

HOME INSPECTION

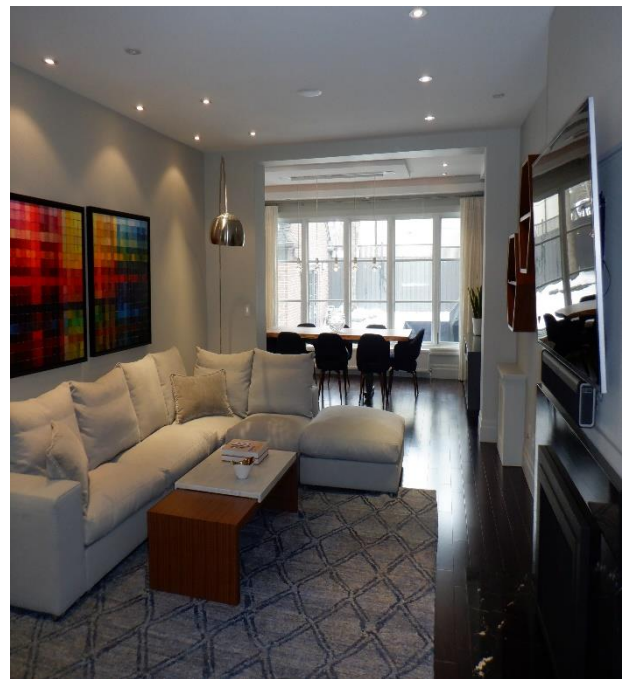
REPORT SUMMARY



49 King Georges Road Toronto, Ontario

Prepared by: Philip Falcone

Date: March 6, 2023



Ask the selling agent for the complete report.



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HOME INSPECTION REPORT SUMMARY

This Report Summary reflects our key findings.

ABOUT THE HOME

This well-built home is in good condition overall and has been well maintained. As is typical with homes of this age, there is a combination of newer and older systems.

- **Roofing:** The roof covering should have several years of life remaining with good maintenance. The shingles are premium quality will last longer than conventional shingles.
- **Exterior:** The exterior of the home is well maintained. The masonry and siding are in good condition overall.
- **Structure:** No structural concerns were identified during the inspection.
- **Electrical:** The 200-amp electrical service is appropriate for a home of this size. The visible distribution wiring is copper - this is the preferred wiring material. This system includes modern safety devices such as arc fault circuit interrupters, circuit breakers and ground fault interrupters for added safety.
- **Heating:** This multi-zone, high-efficiency heating system will help minimize energy consumption and heating costs.
- **Plumbing:** All visible supply plumbing in the home is copper and PEX. PEX is a very common supply plumbing material.
- **Interior:** Quality interior finishes were noted throughout the home. The basement has been professionally finished. The interior of the home has been well maintained. The windows in the home are quality, energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Heating:** The boiler is 11-years old. Units like this typically last 10 to 20 years. Continue to use and service the boiler annually until replacement is necessary. (Cost: \$6,000 - \$12,000 (High efficiency))
- **Cooling:** The 23-year-old a/c may need replacement: \$4,000 & up.

FOR THE BUYER: This report summary is an unbiased overview of the home, based on our inspection. Contact us get the full report and to book an on-site review with the original inspector, so you can make an informed decision (or to get the complete picture?). This Certified Pre-Owned Home includes warranty coverage for 30 days after closing, and the right to extend coverage on a monthly basis, maintaining the Certified Pre-Owned Home designation.

WHAT IS A CERTIFIED PRE-OWNED HOME?

A Certified Pre-Owned Home provides unique value to homeowners. It begins with the home inspection from Carson Dunlop, and adds a 1-year home warranty that protects against costly breakdowns elements like heating and cooling systems, water heater and major appliances.

Carson Dunlop also provides free technical support **for as long as you own the home**, including a maintenance program and ongoing advice to protect your investment and help keep your home warm, safe and dry.

ABOUT THE REPORT SUMMARY

While this summary reflects the key findings from the inspection, it does not contain all the information provided in the complete report.

THE CARSON DUNLOP DIFFERENCE

Founded in 1978, Carson Dunlop is a Consulting Engineering firm and Canada's oldest and largest inspection company. Our goal is to help you make great decisions about your home from the day you buy it to the day you sell it.

