

Home Inspection REPORT SUMMARY

25 Edgehill Road, Toronto

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A digital version is available at:

www.prelistingreport.com/2018/25-Edgehill-Rd.pdf



Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 25 Edgehill Road, Toronto

ABOUT THE HOME

This well-built home is in good condition overall and appears to be well maintained. As is typical with homes of this age, there is a combination of newer and older systems.

- **Roofing-** The sloped roof covering is newer and in good condition. The premium quality asphalt shingles will last longer than conventional shingles.
- **Exterior-** The exterior has been well maintained and is in good condition. The siding is in good condition overall.
- **Structure-** No structural concerns were identified during the inspection.
- **Electrical-** The home has a 400-amp electrical service. This is larger than typical for a home such as this and should provide excellent electrical capacity.
- **Heating-** The heating system includes two 8-year-old gas-fired high-efficiency furnaces, which have a typical life expectancy of fifteen to twenty years. These unit should have several years of life remaining with good maintenance.
- **Plumbing-** All visible supply plumbing in the home is copper. Copper is the preferred supply piping material.
- **Interior-** The interior of the home has been well maintained.

ITEMS THAT MAY REQUIRE ATTENTION

- **Roofing-** The flat roof on the main roof is near the end of its life. While any roof leak can be repaired, it may be more cost effective to replace the roof prior to leakage occurring. (Cost: \$5,000 to \$10,000)
- **Cooling-** The air-conditioners are older. Continue to use and service them until replacement is necessary. (Cost: \$3,000 - \$6,000 each)

FOR THE BUYER

The first step is to review this Report Summary, which provides an unbiased overview of the home, based on our inspection. This Summary is very helpful, but not enough to make a home buying decision. The second step is to review the complete inspection report and attend an On-site Review with the inspector – contact us at 416-964-9415. The fee is roughly half the cost of a standard inspection. Without the second step, our liability is limited to the party for whom we performed the inspection.

What is a Home Inspection?

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

About the Report Summary

This Summary reflects the key findings from our inspection, but it is not a home inspection report, and it does not contain all the information provided in the full report.

The Carson Dunlop Difference

We are a consulting engineering company that has been a leader in 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, and we provide education and report writing systems to inspectors across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

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