

241 Glenview Avenue, Toronto
Prepared By: Gordon Mathieu, B.Sc Elec Eng, MBA
March 17th, 2014



ONLINE REPORT SUMMARY

to view an electronic version of the summary report, please visit
www.prelistingreport.com/2014/241-Glenview-Ave.pdf or scan the QR code





SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at **241 Glenview Ave, Toronto**, for prospective buyers.

This well-built approximately 5-year-old detached custom-built home (with some of the original structure remaining) has had several upgrades performed at the time of construction, as well as others since, and is in very good condition overall inside & out.



ABOVE AVERAGE ITEMS

The asphalt shingle roof coverings typically last up to 20 years and there is a metal covering (with some modified bitumen) on the rounded dormer roof.

Above average landscaping was noted on the property, including an interlock driveway and granite patio at the rear.

The electrical system consists of 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. The HVAC system is an Aermec multi-zone package with a tankless water heater which provides its output to a special distribution device called the Heat Box: this controls the flow for domestic use or for heating. The large heat pump installed in the backyard provides chilled water for cooling in the summer, and back-up emergency heat in winter. There are two styles of fan/coil delivery units in the house: floor mounted units (one in the basement & one in the living room); duct mounted units (in the basement utility room & one in third floor attic). In addition, there is in-floor hydronic heating in the basement, and radiant electric heat in all the bathrooms. This complex multi-zone heating/cooling system allows the user to control varying temperature levels throughout the home independently of each other. There is evidence that the walls in the basement utility room have been spray foamed, which also serves as a vapor barrier.

The visible supply plumbing in the home is mostly PEX, and the supply line from the street has been upgraded to 1" copper. The waste piping has been upgraded to long lasting plastic. The master bathroom is a 5-piece and has been designed to very good standards, as has the high-end, open concept kitchen. For added convenience there is a two piece bathroom on the second floor, a three piece bathroom on the third floor, two piece powder room on the main level, and two piece bathroom in the basement.

Very good quality interior finishes were noted throughout the home (all 4 levels) and it has been well maintained with obvious signs there is a high degree of pride of ownership. The basement has been professionally finished (& substantially lowered) and includes a newly created powder room.



ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The exterior of the home is well maintained and the brick-work and other finishes are in very good condition overall.



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.


carsondunlop.com