

Seller's Home Inspection



37 St. Edmunds Drive, Toronto

Prepared By: Gordon Mathieu, B.Sc Elec Eng, MBA

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ONLINE REPORT SUMMARY

to view an electronic version of the summary report, please visit
www.prelistingreport.com/2016/37-St-Edmunds-Dr.pdf



The enclosed report summary, for prospective buyers, reflects the key findings of our recent inspection at 37 St Edmunds Drive, Toronto.

ABOUT THE HOME

This well-built approximately 100-year-old detached home has had many renovations/upgrades performed on all four levels and is in very good condition overall inside & out.

The newer asphalt shingle roof covering is a better quality material that may be expected to last longer than conventional asphalt shingles (some say as long as 25 years). The three stone chimneys are in very reasonable condition: the right side is for the living room fireplace & boiler/water heater; the rear/left side is for three fireplaces; and the rear right side is no longer in use.

The exterior of the home is well maintained and several improvements have been made: please consult the feature sheet.

The electrical system appears to have 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.

The heating system includes a 20-year-old gas-fired mid-efficiency boiler which has a typical life expectancy of 20 to 35 years since it has a desirable cast iron heat exchanger. In addition, there are two high-efficiency furnaces: one in the basement & one on the 3rd floor. These are fed by two air conditioners.

The attic structure is in very good condition, and the rafters/deck boards are aging well. There is an upgraded amount of insulation which will help control energy consumption & costs, while improving comfort in the home.

The visible supply plumbing in the home is copper, including the upgraded main water service line. Copper is the preferred supply piping material.

The kitchen & 5-piece master bathroom have been completely redone to very good standards, there is a 3-piece bathroom on the 3rd floor, & a main floor powder room. About half the basement has been professionally finished & a 3-piece bathroom has been created at the rear.

The exterior of the home is well maintained and the stucco/stones/brick are in good condition overall. The solid masonry structure has performed well and is supported by stone & brick foundations.

The furnaces are near their end of life (cost of new: \$5,500 each), & the air conditioners are past their end of life (cost of new: \$3,500 each).

ITEMS THAT REQUIRE ATTENTION

There are minor repair and maintenance issues that can be viewed in the main report.

FOR THE BUYER

This Summary is helpful, but it's not enough to make a decision about buying a home. A complete home inspection includes an Onsite Review with the home inspector and your own copy of the inspection report. To book your Onsite Review and get the full report, call us at 800-268-7070. The fee is \$260. Without an Onsite Review, our obligation and liability is limited to the seller.

What is a Home Inspection?

A home inspection and the follow-up report is an in-field performance evaluation conducted to provide information about the present condition of the home from a functional standpoint, based on a visual inspection of the readily accessible features.

About the Summary Report

This Summary reflects some of the key findings from our inspection. The Summary is not a home inspection report, and it does not contain all the information provided in the full report. It should not be relied on to make a home buying decision.

The Carson Dunlop Difference

We are a consulting engineering company that has been dedicated to home inspection since 1978. As Canada's oldest and largest home inspection company we have performed tens of thousands of inspections. We have been involved in shaping the profession, providing education and report writing systems that are used across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

