CARSONDUNLOP

SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at 56A Clarendon Ave, Toronto, for prospective buyers.
This well-built approximately 38-year-old semi-detached home has had very extensive renovations/upgrades performed on all three levels (there is no basement) and is in excellent condition overall inside & out.

ABOVE AVERAGE ITEMS

The new flat roof covering is high quality modified bitumen and typically lasts up to 20 years.
The back yard has been transformed into a series of decks and low-lying waterfalls.
The electrical system has been completely upgraded throughout the home and includes several modern safety devices such as circuit breakers, and ground-fault & arc-fault circuit interrupters. The new 200 amp breaker panel provides a large number of circuits throughout the house, which helps ensure good performance & distribution of the electrical system.
The heating system includes a newer gas-fired high-efficiency furnace (mounted on the roof) and services the 2nd and 3rd floors. Typically lasting 15 to 20 years, the unit also provides the air conditioning.
Both gas fireplaces (on the ground level & second floor) have blowers, which make them real heating appliances. In addition, the bathrooms & kitchen have electric in-floor heating, and there are many electric heaters as well.
All visible supply plumbing in the home is copper, including the supply line from the street, which is the preferred supply piping material.
The master ensuite and 3rd floor bathroom have been renovated as has the powder room on the ground floor, and the kitchen has been redone to very good standards.
High quality interior finishes were noted throughout the home and it has been well maintained with obvious signs that there is a high degree of pride of ownership.
Windows and doors have been upgraded on all three levels.

ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

The exterior of the home is well maintained and the masonry veneer walls are in good condition overall. The structure has performed well with no signs of notable movement.

ITEMS THAT NEED ATTENTION

There are a few minor repair and maintenance issues that can be viewed in the main report.

FOR THE BUYER

An Onsite Review is an essential component to a complete home inspection. In order to familiarize yourself with the property and our findings, please arrange an Onsite Review by calling our office at (866) 866-8311. The fee for this service is $260. The inspector will walk you through the Report and answer your questions. After the Onsite Review, you become a member of the Carson Dunlop Homeowners Association and are entitled to member benefits, including free technical advice for as long as you own the home.

About the Report

The enclosed report summary reflects the key findings of our recent inspection for prospective buyers. Houses don't pass or fail a home inspection. Instead, the house does or does not meet the expectations of buyers. The expectations of buyers vary dramatically based on their past experiences, priorities, standards, etc. With a prelisting inspection, we have assessed the house, but it is not until we do the Onsite Review inspection with the prospective buyers that we can compare their expectations to the realities of the home.

This summary should not be considered to be the full report. A copy of the report is available upon request to the Seller or Seller's Agent. Nonetheless, we encourage buyers to retain an Onsite Review to obtain a full understanding of the report. Without an Onsite Review, our obligation and liability is limited to the seller.

The Carson Dunlop Difference

With 34 year's experience and well over 125,000 inspections completed, we understand that our clients need insights and answers to help them make an informed decision. Our reports take technical concepts and present them clearly and concisely. Photos, illustrations and links to additional material keep the reports simple and easy to read, while providing all the necessary information.

Carson Dunlop is a leading consulting engineering company that has been completely dedicated to the inspection profession since 1978. We wrote the book on home inspection and are committed to delivering exceptional customer service, one client at a time.