

HOME INSPECTION

# REPORT SUMMARY

## 115 Montgomery Road Etobicoke, Ontario

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**Date:** January 13, 2025



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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 85-year-old detached home has had renovations, improvements, and additions done on all 3 levels and it is in very good condition overall inside & out.

- **Roofing** – The metal shingles can last 45+ years & the wood shingles 20+ years. The chimney is no longer in use.
- **Exterior** – The bricks & siding are in very good condition. Land/hard scaping was noted front & right side. The right-side door opens onto a covered deck which leads to the large backyard, in-ground pool, pergola, etc.
- **Structure** – The original masonry walls have a block foundation. The left side addition may be a slab on grade.
- **Electrical** – There is an upgraded 200-amp entry/breaker panel & 2 sub-panels. Ground fault interrupters were noted.
- **Heating** – The 4-year-old high-efficient on-demand combi-boiler provides hot water for in-floor heating in various areas, & domestic hot water (stored in a large tank nearby); it can last 10 to 20 years if serviced annually. This will save energy costs especially since its combustion air comes from outside.
- **Cooling** – The ductless a/c is a split system: the 3 indoor heads are installed high up on the walls to cool better.
- **Insulation** – The attic structure and the rafters/deckboards are aging well. There is an upgraded amount of insulation.
- **Plumbing** – The visible supply plumbing is copper & PEX. The main line-in has been upgraded to copper. A backflow valve has been installed. The kitchen & two 2nd floor bathrooms 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. Then newly finished basement has all tiled flooring, a large rec' room, 3-piece bathroom, storage under the stairs, laundry closet, etc.

## ITEMS THAT MAY REQUIRE ATTENTION

- We did not find any significant items that need immediate attention.

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**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

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