

39 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 39 Sunnydene Cres, Toronto, for prospective buyers. This well-built approximately 60-year-old detached home has had many significant renovations & upgrades performed on all four levels and is in excellent 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.

Numerous upgrades have been done during the major renovation in 2008, please see the feature sheet....

The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers & ground fault interrupters. The 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 heating system includes two 7-year-old gas-fired high-efficiency furnaces which have a typical life expectancy of up to 20 years. This will help minimize energy consumption & heating costs especially since they both get their combustion air from outside. The air conditioner is only 2-years-old, with a typical life expectancy of up to fifteen years.

The attic structure is in very good condition, the rafters/deck boards are aging well, and there is an upgraded amount of insulation.

All the bathrooms have been renovated to high standards, as has the kitchen, and there is a tankless/on-demand hot water heater.

The basement has been professionally finished, and there is a wet bar/kitchenette. Very good quality interior finishes were noted throughout the home and it has been well taken care of 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 has been maintained well 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 visible supply plumbing in the home is copper (with some PEX), including the supply line from the street, which is the preferred supply piping material.



ITEMS THAT NEED ATTENTION

There are a few 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.