

38A Summerhill Gardens, Toronto
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ONLINE REPORT SUMMARY

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SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at 38A Summerhill Gardens, Toronto, for prospective buyers.

This well-built approximately 33-year-old semi-detached house has had many renovations/upgrades performed on all six levels and is in very good condition overall inside & out.

ABOVE AVERAGE ITEMS

The flat rough covering is high quality modified bitumen and is about mid-life, typically lasting up to 20 years, sometimes longer.

The exterior of the home is in very good condition, and there is a 2-level back yard that overlooks a large ravine, separated by a massive stone fence/retaining wall.

The expansive front driveway/entranceway is all interlock and is lined on the left side with long wooden retaining wall (there are others on the property as well).

The electrical system includes several modern safety devices such as circuit breakers and ground fault circuit interrupters. The 200 amp breaker 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 6-year-old gas-fired mid-efficiency furnace and has a typical life expectancy of 18 to 25 years.

All visible supply plumbing in the home is copper, including the supply line from the street, which is the preferred supply piping material. The waste piping is all long lasting plastic.

All the bathrooms have been renovated and the main floor kitchen has been redone to good standards. High quality interior finishes were noted throughout the home and it has been well maintained with obvious signs that there is a high degree of pride of ownership. Most windows and doors have been upgraded to good quality units.

ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The exterior of the home is well maintained and the masonry veneer is in good condition overall. The wooden structure (with concrete block foundations) has performed well with no signs of notable movement.

The 33 year old air conditioner is well past its expected life of up to 15 years so continue using it until it fails, which could be at any time.(cost of new: \$4,000 and up).

ITEMS THAT NEED ATTENTION

There are a few minor 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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