

HOME INSPECTION

REPORT SUMMARY



3 Brunner Drive

Toronto, Ontario

Prepared by: Josh Natovitch, RHI

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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.

ABOUT THE HOME

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

- **Exterior:** The masonry is in good condition overall.
- **Structure:** The structure has performed well, with no evidence of significant movement.
- **Electrical:** The 100-amp electrical service should be suitable for a home of this size.
- **Electrical:** The visible distribution wiring is copper – this is the preferred wiring material.
- **Heating and Cooling:** Both the heating and cooling system are high quality, energy-efficient systems.
- **Heating:** The heating system includes a 10-year-old gas-fired high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years. This unit should have several years of life remaining.
- **Plumbing:** The waste plumbing system is copper, a high-quality material.
- **Plumbing:** All visible supply plumbing in the home is copper. Copper is the preferred supply piping material.
- **Interior:** High quality interior finishes were noted throughout the home.
- **Interior:** Most of the windows have been upgraded to modern energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION:

As is typical with homes of this age, there is a combination of newer and older systems.

- **Cooling:** The 16-year-old air-conditioner is nearing the end of its life expectancy. Continue to use and service until replacement is necessary. (Cost: \$3,000 - \$6,000)

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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