

Seller's Home Inspection



**176 Sherwood Ave, Toronto**  
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ONLINE REPORT SUMMARY

to view an electronic version of the summary report, please visit  
[www.prelistingreport.com/2013/176-Sherwood-Ave.pdf](http://www.prelistingreport.com/2013/176-Sherwood-Ave.pdf) or scan the QR code





# SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at 176 Sherwood Avenue, Toronto, for prospective buyers. This well-built approximately 80-year-old detached home has had many extensive renovations/upgrades performed on all three levels and is in very good condition overall inside & out.



## ABOVE AVERAGE ITEMS

The asphalt shingle roof covering is about mid-life, with an average lifespan of fifteen to twenty years.

Extensive landscaping has been performed both front and back, and the shared driveway is interlock brick.

The very large attic structure is in very good condition, and the rafters and deck boards are aging well. There is an upgraded amount of insulation.

The electrical system has been upgraded and includes several modern safety devices such as ground fault interrupters. The large 200 amp fuse panel provides a large number of circuits throughout the house, which helps ensure good performance & distribution of the electrical system.

The heating system includes a gas-fired high-efficiency on-demand boiler that is about 10 years old, and has a typical life expectancy of 15 to 20 years.

There is a ductless air conditioner (typical life of up to 15 years) which provides cooling to the upper floor. This desirable split system has the indoor unit strategically installed high up on the stairwell wall where the introduced cold air can descend naturally to the main floor.

All visible supply plumbing in the home is copper including the upgraded main water service line. Copper is the preferred supply piping material. It appears that there has been significant waste line improvements inside and out to the street.

The 2<sup>nd</sup> floor bathroom has been renovated to good standards as well as the kitchen, which now benefits from increased space due to the rear addition. The basement has been professionally finished, and lowered, and there is a 3-piece bathroom.

High quality interior finishes were noted throughout the home and it has been very well maintained with obvious signs that there is a high degree of pride of ownership. Most windows have been upgraded to good quality units and there are new doors as well.



## ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The solid masonry exterior of the home is well maintained and is in good condition overall. The structure has performed well with no signs of notable movement.



## ITEMS THAT NEED ATTENTION

There are a few repair and maintenance issues that can be viewed in the main report.



## FOR THE BUYER

An Onsite Review is an essential component to a complete home inspection. In order to familiarize yourself with the property and our findings, please arrange an Onsite Review by calling our office at (866) 866-8311. The fee for this service is \$260. The inspector will walk you through the Report and answer your questions. After the Onsite Review, you become a member of the Carson Dunlop Homeowners Association and are entitled to member benefits, including free technical advice for as long as you own the home.

## About the Report

The enclosed report summary reflects the key findings of our recent inspection for prospective buyers. Houses don't pass or fail a home inspection. Instead, the house does or does not meet the expectations of buyers. The expectations of buyers vary dramatically based on their past experiences, priorities, standards, etc. With a prelisting inspection, we have assessed the house, but it is not until we do the Onsite Review inspection with the prospective buyers that we can compare their expectations to the realities of the home.

This summary should not be considered to be the full report. A copy of the report is available upon request to the Seller or Seller's Agent. Nonetheless, we encourage buyers to retain an Onsite Review to obtain a full understanding of the report. Without an Onsite Review, our obligation and liability is limited to the seller.

## The Carson Dunlop Difference

With 34 year's experience and well over 125,000 inspections completed, we understand that our clients need insights and answers to help them make an informed decision. Our reports take technical concepts and present them clearly and concisely. Photos, illustrations and links to additional material keep the reports simple and easy to read, while providing all the necessary information.

Carson Dunlop is a leading consulting engineering company that has been completely dedicated to the inspection profession since 1978. We wrote the book on home inspection and are committed to delivering exceptional customer service, one client at a time.

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