

HOME INSPECTION

REPORT SUMMARY



3 Riverside Trail

Toronto, Ontario

Prepared by: Milo Petrovic, B.Eng, 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 at 3 Riverside Trail, Toronto.

ABOUT THE HOME

- **Roofing:** The modified bitumen flat roof membrane and asphalt shingles on the sloped roof surfaces are 3 years old and visually in good condition.
- **Structure:** The solid masonry exterior walls sit atop a brick foundation. There is an addition at the rear of the home. The structure has performed as expected over the life of the building.
- **Electrical:** The home has 200-amp electrical service. Visible wiring within the home is copper, some newer and some original.
- **Heating:** The home has a 7-year-old mid-efficiency natural gas boiler. The typical lifespan of this type of unit is 20 to 35 years.
- **Cooling:** The 6-year-old independent air conditioning system has a statistical life expectancy of 10 to 15 years.
- **Plumbing:** The main water supply pipe to the home is 2-inch diameter copper. Water supply piping within the home is mostly copper, with some plastic (PEX). Water pressure was good when tested.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Cooling:** The 18- and 20-year-old independent air conditioning systems are beyond their statistical life expectancies. Continue to operate until replacement is necessary. Budget \$3,000 to \$6,000 per each for eventual replacement (of exterior units).
- **Plumbing:** The 19-year-old electric domestic water heater is beyond the end of its statistical life expectancy of 10 to 15 years. Budget \$1,500 and up for replacement, or obtain rental unit for a monthly fee.

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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