

Seller's Home Inspection



6 Bitterroot Road, Toronto

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ONLINE REPORT SUMMARY

to view an electronic version of the summary report, please visit
www.prelistingreport.com/2013/6-Bitterroot-Rd.pdf or scan the QR code



SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at 6 Bitterroot Rd, Toronto, for prospective buyers.

This well-built approximately 60-year-old detached home has had some renovations/upgrades performed on all both levels and is in very good condition overall inside & out.



ABOVE AVERAGE ITEMS

The newer asphalt shingle roof covering is a premium quality material that may be expected to last longer than conventional asphalt shingles (some say as long as 25 years), and is in its first half of life. There is a newer very well-built concrete front porch and steps, a walkway on the left side which descends to the rear, and a newer rear door that opens onto the back yard. Good landscaping details were noted around the property and there is a newer vehicle & interior-door on the garage. All the downspouts discharge above grade and there is wood retaining wall on the left side. A rear basement addition has been built with a large deck on top.

The 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 circuit breakers and ground fault interrupters. The large 200 amp entry & breaker panel provides a large number of circuits throughout the house, which helps ensure good performance & distribution of the electrical system. The air conditioner is 9 years old, typically lasting up to 15 years. The upper floor bathroom has been renovated as has the basement 3-piece. The kitchen has been redone as well, and the basement has been professionally finished. Good quality interior finishes were noted throughout the home and it has been well maintained with obvious signs that there is pride of ownership.



ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The exterior of the home is well maintained with the masonry and metal-trim all in good condition overall. The solid masonry structure with concrete block foundation has performed well with no signs of notable movement.

The heating system includes a 21-year-old gas-fired mid-efficiency furnace, which has a typical life expectancy of 18 to 25 years. It's aging so service it annually until replacement (with a high efficiency unit) is required.

All visible supply plumbing in the home is copper, including the supply line from the street, which is the preferred supply piping material.

Most windows are the original units and upgrading may be desirable for performance, aesthetics, and energy conservation.



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.