

HOME INSPECTION

# REPORT SUMMARY



## 78 Runnymede Road

Toronto, Ontario

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Contact the selling agent to view the complete inspection report for this home.



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# HOME INSPECTION REPORT SUMMARY

This Report Summary reflects the key findings of our inspection at 78 Runnymede Road, Toronto.

## ABOUT THE HOME

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

- **Roofing:** The asphalt shingle roof covering at the rear slope is relatively young (2018) and in good repair.
- **Exterior:** The exterior of the home is well maintained, and the siding is in good condition overall.
- **Structure:** The solid masonry/wood frame exterior walls are supported by stone and poured concrete foundations. The structure shows very little movement over the life of the building.
- **Electrical:** The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers and ground fault interrupters. The 100-amp electrical service is suitable for a home of this size.
- **Heating:** The heating system includes a four-year-old gas-fired boiler, which has a typical life expectancy of up to twenty years.
- **Cooling:** The ductless air conditioners provide cooling to the first and second floors. They are thirteen years old, with a typical life expectancy of ten to fifteen years. Both the heating and cooling system are high quality, energy-efficient systems.
- **Plumbing:** All visible supply plumbing in the home is copper and Pex, including the upgraded copper main water service line. The water pressure is good.
- **Interior:** The entire home has been updated and the basement has been professionally finished. The windows in the home are high-quality, energy-efficient units.

## ITEMS THAT MAY REQUIRE ATTENTION:

- **Roofing:** The asphalt shingles on the upper main roof are aging and should be replaced within the next year to protect the structure, finishes and contents. (Cost: \$8,000 to \$15,000)


**FOR THE BUYER:** This report summary is an unbiased overview of the home based on our inspection. Contact us to book an on-site review with the original inspector. This home includes warranty coverage for 30 days after closing, and the right to extend coverage to maintain the Certified Pre-Owned Home designation.

## WHAT IS A HOME INSPECTION?


A home inspection is an in-field performance evaluation conducted to provide information about the present condition of the home, based on a visual inspection of the readily accessible features.

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