

Home Inspection REPORT SUMMARY

30 Inverleigh Drive, Etobicoke

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Setting the Standard since 1978

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A digital version is available at:

www.prelistingreport.com/2022/30-Inverleigh-Dr.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 30 Inverleigh Drive, Etobicoke.

ABOUT THE HOME

- **Roofing** – The roof covering is newer and in good condition.
- **Exterior** – The exterior has been well maintained and is in good condition.
- **Structure** – The wood frame are supported by poured concrete foundation.
- **Electrical** – The 200-amp electrical service is appropriate for a home of this size.
- **Heating and Cooling** – The heating system is operating properly.
- **Plumbing** – All visible supply plumbing in the home is copper and plastic.
- **Interior** – The interior of the home has been professionally finished.

ITEMS THAT MAY REQUIRE ATTENTION

Plumbing – Water heater is near its life expectancy. Continue to use and service it annually until replacement is necessary. (Cost: \$1,000 - \$3,000)

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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