

**131 Roxborough Street East, Toronto**  
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ONLINE REPORT SUMMARY

to view an electronic version of the summary report, please visit  
[www.prelistingreport.com/2014/131-Roxborough-St-E.pdf](http://www.prelistingreport.com/2014/131-Roxborough-St-E.pdf) or scan the QR code





# SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at **131 Roxborough St E, Toronto**, for prospective buyers. This well-built approximately 110-year-old detached home has had many extensive renovations/upgrades performed on all 4 levels and is in very good condition overall inside & out.



## ABOVE AVERAGE ITEMS

The newer 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). Both chimneys are in very good condition: the 3-flue on the right side is for the fireplaces & water heater, and the rear is no longer used.

Numerous exterior improvements were noted: ie. interlock front driveway, front porch, front stone walkways, rear porch/walkout, rear stone patio, landscaping both front & back, interlock walkways left & right sides, retaining wall, irrigation system, gutters/downspouts, etc. The electrical system has been upgraded and includes several modern safety devices such as circuit breakers & ground fault interrupter. The 100 amp entry provides a large number of circuits throughout the house, which helps ensure good performance & distribution of the electrical system.

The heating system includes a newer gas-fired high-efficiency boiler which has a typical life expectancy of up to 15 years (if serviced annually). This will help to minimize energy consumption and heating costs especially since it gets its combustion air from outside. This boiler also provides in-floor hydronic heating in the basement. There are 2 independent air conditioning systems that use air handlers/supply-ducts for distribution: one in the 3<sup>rd</sup> floor attic, and one in the basement. The attic structure is in very good condition, and the rafters/deck boards are aging well. There is an upgraded amount of insulation which should help control energy consumption & costs, while improving comfort in the home. All visible supply plumbing in the home is copper and PEX. Significant waste improvements have been made inside the home. The kitchen has been renovated to very high standards as well as the 2nd floor hallway bathroom and front bedroom ensuite. The 3<sup>rd</sup> floor has been turned into a large master suite (including 2 sky lights) with an equally large ensuite bathroom. The basement has been professionally finished and now includes a newly created 4-piece bathroom & laundry room. Very good quality interior finishes were noted throughout the home and it has been well maintained with obvious signs there is a high degree of pride of ownership. There are gas fireplaces in the basement & main floor, and a wood burning fireplace also on the main floor.



## ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The exterior of the home is well maintained with the masonry and cladding all in good condition overall.

In addition to the mostly modern wiring, there is some original knob-and-tube electrical wiring in use. We do not necessarily recommend immediate replacement of this wiring, although some insurance companies will not cover it: please refer to the main report for two firms that will offer coverage. Eventual replacement should be anticipated.

An audit by an electrician can determine the extent and cost. There is a minor amount of aluminum wiring in the home. While some home insurers approach it cautiously, with connectors designed specifically for aluminum, and regular maintenance, aluminum wiring performs normally, according to the Electrical Safety Authority of Ontario.

The size of the electrical entry may not be large enough to supply the 200 amp panel as well as a 100 amp sub panel: further evaluation and upgrade if necessary. The compressor on the front lawn is well past its expected life (cost to replace: \$4,000 and up), and the wall mounted unit is at its end of life (cost to replace: \$3,000 and up).

The lead service entrance pipe bringing water into the house is old and will eventually have to be replaced with copper. Contact the City Works Department to coordinate replacement (cost: \$2,500 and up). Almost all the windows are old but generally serviceable: at some point they should be replaced for enhanced cosmetics, ease-of-operation, and improved energy efficiency (cost: very major...).



## 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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