



August 24, 2018

SUMMARY INSPECTION REPORT

PROPERTY: 1465 Dundas Street West, Toronto, Ontario

Inspector: Mark Goddard

It is recommended that the Detailed Inspection Report following this Summary report be read thoroughly.

OVERALL CONDITION: This attached two-storey Century commercial building appears to be in generally good structural condition. It is apparent that an extensive renovation was completed to the building in the mid-1980's. The flat roofing membranes at the lower front and on the west side were replaced about ten years ago. The building is provided with a 200-amp electrical service and it has been re-wired. The gas-fired furnace and the air-conditioner are eleven years old. All water supply pipe in the building is copper and the water heater is five years old. Most of the drain piping was also replaced during the renovation in the 1980's and the exterior walls of the building were insulated.

The total cost for the repair estimates given in this report varies between approximately \$15,000 and \$20,000. A portion of these costs may represent future repairs to be expected over the next five years. Most of this expense is designated for replacement of the settled concrete walkway sections on the west side of the building, replacement of the aging asphalt shingles on the upper roof, an completing parging repairs at the lower southwest corner of the building. Additional costs will be incurred where an estimate was not provided.

If there are any further questions with regards to the report or inspection, please call.

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