

Seller's Home Inspection



93 Moberly Avenue, Toronto

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ONLINE REPORT SUMMARY

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www.prelistingreport.com/2016/93-Moberly-Ave.pdf or scan the QR code





The enclosed report summary, for prospective buyers, reflects the key findings of our recent inspection at 93 Moberly Avenue, Toronto.

ABOUT THE HOME

This well-built older house is in good overall condition and has been generally well maintained.

The solid masonry and wood frame exterior walls of the house are supported by brick foundations. The foundations, walls, floors, ceilings and roofs exhibit no structural concerns.

The asphalt shingle roof coverings on the second floor and porch sloped roofs are at the beginning of their normal lifespan of fifteen to twenty years and in good repair.

The masonry chimney, formerly associated with the gas heating equipment, is in good repair.

The exterior of the house has been generally well maintained. Gutters and downspouts at the second floor are modern, low maintenance aluminium and in good repair. The metal and wood / ply wood sidings are in good condition overall.

The 100-amp electrical service is suitable for a single family dwelling of this size. The breaker equipped electrical panel provides convenient protection of wiring in the house.

The visible distribution wiring is copper and grounded. Copper is the preferred wiring material. No visible evidence of active "knob and tube" wiring was noted.

The heating system includes a new gas-fired, high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years. The air conditioner is also new with a typical life expectancy of ten to fifteen years. The furnace and air conditioner are reported to be rental units.

The attic insulation has been upgraded from the original level. This should help reduce heat loss during cold weather and improve comfort in the house.

The visible water supply piping in the house is copper, including the upgraded ¾" public water service pipe into the house. Copper is the preferred supply piping material. Water pressure/flow is good at all plumbing fixtures. The kitchen is modern, good quality and in good overall condition. The second floor bathroom has been recently updated and is good quality.

The interior of the house has been generally well maintained. The windows are a mixed of modern double-glazed, replacement units. Some interior finishes have been updated.

ITEMS THAT REQUIRE ATTENTION

Improving lot grading on gardens / lawns and driveways to direct water away from the foundation is an effective approach to reducing basement dampness or leakage. (Cost: Depends on approach)

The ductwork layout in the house is poor and its performance is suspect in some locations. Further evaluation of ductwork by a HVAC specialist is recommended. (Cost: Depends on work needed)

FOR THE BUYER

This Summary is helpful, but it's not enough information to make a decision about buying a home. A complete home inspection includes an Onsite Review with the home inspector and your own copy of the inspection report. To book your Onsite Review and get a full report, call us at 800-268-7070. The fee is \$260. Without an Onsite Review, our obligation and liability is limited to the seller.

What is a Home Inspection?

A home inspection and the follow-up report is an in-field performance evaluation conducted to provide information about the present condition of the home from a functional standpoint, based on a visual inspection of the readily accessible features.

About the Summary Report

This Summary reflects some of the key findings from our inspection. The Summary is not a home inspection report, and it does not contain all the information provided in the full report. It should not be relied on to make a home buying decision.

The Carson Dunlop Difference

We are a consulting engineering company that has been dedicated to 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, providing education and report writing systems that are used across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

