

HOME INSPECTION

REPORT SUMMARY



40 Rambert Crescent

Toronto, Ontario

Prepared by: Walter Collodel, P.Eng

Date: July 13, 2023



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



Call us at: 416-964-9415 | Email us at: inspection@carsondunlop.com | Visit us online at: carsondunlop.com

HOME INSPECTION REPORT SUMMARY

This Report Summary reflects the key findings of our inspection.

ABOUT THE HOME

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

- **Roofing:** Shingles on the roof are five years old and in good condition.
- **Exterior:** The masonry is in good condition overall.
- **Exterior:** The exterior of the home is well maintained.
- **Structure:** The structure has performed well, with no evidence of significant movement.
- **Electrical:** The 100-amp electrical service is suitable for a home of this size.
- **Electrical:** The visible distribution wiring is copper. This is the preferred wiring material.
- **Heating:** This high-efficiency heating system will help minimize energy consumption and heating costs.
- **Heating:** The furnace has a variable firing rate, which helps improve energy efficiency and comfort.
- **Plumbing:** A backwater valve is present to help prevent sewer backup. Many insurance companies require these before they offer a sewer backup endorsement, which we strongly recommend you obtain.
- **Interior:** High quality interior finishes were noted throughout the home.
- **Interior:** The basement has been professionally finished.
- **Interior:** All the windows have been upgraded to modern energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION:

- We did not identify any significant items that need immediate attention.


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.

HOMEOWNERS ASSOCIATION

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