

HOME INSPECTION

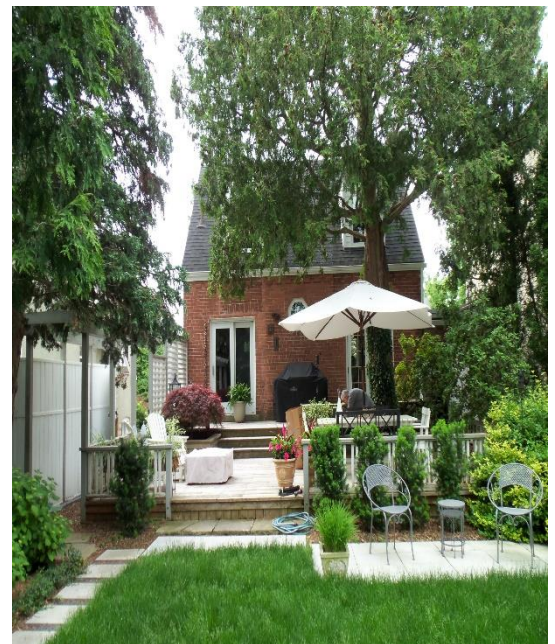
REPORT SUMMARY

8 Meadowvale Drive

Etobicoke, Ontario

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Date: June 5, 2024



Contact the selling agent to view the complete inspection report for this home.



Call us at: 416-964-9415 | Email us at: inspection@carsondunlop.com | Visit us online at: carsondunlop.com

HOME INSPECTION REPORT SUMMARY

This Report Summary reflects the key findings of our inspection at 8 Meadowvale Drive, Etobicoke.

ABOUT THE HOME

This well-built approximately 80-year-old 1½ story detached home has had renovations/improvements done on all 3 levels and it is in very good condition overall inside & out.

- **Roofing:** The midlife asphalt shingles can last 20+ years: these are above average quality. The chimney is for the living room fireplace & water heater: it is in good condition.
- **Exterior:** The bricks & siding are in very good condition. Land/hard-scaping was noted front & rear. The 2-car driveway leads to the attached garage. The 2 rear door sets lead to a large, raised 2-level deck with steps to the patio & backyard.
- **Structure:** The masonry walls have a block foundation.
- **Electrical:** There is an upgraded 100amp entry/breaker panel. Ground fault interrupters have been installed.
- **Heating:** The 4-year-old high-efficient on-demand boiler can last 10 to 20 years. This will save energy costs.
- **Cooling:** The ductless a/c is a split system: the indoor head is installed high up on a bedroom wall to cool better.
- **Insulation:** The attic structure and the rafters/deckboards are aging well. There is a minimal amount of insulation.
- **Plumbing:** The visible supply plumbing is copper. Waste pipe upgrades have been done. The kitchen & 2nd floor bathroom have been redone to very good standards.
- **Interior:** Very good 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. The basement is finished with tiled flooring, a rec' room, 3-piece bathroom, storage under the stairs, laundry room, bar area, etc. And there is a large utility room with storage space.

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.
- **Cooling:** The ductless a/c may need replacement: \$4,000 & up.
- **Plumbing:** The water line-in may need upgrading to copper: \$2,500 & up.

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

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.

