

# Home Inspection REPORT SUMMARY

78 Roseheath Avenue, Toronto

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Setting the Standard since 1978

**416-964-9415**

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A digital version is available at:

[www.prelistingreport.com/2020/78-Roseheath-Ave.pdf](http://www.prelistingreport.com/2020/78-Roseheath-Ave.pdf)



Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 78 Roseheath Avenue, Toronto.

## **ABOUT THE HOME**

- **Roofing** - The asphalt roof covering should have several years of life remaining. The built-up roofing membrane of the flat roof is aging.
- **Exterior** - The exterior is in good condition overall.
- **Structure** - It is a solid masonry home.
- **Electrical** - The home has a 200-amp electrical service. This is larger than typical for a home such as this and should provide excellent electrical capacity.
- **Heating and Cooling** - The heating and cooling systems are operating properly.
- **Plumbing** - The copper supply piping may be expected to provide many more years of service.
- **Interior** - The interior of the home has been well maintained.

## **ITEMS THAT MAY REQUIRE ATTENTION**

**Roofing** - The flat roof is showing signs of aging and will require replacement within two year (\$8 to \$16 per sq ft for replacing with modified bitumen roof membrane). Short term repairs may be required to address a localized leak.

## **FOR THE BUYER**

The first step is to review this Report Summary, which provides an unbiased overview of the home, based on our inspection. This Summary is very helpful, but not enough to make a home buying decision. The second step is to review the complete inspection report and attend an On-site Review with the inspector – contact us at 416-964-9415. The fee is roughly half the cost of a standard inspection. Without the second step, our liability is limited to the party for whom we performed the inspection.

## **What is a Home Inspection?**

A home inspection and report is an in-field performance evaluation conducted to provide information about the present functional condition of the home, based on a visual inspection of the readily accessible features.

## **About the Report Summary**

This Summary reflects the key findings from our inspection, but it is not a home inspection report, and it does not contain all the information provided in the full report.

## **The Carson Dunlop Difference**

We are a consulting engineering company that has been a leader in home inspection since 1978. As Canada's oldest and largest home inspection company, we have performed tens of thousands of inspections. We have been involved in shaping the profession, and we provide education and report writing systems to inspectors across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

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