

HOME INSPECTION

REPORT SUMMARY

105 King Edward Avenue

Toronto, Ontario

Prepared by: Philip Falcone, RHI

Date: June 9, 2025



Contact the selling agent to view the complete inspection report for this home.



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HOME INSPECTION REPORT SUMMARY

This Report Summary reflects the key findings of our inspection.

ABOUT THE HOME

This solid masonry /wood frame home is supported by brick foundations. Overall, the house appears to be well maintained.

- **Roofing** – The roof coverings are reported to be approximately 8 years old, with an average lifespan of up to twenty years (longer for these premium shingles).
- **Exterior** – The exterior has been well maintained and is in good condition. The exterior of the home has recently been painted.
- **Structure** – No structural concerns were identified during the inspection.
- **Electrical** – The home is equipped with a 100-amp electrical service which should be suitable for a home of this size. The visible distribution wiring is copper - this is the preferred wiring material. The arc fault circuit interrupters are modern safety devices that suggest that the electrical system has been updated.
- **Heating & Cooling** – The relatively new heating and cooling systems are expected to provide years of service with good maintenance. The furnace has a variable firing rate, which helps improve energy efficiency and comfort.
- **Plumbing** – All visible supply plumbing in the home is copper and PEX. PEX (cross-linked polyethylene) piping is a very common supply plumbing material.
- **Interior** – The kitchen and bathrooms have recently been updated. The basement has been professionally finished. The windows in the home are quality, energy-efficient units. The interior of the home has been well maintained.

ITEMS THAT MAY REQUIRE ATTENTION

- We did not identify any significant expenses over the short term, which were considered unusual for a home of this age and type.

FOR THE BUYER: This report summary is an unbiased overview of the home based on our inspection. Contact us to book an on-site review with the original inspector.

WHAT IS A HOME INSPECTION?

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

ABOUT THE REPORT SUMMARY

While this summary reflects the key findings from the inspection, it does not contain all the information provided in the complete report.

THE CARSON DUNLOP DIFFERENCE

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