porch roofs are at the beginning of their normal fifteen to twenty-year lifespan and in good repair.

The air conditioner is approximately 3 years old with a typical life expectancy of ten to fifteen years.

The attic insulation has been upgraded to a modern level. This should help reduce heat loss during cold weather and improve comfort in the house.

ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

Access to the foundation under the east addition should be provided so the area can be inspected. (Cost: Depends on work needed)

ITEMS THAT NEED ATTENTION

The flat roof covering at the east first floor addition is past its normal lifespan and damage was noted. The performance of a roof covering in this condition is unpredictable.

Replacement within 1 year is recommended. (Cost: \$1,000 - \$2,000)

Improving lot grading on gardens, lawns, patios and walkways to direct water away from the foundation is an effective approach to reducing the potential for basement and crawlspace dampness or leakage. The elevation of the lot also needs to be reduced at the east and north side of the house and east addition to address wood to soil contact and reduce the potential for water damage. (Cost: Depends on approach)

FOR THE BUYER

An Onsite Review is an essential component to a complete home inspection. In order to familiarize yourself with the property and our findings, please arrange an Onsite Review by calling our office at (866) 866-8311. The fee for this service is \$260. The inspector will walk you through the Report and answer your questions. After the Onsite Review, you become a member of the Carson Dunlop Homeowners Association and are entitled to member benefits, including free technical advice for as long as you own the home.

About the Report

The enclosed report summary reflects the key findings of our recent inspection for prospective buyers. Houses don't pass or fail a home inspection. Instead, the house does or does not meet the expectations of buyers. The expectations of buyers vary dramatically based on their past experiences, priorities, standards, etc. With a prelisting inspection, we have assessed the house, but it is not until we do the Onsite Review inspection with the prospective buyers that we can compare their expectations to the realities of the home.

This summary should not be considered to be the full report. A copy of the report is available upon request to the Seller or Seller's Agent. Nonetheless, we encourage buyers to retain an Onsite Review to obtain a full understanding of the report. Without an Onsite Review, our obligation and liability is limited to the seller.

The Carson Dunlop Difference

With 34 year's experience and well over 125,000 inspections completed, we understand that our clients need insights and answers to help them make an informed decision. Our reports take technical concepts and present them clearly and concisely. Photos, illustrations and links to additional material keep the reports simple and easy to read, while providing all the necessary information.

Carson Dunlop is a leading consulting engineering company that has been completely dedicated to the inspection profession since 1978. We wrote the book on home inspection and are committed to delivering exceptional customer service, one client at a time.