

Home Inspection REPORT SUMMARY

21 Manning Avenue, Toronto

Prepared by: Gordon Mathieu B.Sc Elec Eng, MBA

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416-964-9415

inspection@carsondunlop.com
carsondunlop.com

A digital version is available at:

www.prelistingreport.com/2022/21-Manning-Ave.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 21 Manning Avenue, Toronto.

ABOUT THE HOME

This well-built approximately 130-year-old 3-story semi-detached home is in good condition overall & has been maintained.

- **Roofing** – The mid-life asphalt shingles can last 20+ years. Both chimneys are not used by this semi.
- **Exterior** – It has been maintained and is in good condition. Several components have been updated. The bricks are in good condition overall. There is a rear ground level deck off the kitchen. Most windows & doors have been upgraded to good quality units. There is a 'modern' built rear laneway garage with a motorized vehicle door.
- **Structure** – The masonry exterior walls are supported by a block/brick foundation. No structural concerns were identified during the inspection.
- **Electrical** – The upgraded service/breaker is 100-amp.
- **Heating** – The 4-year-old gas-fired high-efficiency furnace can typically last up to 20 years.
- **Cooling** – The 12-year-old a/c can typically last up to 15 yrs.
- **Insulation** – No access to the rear 2nd floor shared attic.
- **Plumbing** – The visible supply plumbing in the home is copper. The 2nd floor 3-piece bathroom has been redone to high standards. The aging kitchen is an awkward design where the sink/stove are in a different room than the fridge.
- **Interior** – Good interior finishes were seen throughout the home. The basement has been finished with tiled floors throughout, a rec' room, an older 4-piece bathroom, laundry room, a well-built walkout/stairs at the left-side/rear, etc. and there is a rear storage room.

ITEMS THAT MAY REQUIRE ATTENTION

- **Electrical** – Eventual updating of the knob & tube wiring should be anticipated. The cost will depend on approach and extent of work required: \$1,000 - \$2,000 per room is common.
- **Plumbing** – The obsolete incoming water pipe is old and will need to be upgraded to copper. Contact the City Works Department to coordinate replacement. (Cost: \$2,500 & up)

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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