

Home Inspection REPORT SUMMARY

29 Bearwood Drive, Toronto

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Setting the Standard since 1978

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A digital version is available at:

www.prelistingreport.com/2021/29-Bearwood-Dr.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 29 Bearwood Drive, Toronto.

ABOUT THE HOME

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

- **Roofing** - The roof covering is reported to be approximately 13 to 14-years old, with an average lifespan of fifteen to twenty years.
- **Exterior** - The exterior has been well maintained and is in good condition. The masonry and siding are 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. The visible distribution wiring is copper - this is the preferred wiring material. This system has been upgraded and 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 relatively new cooling system is operating properly.
- **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 windows in the home are quality, energy-efficient units. The basement has been professionally finished.

ITEMS THAT MAY REQUIRE ATTENTION

We did not identify any significant expenses over the short term, which were considered unusual for a home of this age and type.

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.

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