

HOME INSPECTION

REPORT SUMMARY



281 Atlas Avenue

Toronto, Ontario

Prepared by: Josh Natovitch, RHI

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Ask the selling agent for the complete report.



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 our key findings.

ABOUT THE HOME

This solid masonry frame home is supported by brick foundations.

- **Roofing:** The roof covering should have several years of life remaining.
- **Exterior:** The masonry is in good condition overall.
- **Structure:** The structure has performed well, with no evidence of significant movement.
- **Structure:** No structural concerns were identified during the inspection.
- **Electrical:** The 100-amp electrical service should be suitable for a home of this size.
- **Plumbing:** All visible supply plumbing in the home is copper. Copper is the preferred supply piping material.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Electrical:** Eventual updating of the knob and tube wiring, particularly when renovating, should be anticipated. The cost will depend on approach and extent of work required. \$1,000 - \$2,000 per room is common. We work with insurers who will often provide coverage based on our inspection (David Slack Insurance: 800-971-1363 or TD Insurance: 800-420-6994).
- **Heating:** The boiler is 42 years old. Units like this typically last 20 to 35 years. Continue to use and service the boiler annually until replacement is necessary. (Cost: \$3,500 - \$7,000 (conventional) OR \$6,000 - \$12,000 (High efficiency))
- **Interior:** Many of the older windows require attention. Replacement may be a cost-effective alternative to repair. Cost: \$100-\$300 each for repairs. \$1000 and up each for replacement of average sized windows

FOR THE BUYER: This report summary is an unbiased overview of the home, based on our inspection. Contact us get the full report and to book an on-site review with the original inspector, so you can make an informed decision (or to get the complete picture?). This Certified Pre-Owned Home includes warranty coverage for 30 days after closing, and the right to extend coverage on a monthly basis, maintaining the Certified Pre-Owned Home designation.

WHAT IS A CERTIFIED PRE-OWNED HOME?

A Certified Pre-Owned Home provides unique value to homeowners. It begins with the home inspection from Carson Dunlop, and adds a 1-year home warranty that protects against costly breakdowns elements like heating and cooling systems, water heater and major appliances.

Carson Dunlop also provides free technical support **for as long as you own the home**, including a maintenance program and ongoing advice to protect your investment and help keep your home warm, safe and dry.

ABOUT THE REPORT SUMMARY

While this summary reflects the key findings from the inspection, it does not contain all the information provided in the complete report.

THE CARSON DUNLOP DIFFERENCE

Founded in 1978, Carson Dunlop is a Consulting Engineering firm and Canada's oldest and largest inspection company. Our goal is to help you make great decisions about your home from the day you buy it to the day you sell it.

