

Home Inspection REPORT SUMMARY

21 Clarendon Avenue, Toronto

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Setting the Standard since 1978

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A digital version is available at:

www.prelistingreport.com/2020/21-Clarendon-Ave.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 21 Clarendon Avenue, Toronto.

ABOUT THE HOME

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

- **Roof** - The asphalt shingle roof covering is relatively young and in good repair. The asphalt shingles are premium quality and may be expected to last longer than conventional shingles.
- **Exterior** - The exterior of the home is well maintained, and the masonry is in good condition overall.
- **Structure** - The solid masonry exterior walls are supported by concrete block 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 and arc fault interrupters. The 200-amp electrical service is considered ample. The visible distribution wiring is copper. This is the preferred wiring material.
- **Heating** - The heating system includes a three-year-old gas-fired high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years.
- **Cooling** - The air conditioner is three years old, with a typical life expectancy of ten to fifteen years. Both the heating and cooling system are operating properly and are high quality, energy-efficient systems.
- **Plumbing** - The plastic supply and waste piping may be expected to provide many more years of service.
- **Insulation** - The attic insulation has been upgraded to modern levels. This should help control energy consumption and costs, while improving comfort in the home.
- **Interior** - The home has been completely gutted and then professionally finished. The windows in the home are high-quality, energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION

We did not identify any significant expenses over the short term that 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.

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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