

**525 Balliol Street, Unit 1, Toronto**  
**Prepared By: Gordon Mathieu, B.Sc Elec Eng, MBA**  
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ONLINE REPORT SUMMARY

to view an electronic version of the summary report, please visit  
[www.prelistingreport.com/2013/525-Balliol-St-Unit1.pdf](http://www.prelistingreport.com/2013/525-Balliol-St-Unit1.pdf) or scan the QR code



# SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at #1 525 Balliol St. Toronto, prospective buyers. This well-built approximately 33-year-old townhouse (end unit) has had renovations/upgrades performed on all 6 levels and is in very good condition overall inside & out.

## ABOVE AVERAGE ITEMS

The asphalt shingles are in their 1<sup>st</sup> half of life typically lasting up to 20 years. The masonry chimney is in good condition and is used for the 2 fireplaces. A metal chimney is used for the furnace and water heater.

The exterior of the home is well maintained and there is above average landscaping both at the front and rear of the property. Well built masonry retaining walls were noted at the rear walkout patio.

The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers and ground fault interrupters. The 100 amp service entry provides more than ample power for the house and much capacity still remains.

The heating system consists of a 10-year-old mid-efficient gas-fired furnace which has a typical life expectancy of 18 to 25 years.

The air conditioner is the same age, typically lasting up to 15 years.

The attic structure/deck boards appear to be aging very well. The insulation has been upgraded with blown-in cellulose which will help control energy consumption and costs, while improving comfort in the home. The common wall is made of concrete block all the way up to the apex of the attic, increasing safety & strength, and reducing noise transmission..

The 'basement' (actually the 2<sup>nd</sup> level up) has been professionally finished and includes a family room (with gas fireplace), walkout to the patio, and a powder room. The top level has renovated ensuite and hallway bathrooms, and the kitchen has been redone as well.

The interior of the home has been well maintained with obvious signs there is a high degree of pride of ownership.

## ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The home is constructed of solid masonry walls with concrete and block foundations, and has performed well with no signs of notable movement.

To ensure the integrity of the aluminum wire connections throughout the home, a maintenance inspection by a licensed electrician is recommended. Aluminum compatible devices should be provided as needed. (Cost: \$1,000-\$2,000)

All visible supply plumbing in the home is copper including the supply line from the street. Copper is the preferred supply piping material.

## ITEMS THAT NEED ATTENTION

There are a few minor repair and maintenance issues that can be viewed in the main report.

## 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.

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