

57 Highland Avenue, Toronto
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ONLINE REPORT SUMMARY

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SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at 57 Highland Ave, Toronto, for prospective buyers.

This well-built approximately 115-year-old detached home has had many extensive & significant renovations/upgrades performed on all four levels (an entire interior gut) and is in excellent condition overall inside & out.

ABOVE AVERAGE ITEMS

The new asphalt shingle roof covering is a premium quality material that may be expected to last longer than conventional asphalt shingles (some say as long as 25 years). The new flat roofs material is modified bitumen which can last even longer.

The exterior of the home is well maintained and numerous improvements have been made: please consult the feature sheet.

The electrical system has been completely upgraded and includes a 200 amp breaker panel (& subpanel at the pool equipment): this provides a large number of circuits throughout the house which helps ensure good performance & distribution of the electrical system. Ground fault circuit interrupters have also been installed.

The heating system includes a new gas-fired high-efficiency on-demand boiler which has a typical life expectancy of up to 20 years (if serviced annually). All the heating is radiant hydronic which has been installed in all the floors.

An independent Heat Recovery Ventilator (HRV) has been installed which will provide fresh air & improved climate/humidity control, while also saving energy.

There is a new independent air conditioner (typical life of up to 15 years) which provides cooling to all upper floors. This desirable split system has the large air handler installed in the 3rd floor knee wall where the introduced (heavy) cold air can descend naturally.

The original attic structure is in very good condition, and the rafters/deck boards are aging well.

There is an upgraded amount of insulation throughout the house (everything has been spray foamed) which will help control energy consumption & costs, while improving comfort in the home.

The main water supply pipe from the street has been upgraded to copper which has improved pressure and flow. Significant waste pipe improvements have been made both inside and out. The boiler also provides domestic hot water, and to ensure good supply & delivery, there is a large storage tank & two circulation pumps.

The kitchen & all the bathrooms have been redone to very high standards, and the home's entire interior has been exquisitely renovated (& decorated). The professionally finished basement (which has been lowered), includes a bathroom (with large shower stall & 2 sinks), a powder room, & rear basement walkout that leads to the expansive patio(s) that overlook the pool level below.

ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The property is meticulously maintained and the home's brickwork is in very good condition overall. The original house is a solid masonry structure and has performed very well.

ITEMS THAT NEED ATTENTION

None were found.

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.