

HOME INSPECTION

REPORT SUMMARY



40 Fairford Avenue
Toronto, Ontario

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HOME INSPECTION **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 40 Fairford Avenue, Toronto.

ABOUT THE HOME

This well-built home had extensive renovations 4 years ago and all the major systems have been updated.

- **Roofing:** The roof covering is newer and in good condition.
- **Exterior:** The exterior has been well maintained and is in good condition. Much of it is low maintenance and includes aluminum soffit, fascia, downspouts and eaves troughs.
- **Structure:** The solid masonry/wood frame exterior walls are supported by a brick foundation. 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. The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers and ground fault interrupters.
- **Heating:** The heating system includes a four – year-old gas-fired high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years. This high-efficiency heating system will help to minimize energy consumption and heating costs.
- **Cooling:** The air conditioner is four years old, with a typical life expectancy of ten to fifteen years.
- **Plumbing:** A backwater valve has been installed which will help to prevent sewer backup.
- **Interior:** The interior of the home has been well maintained. All the windows have been upgraded to modern double-glazed units.

ITEMS THAT MAY REQUIRE ATTENTION:

- We did not find any issues that require immediate attention.

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.

