




SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at 170 Dinnick Ave, 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 house and garage asphalt shingle roof coverings are newer, typically lasting up to 20 years, and the chimney is in good condition. The property has been well looked-after and there is above average landscaping both front and rear. The driveway has side borders of interlock, which continues down the left side of the house. A significant 2-storey addition has been built at the rear (including basement). The large attic structure is in very good condition, and the rafters and deck boards are aging well. The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers and ground fault interrupters. The 100 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 15-year old gas-fired high-efficiency furnace which has a typical life expectancy of 15 to 20 years. This will help to minimize energy consumption and heating costs especially since it gets its combustion air from outside. The attic insulation has been upgraded to modern levels. This should help control energy consumption and costs, while improving comfort in the home. The visible supply plumbing in the home is copper (including the upgraded supply line from the street). There is evidence that waste piping improvements have been performed. All the bathrooms have been renovated to good standards (3 ensuite, main floor powder room & basement) as has the kitchen. The basement has been professionally finished with a 3-piece bathroom off the laundry room. 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.



ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The exterior of the home is well maintained and the stone/stucco-EIFS/wood-sidings are in good condition overall. The structure has performed well with no signs of notable movement. In addition to some modern wiring in the original part of the house, there is knob-and-tube electrical wiring in use as well. We do not necessarily recommend immediate replacement of this wiring, although some insurance companies will not cover it: please refer to the main report for two firms that will offer coverage. Eventual replacement should be anticipated. An audit by an electrician can determine the extent and cost. The air conditioner is 25 years old, so it is past its expected life (cost of new: \$3,000 and up).



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.