

HOME INSPECTION

# REPORT SUMMARY

## 324 Flagstone Terrace

Scarborough, Ontario

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

Date: June 28, 2024



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



Call us at: 416-964-9415 | Email us at: [inspection@carsondunlop.com](mailto:inspection@carsondunlop.com) | Visit us online at: [carsondunlop.com](http://carsondunlop.com)

# HOME INSPECTION REPORT SUMMARY

**This Report Summary reflects the key findings of our inspection at 324 Flagstone Terrace, Scarborough.**

## ABOUT THE HOME

This well-built 65-year-old detached home is in very good condition overall inside & out. Land/hard-scaping has been performed.

- **Roofing:** The 2nd half of life asphalt shingles can last 20+ years: they are better than average quality. The masonry chimney is for the furnace/water heater & 2 fireplaces.
- **Exterior:** The bricks & artificial stone are in very good condition. The rear sliding doors lead to a large raised deck with steps to a lower deck (all composite) & the large backyard. The long driveway leads to the embedded garage.
- **Structure:** The solid masonry walls sit on a concrete block foundation. No concerns were identified.
- **Heating:** The 15-year-old gas-fired mid-efficient furnace can typically last 18 to 25 years.
- **Insulation:** The attic structure and the rafters/sheathing are aging well. There is an upgraded amount of insulation (R-50).
- **Plumbing:** The supply plumbing is copper & PEX, and the main water line-in is copper. The kitchen & main-floor 3-piece bathroom are upgraded to very good standards.
- **Interior:** Very good quality finishes were noted throughout the home and it has been taken care of with obvious signs there is a high degree of pride of ownership. All the flooring on the main-level has just been replaced with wide planks. There is a gas fireplace in the living room. Newer windows & doors were noted. The basement has been finished with 2 rec' room areas, gas fireplace, large laundry room, newly reno-ed 3-piece bathroom, door to the garage, etc.

## ITEMS THAT MAY REQUIRE ATTENTION:

- **Electrical:** The small service size needs upgrading: \$3,000 & up.
- **Cooling:** The 18-year-old a/c may need replacement: \$4,000 & up.

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**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

Carson Dunlop is a Consulting Engineering firm that has performed over 150,000 home inspections in the GTA since 1978. With over 40 years of experience, you can count on us for the information you need — when you need it. Our highly-trained inspectors are known for their knowledge and professionalism. Plus, our easy-to-read, informative inspection reports will empower you to make great decisions about your home.

