

# Home Inspection REPORT SUMMARY

45 Pinehurst Crescent, Toronto

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Setting the Standard since 1978

**416-964-9415**

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[www.prelistingreport.com/2020/45-Pinehurst-Cres.pdf](http://www.prelistingreport.com/2020/45-Pinehurst-Cres.pdf)



Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 45 Pinehurst Crescent, Toronto

## **ABOUT THE HOME**

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

- **Roofing** - The roof coverings are 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. Several components have been updated. The masonry and siding are in good condition overall.
- **Structure** - The structure has performed well, with no evidence of significant movement.
- **Electrical** - The home has a 200-amp electrical service. This is larger than typical for a home such as this and should provide excellent electrical capacity. The visible distribution wiring is copper - this is the preferred wiring material. This upgraded system includes modern safety devices such as arc fault circuit interrupters, circuit breakers and ground fault interrupters for added safety.
- **Heating and Cooling** - The heating and cooling systems were operating properly at time of inspection. With regular maintenance, several more years of service are expected from these systems.
- **Plumbing** - All visible supply plumbing in the home is copper and PEX. PEX is a very common supply plumbing material.
- **Interior** - The interior of the home has been well maintained. The basement has been professionally finished.

## **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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