

HOME INSPECTION

# REPORT SUMMARY

## 39 Mae Brooks Drive

Newmarket, Ontario

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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 17-year-old detached home is in very good condition overall inside & out.

- **Roofing** – The asphalt shingles are in good condition. Original to the home, they are in the second half of their typical lifespan.
- **Exterior** – The exterior of the home has been well maintained, and the brick siding is in good condition.
- **Structure** – The wood frame walls are supported by a poured concrete foundation. The attic structure's trusses and sheathing are aging well. No structural and moisture concerns were identified.
- **Electrical** – The 100-amp electrical service is suitable for a home of this size. There is copper wiring throughout with modern safety devices, such as ground and arc fault interrupters, present.
- **Heating** – The heating system includes a 17-year-old fan/coil unit that was operating properly at the time of the inspection. With regular maintenance, this system can typically last 20 to 25 years.
- **Insulation** – The attic has an even layer of cellulose with an R 40 value. Insulation levels are lower than modern standards, adding insulation will reduce energy costs and may improve comfort. This is a discretionary improvement, rather than a repair.
- **Plumbing** – The tankless water heater is 5 years old, with a typical life expectancy of 10 to 15 years. This unit should have several years of life remaining. The main water service line is plastic, with copper and PEX (cross-linked polyethylene) piping present in the home.
- **Interior** – Very good quality finishes were noted throughout the home, and it has been well taken care of.

## ITEMS THAT MAY REQUIRE ATTENTION

- **Cooling** – 16-year-old a/c is past its typical life expectancy. Continue to use and service until replacement is necessary. (Cost: \$3,000 - \$6,000)
- **Plumbing** – The 17-year-old indirect water heater is past its typical life expectancy. Continue to use and service until replacement is necessary. (Cost: \$1,000 - \$3,000)

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**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.

## 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.

## 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

Carson Dunlop is a Consulting Engineering firm that has performed over 150,000 home inspections in the GTA since 1978. With over 40 years of experience, you can count on us for the information you need — when you need it. Our highly-trained inspectors are known for their knowledge and professionalism. Plus, our easy-to-read, informative inspection reports will empower you to make great decisions about your home.

