

21 Sunnydene Crescent, 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 21 Sunnydene Cres, Toronto, for prospective buyers.

This well-built approximately 45-year-old detached home has had extensive and significant renovations/upgrades performed on all three levels (essentially an entire interior gut) and is in very good condition overall inside & out.

ABOVE AVERAGE ITEMS

The 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. The left chimney is for the water heater & smaller furnace, while the right side chimney is for the two fireplaces. The exterior of the home is well maintained and many improvements have been made: ie. Complete exterior wall finishes (stucco), windows, doors, front porch & walkway, rear patio, landscaping, etc. There is a long walkway at the left side which leads to a side-door/mudroom, and continues down some steps to the back yard. The home is a backsplit and a basement walkout opens onto a large ravine. The electrical system has been completely upgraded and includes a 200 amp breaker panel: this provides a large number of circuits throughout the house which helps ensure good performance & distribution of the electrical system. Ground fault circuit interrupters have also been installed and there is a 60 amp panel mounted version for the hot tub. The heating system includes a larger gas-fired high-efficiency furnace which has a typical life expectancy of up to 20 years. This will help to minimize energy consumption and heating costs. In addition there is a smaller mid-efficient furnace (for the basement) that can last up to 25 years. Both are about 10 years old. In addition, all the full bathrooms have electric heated floors. The powerful 13-year-old air conditioner typically lasts up to 15 years and connects to the larger furnace. The main water supply pipe from the street has been upgraded to ¾" copper which has improved pressure and flow. Significant waste pipe improvements have been made as part of the major renovation. A new 3-piece bathroom has been created to high standards at the rear of the basement, which includes a large shower stall. The 2nd floor hallway bathroom has been completely renovated to high standards as has the 5-piece master ensuite. The kitchen has been redone as well and opens onto the family room where an exterior door in-between allows access to a robustly built raised "deck". Its positioning is directly above the basement walkout thereby offering protection from the elements. Very good quality interior finishes were noted throughout the home and it has been well maintained with obvious signs there is a high degree of pride of ownership. The basement has been completely professionally finished, and a second gas fireplace insert has been installed at the right side, which faces a wet bar at the opposite end.

ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The exterior of the home is well maintained and the bricks (covered with stucco) are in good condition overall. The solid masonry structure has performed well and is supported by a concrete block foundation.

ITEMS THAT NEED ATTENTION

There are 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.