

Home Inspection REPORT SUMMARY

32 Minho Boulevard, Toronto

Prepared by: Philip Falcone

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Setting the Standard since 1978

416-964-9415

inspection@carsondunlop.com
carsondunlop.com

A digital version is available at:

www.prelistingreport.com/2020/32-Minho-Blvd.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 32 Minho Boulevard, Toronto.

ABOUT THE HOME

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

- **Roofing** - The asphalt shingle roof covering is approximately/reported to be 1-year old. These premium quality shingles will last longer than conventional shingles.
- **Exterior** - The exterior has been well maintained and is in good condition. The masonry is in good condition overall.
- **Structure** - The brick veneer/wood frame exterior walls are supported by poured concrete foundations. No structural concerns were identified during the inspection.
- **Electrical** - The home has a 100-amp electrical service. The visible distribution wiring is copper - this is the preferred wiring material. This electrical system includes modern safety devices such as circuit breakers and ground fault interrupters for added safety.
- **Heating** - The heating system includes a 7-year-old gas-fired high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years. This unit should have several years of life remaining.
- **Cooling** - The cooling system is operating properly. This type and age of system will typically provide years more service with good maintenance.
- **Plumbing** - All visible supply plumbing in the home is copper. Copper is the preferred supply piping material.
- **Interior** - The basement has been professionally finished. The interior of the home has been well maintained.

ITEMS THAT MAY REQUIRE ATTENTION

We did not identify any significant items that need immediate attention.

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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