

HOME INSPECTION

REPORT SUMMARY

42 Bowood Avenue

Toronto, Ontario

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Date: August 12, 2026



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 1930's detached brick and metal-sided home has many modern system updates and is in good shape overall.

- **Roofing** - The sloped roof shingles are in good condition overall.
- **Exterior** - The brick and siding are in good shape overall.
- **Electrical** - The 125-amp service is sufficient for most lifestyles in a home of this size. Distribution is through a modern circuit breaker panel. The active distribution wiring is copper; this is the preferred wiring material. An ESA certificate shows modern updates from older knob & tube wiring.
- **Heating** - The 19-year-old, gas-fired, high-efficiency boiler can typically last up to 20 years and will help minimize energy consumption and heating costs.
- **Cooling** - The 6-year-old mini-split style A/C has two indoor units and can typically last 10 to 15 years.
- **Plumbing** - The main line-in to the home is copper; this is the preferred material. The visible supply plumbing is a mix of copper and PEX (plastic). The visible waste pipes are plastic and cast iron. The modern gas-fired on-demand water heater is 9 years old and can typically last 10 to 20 years.
- **Insulation** - The attic has cellulose insulation.
- **Interior** - The interior is in good condition overall, with functional appliances. There is a rear extension on the home and additional finished basement space underneath.

ITEMS THAT MAY REQUIRE ATTENTION

- **Heating** - Although the boiler is close to the end of its typical lifespan, continue to use and maintain the unit until it fails. Be prepared to replace the boiler at any time. Cost: \$6,000 - \$12,000.
- **Interior** - Slightly elevated moisture was noted along the left side of the basement. Ensure gutters and downspouts are working properly and exterior grade slopes down away from the home. Monitor the area for evidence of moisture, particularly in the spring when snow melts or after heavy or persistent rains. Time: Immediate and ongoing.

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.

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