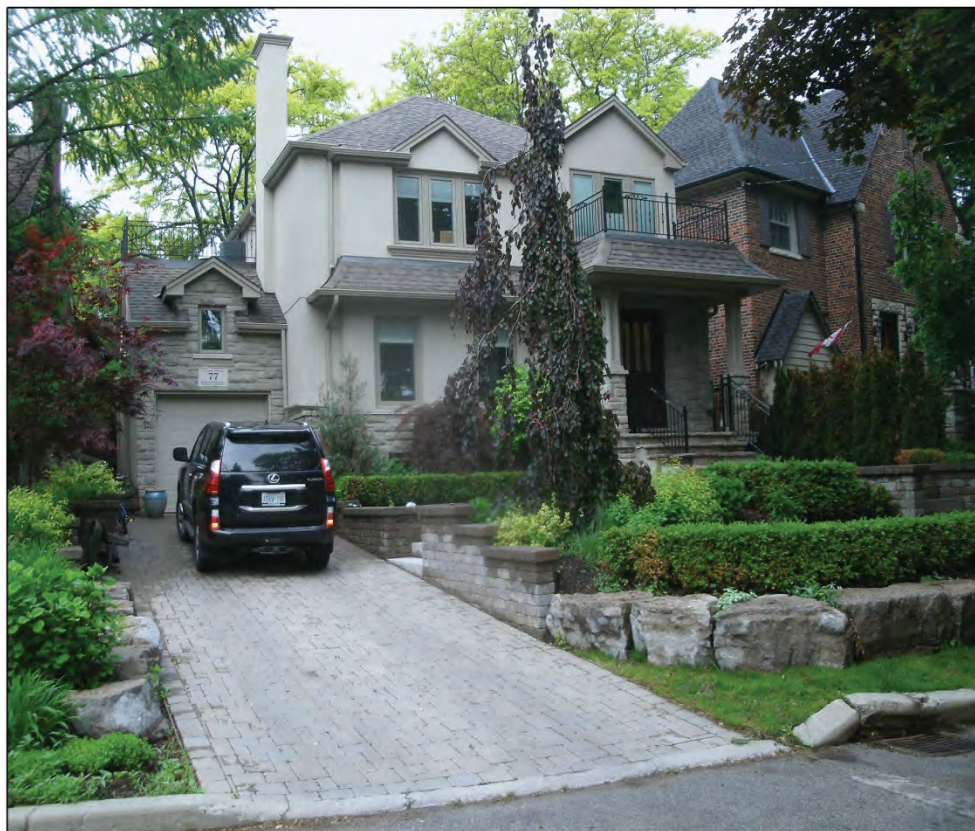


Seller's Home Inspection



77 Lawrence Crescent, Toronto

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ONLINE REPORT SUMMARY

to view an electronic version of the summary report, please visit
www.prelistingreport.com/2014/77-Lawrence-Cres.pdf or scan the QR code





SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at 77 Lawrence Cres, Toronto, for prospective buyers.

This well-built approximately 80-year-old detached home has had many renovations/upgrades performed on all three levels 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 flat roofs have long lasting modified bitumen and the 2 chimneys are in good condition (the one at the rear is no longer used).

The exterior of the home is well maintained and many improvements have been made. The property's grounds in general have well above average details: ie. in-ground swimming pool, raised play section at the rear (with artificial grass), numerous masonry retaining walls, stone retaining walls, windows, doors, gardens, landscaping, front porch, driveway, interlock walkways, fencing, gutters & downspouts, etc.

The electrical system appears to have been completely upgraded and includes a 100 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.

The heating system includes a high quality gas-fired high-efficiency boiler which has a typical life expectancy of 20 to 35 years since it has a desirable cast heat exchanger.

There is an independent air conditioner system (typical life of up to 15 years) which provides cooling to the upper floors. This desirable split system has the large air handler installed in the attic where the introduced cold air can descend naturally to the lower floors.

All visible supply plumbing in the home is copper (and PEX), including the upgraded ¾" main water service line. Significant waste pipe improvements have also been done as part of the major renovation.

The kitchen & 2nd floor bathroom have been renovated to very high standards and the basement has been professionally finished with a newly created 3-piece bathroom at the rear. Good quality interior finishes were noted throughout the home and it has been well looked after with obvious signs there is a high degree of pride of ownership.



ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The exterior of the home has been well maintained and the stucco/EIFS (Exterior Insulation Finishing System) are in good condition overall. The original solid masonry structure has performed well and is supported by 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.

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