

Home Inspection REPORT SUMMARY

28 Queen Anne Road, Etobicoke

Prepared by: Gordon Mathieu B.Sc Elec Eng, MBA

Date: June 22, 2021



Setting the Standard since 1978

416-964-9415

inspection@carsondunlop.com
carsondunlop.com

A digital version is available at:

www.prelistingreport.com/2021/28-Queen-Anne-Rd.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 28 Queen Anne Road, Etobicoke.

ABOUT THE HOME

This well-built approximately 80-year-old detached home has had numerous renovations & upgrades performed on all three levels and is in excellent condition overall inside & out.

- **Roofing** – The 2nd half of life asphalt shingles are in good condition. The left-side masonry chimney is for the 2 fireplaces; the right side is no longer in use.
- **Exterior** – It has been well maintained and is in very good condition. Several components have been updated-improved: extensive land/hard scaping has been done.
- **Structure** – The original solid masonry structure has performed well and is supported by a concrete block foundation. The addition is a wood structure.
- **Electrical** – The system has been partially upgraded and includes a 100amp entry/breaker-panel (& sub-panel).
- **Heating** – The 11-year-old gas-fired high-efficiency furnace can typically last up 15 to 20 years.
- **Cooling** – The 4-year-old a/c can typically last up to 15 yrs.
- **Insulation** – The attic structures and the rafters/deck-boards are aging well. There is an upgraded amount of insulation.
- **Plumbing** – The visible supply plumbing in the home is copper, including the main line in. The kitchen & bathrooms have been redone to very good standards, and there is a main floor powder room.
- **Interior** – Very good quality 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. There is new engineered flooring on the 1st & 2nd floors. The windows & doors have been upgraded. The basement has been completely professionally finished with a laundry room, fireplace, rec' room, bedroom, 4-piece bathroom, etc.

ITEMS THAT MAY REQUIRE ATTENTION

Electrical – There is 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.

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.

Setting the Standard since 1978

416-964-9415

inspection@carsondunlop.com
carsondunlop.com

