

BLUEPRINT BUILDING INSPECTIONS

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Pre-Listing Inspection Summary

68 Hillside Avenue Etobicoke, ON

Date of Inspection: 2019 July 23

Inspector: Frank Gruszewski, R.H.I.
(R.H.I. designates Registered Home Inspector, decreed by
Provincial Act 1994 to be designated by the Ontario
Association of Home Inspectors)

NOTE TO READER: *This summary has been condensed from the Inspection Report for this address. This summary report deals primarily with defects, but is not an all-inclusive list of items in need of attention. The reader is urged to review the full Inspection Report and Contract to fully understand the scope of the inspection - do not rely solely on this summary. Be advised that all conditions of the Inspection Contract apply to the reader. The inspector will discuss these findings over the phone (for no charge), or can give a prospective purchaser a guided on-premises tour for a nominal fee.*

**Full report available from Listing Agent OR
through this link http://tiny.cc/blueprint_hillside OR
scan this QR Code:**



OVERALL:

The building is a purpose-built triplex, and is in very good condition, especially in comparison with other buildings of this style. The improvements that have been done already use quality products/materials, and have been done with a high standard of care. There are not many repairs that are needed, and there are some repairs that can be deferred. The full report attempts to put all items into context. Call or email the inspector to discuss the report, for help with any questions that might arise.

ROOF:

- The shingles are flexible and showing little wear.
- The roof is estimated to be in the first third of a 25 year life cycle.

EXTERIOR:

- Windows are primarily low maintenance vinyl windows with good thermal properties.

EXTERIOR:

- The entry doors have been upgraded and are of high quality.
- Minor grading improvements suggested.

STRUCTURE:

- The foundation is block, and the walls are solid masonry.
- Basement dampness readings were lower than or as expected for a building of this age, and there have been heavy rains the last few days.

PLUMBING:

- Plumbing supply to house is copper and distribution lines in the house are copper. Water pressure is adequate throughout.
- Hot water storage tank is fed by the boiler system, and is less than 5 years old.

ELECTRICAL:

- The electrical service is 100 amps.
- Each apartment has its own meter and 60 amp distribution panel.
- The distribution wiring is grounded copper wire throughout.

HEATING & COOLING:

- Heating is a gas-fired hot water boiler that is 3 years old and designed for 95% efficiency. These typically last 20-25 years.
- Cooling is by window air conditioners, which were not evaluated..

INTERIOR:

- Finishes in generally good condition with little wear and tear.
- Attic insulation is R28 approximately, which is a reasonable level of insulation.
- Basement apartment has what appears to be the neest bathroom and kitchen.
- Apartment 2 has an older kitchen and bathroom, and this bathroom needs some minor repairs.
- Apartment 3 has a newer kitchen and bathroom.