

HOME INSPECTION

REPORT SUMMARY

69 Bloorview Place

North York, Ontario

Prepared by: Scott Lutz RHI BSc

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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 at 69 Bloorview Place, North York, Ontario.

ABOUT THE HOME

This modern stone- and stucco-sided townhome is in very good condition overall.

- **Roofing** – The asphalt shingles and flat metal roofing materials are in good shape.
- **Exterior** – The stone and synthetic stucco exterior are in good condition.
- **Structure** – The structure has performed well with no evidence of significant movement. The attic sheathing and truss system is dry with no signs of mould.
- **Electrical** – The 100-amp service should be adequate for most lifestyles. There is a modern circuit breaker panel with several arc-fault type breakers. The distribution wiring is copper; this is the preferred material.
- **Heating** – The gas-fired, high-efficiency furnace will help minimize energy consumption and heating costs.
- **Cooling** – The 4 year old cooling system is operating properly. Its expected lifespan is about 10 to 15 years.
- **Insulation** – The attic is insulated with fiberglass insulation to a value of about R-40, with a plastic vapour barrier.
- **Plumbing** – The incoming water supply pipe is plastic, which is common for newer developments. Supply piping inside the home is a mix of copper and plastic supply piping. The water heater is 2 years old with a typical life expectancy of 10 to 15 years. The waste plumbing system is ABS plastic, a very common material for waste piping.
- **Interior** – High finishes and fixtures were noted throughout. There is a finished lower level with fireplace and full bathroom. On basic cycles, all appliances operated as expected.

ITEMS THAT MAY REQUIRE ATTENTION

- **Heating** – The furnace is 15 years old. Although the furnace is close to the end of its typical life, continue to use and maintain the unit until it fails. Be prepared to replace the furnace at any time. Cost: \$3,500 - \$7,000.

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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FOR THE BUYER: This report summary is an unbiased overview of the home based on our inspection.