

HOME INSPECTION

REPORT SUMMARY



217 Glen Road

Toronto, Ontario

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Contact the selling agent to view the complete inspection report for this home.



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HOME INSPECTION REPORT SUMMARY

This Report Summary reflects our key findings.

ABOUT THE HOME

This well-built home is in good condition overall and has been well maintained.

- **Roofing** – The roof covering is approximately seven years old and in good repair.
- **Exterior** – The exterior of the home is well maintained.
- **Structure** – No structural concerns were identified during the inspection.
- **Electrical** – The visible distribution wiring is copper. This is the preferred wiring material.
- **Cooling** – The ductless air conditioners/heat pumps provide cooling to the various levels in the home. They have a typical life expectancy of ten to fifteen years.
- **Plumbing** – All visible supply plumbing in the home is copper, including the upgraded main water service line. Copper is the preferred supply piping material.
- **Interior** – High quality interior finishes were noted throughout the home.
- **Interior** – The basement has been professionally finished.
- **Interior** – All the windows have been upgraded to modern energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Heating** – The twenty-nine-year-old boiler is nearing the end of its life expectancy. Continue to use and service it annually until replacement is necessary. (Cost: \$3,500 - \$7,000 (conventional) OR \$6,000 - \$12,000 (High efficiency))
- **Cooling** – The fifteen-year-old water heater is approaching the end of its life expectancy. Continue to use and service until replacement is necessary. (Cost: \$1,000 - \$3,000 if purchased)

FOR THE BUYER: This report summary is an unbiased overview of the home based on our inspection. Contact us to book an on-site review with the original inspector.

WHAT IS A HOME INSPECTION?

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

ABOUT THE REPORT SUMMARY

While this summary reflects the key findings from the inspection, it does not contain all the information provided in the complete report.

THE CARSON DUNLOP DIFFERENCE

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