

HOME INSPECTION

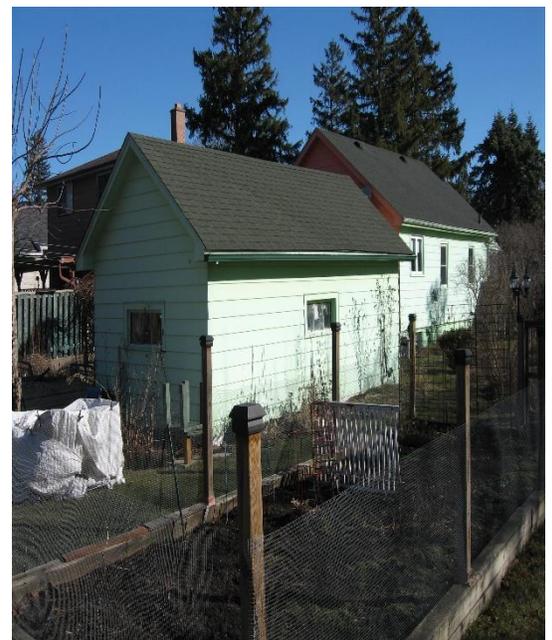
REPORT SUMMARY

22 Westcroft Drive Scarborough, Ontario

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Date: March 7, 2024



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Contact the selling agent to view the complete inspection report for this home.

A digital version is available at:
www.prelistingreport.com/2023/11-Wroxeter-Ave.pdf



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HOME INSPECTION REPORT SUMMARY

This Report Summary reflects the key findings of our inspection at 22 Westcroft Drive, Scarborough.

ABOUT THE HOME

This well-built 70-year-old, colorful bungalow is in very good condition overall on both levels, inside & out. It sits on a large 80 x 200ft lot.

- **Roofing:** The 7-year-old asphalt shingles can last 20+ years: these are better than average quality. The masonry chimney has been completely removed inside & outside.
- **Exterior:** It is in very good condition as are the siding. Land/hard-scaping has been done on this large property. The dining room doors lead out to a protected & covered raised deck that has steps down to a lower deck. There is an in-ground pool on the left side & a rear detached garage.
- **Structure:** The wood-frame walls have a concrete block foundation. No structural concerns were identified.
- **Electrical:** There is a 100amp service/breaker-panel, & sub-panels. Ground fault interrupters were noted.
- **Heating:** The 3-year-old high-efficient gas-fired furnace can typically last 15 to 20 years. This will save energy costs especially since its combustion air comes from outside.
- **Insulation:** The attic structure's rafters & deck-boards are aging well & there is an upgraded amount of insulation.
- **Plumbing:** The visible supply plumbing is copper as is the main water line-in. The kitchen & main-floor bathroom have been redone to very good standards.
- **Interior:** Very good quality finishes were noted throughout the home and it has been taken care of with obvious signs there is a high degree of pride of ownership. Newer windows & doors were noted. The basement is unfinished with no walls but has been completely decorated & painted as a kind of apartment with a bedroom, laundry/commode, kitchen, office, rec' room, gas pot-belly stove, shelving units, etc.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Cooling:** The 23-yr-old a/c will need replacement: \$3,500 & up.

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.

