

Home Inspection REPORT SUMMARY

27 Valhalla Inn Road, Etobicoke

Prepared by: Gordon Mathieu B.Sc Elec Eng, MBA Date: July 9, 2022



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416-964-9415

inspection@carsondunlop.com
carsondunlop.com

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www.prelistingreport.com/2022/27-Valhalla-Inn-Rd.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 27 Valhalla Inn Road, Etobicoke.

ABOUT THE HOME

This well-built approximately 10-year-old 3-story townhouse is in very good condition overall inside & out.

- **Roofing** - The 1st half of life the flat roof membrane is better than average quality and can last more than 20+ years. There are no chimneys.
- **Exterior** - It has been well maintained and the bricks/stucco are in very good condition overall.
- **Structure** - The wood structure with poured concrete foundation has performed well; there is no basement since there is an underground parking garage underneath the townhouses. Access is via an external staircase.
- **Electrical** - There is a 100amp entry/breaker-panel (on the main floor) as well as ground/arc fault interrupters.
- **Heating** - The 2-year-old gas-fired conventional efficiency combination water heater tank provides for domestic use, and for the air handler (54,500 BTU/hr if the water temp is 180F).
- **Cooling** - The 10-year-old a/c can typically last up to 15 years. It is mounted on the roof.
- **Insulation** - There is no attic.
- **Plumbing** - The visible supply plumbing in the home is copper & PEX, and the main water service line in is copper. No meter was found, so water usage is part of the Condo fees. The kitchen & bathrooms have been done to very good standards.
- **Interior** - Very good quality finishes were noted throughout the home, and it has been well taken care of with obvious signs there is a high degree of pride of ownership. There is a skylight in the rear 3rd floor bedroom (which has no windows). The main-floor kitchen/living/dining rooms is an open concept room with laundry & utility closets.

ITEMS THAT MAY REQUIRE ATTENTION

We did not find any significant items that need immediate attention.

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.

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