

Home Inspection REPORT SUMMARY

171 De Grassi Street, Toronto

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A digital version is available at:

www.prelistingreport.com/2021/171-De-Grassi-St.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 171 De Grassi Street, Toronto.

ABOUT THE HOME

This well-built approximately 145-year-old Heritage row home has had many extensive renovations & upgrades performed (an entire gut) on all 3 upper levels and is in very good condition overall.

- **Roofing** – The asphalt shingles & flat roofs modified bitumen are above average quality and can last 20 years or more.
- **Exterior** – It has been well maintained and is in very good condition. Extensive land/hard-scaping has been at the rear where there is an interlock laneway parking pad. There is a rear/right-side 3rd floor balcony off the open landing.
- **Structure** – The original wood structure with brick foundation has performed well. There is a crawlspace at the rear.
- **Electrical** – The system has been substantially upgraded and includes a 100amp entry/breaker panel. Ground fault interrupters have also been installed.
- **Heating** – The 1-year-old high-efficiency gas-fired furnace can typically last 15 to 20 years. It is a rental unit.
- **Cooling** – The 3-year-old a/c can last up to 15 years.
- **Plumbing** – The visible supply plumbing in the home is copper. Some waste pipe improvements have been performed. The bathrooms (there is a rare master ensuite + in the hallway) & kitchen have been done to high standards.
- **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. The 3rd floor loft overlooks the master bedroom & its' vaulted ceiling. The main floor is all open concept with the kitchen at the front. The windows & doors have been upgraded, and there are 2 skylights. The basement unfinished but in good condition. The crawlspace has been professionally 'finished'.

ITEMS THAT MAY REQUIRE ATTENTION

Plumbing – The lead water line into the house needs to be replaced as soon as possible, when possible: \$2,500 & up. In the meantime, it would be easy to add an appropriate filter system.

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.

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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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