

HOME INSPECTION

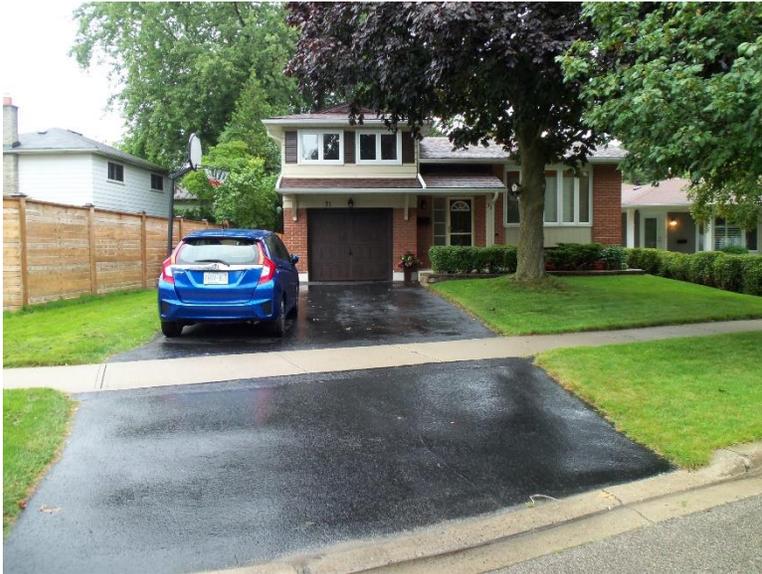
REPORT SUMMARY

31 Rodarick Drive

Scarborough, Ontario

Prepared by: Gordon Mathieu B.Sc Elec Eng, MBA

Date: August 9, 2024



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 56-year-old detached back-split home has had upgrade-improvements performed on all three levels. It is in very good condition overall, inside & out.

- **Roofing:** The 7-year-old asphalt shingles are better than average quality and can last 20+ years. The right-side masonry chimney is for the water heater only now.
- **Exterior:** The exterior is in very good condition. The house is clad with long-lasting bricks & metal siding. The left-side entrance has stairs to the basement apartment.
- **Structure:** The wood frame exterior walls have a poured concrete foundation. No structural concerns were identified.
- **Electrical:** There is a 100amp service/breaker-panel & ground fault interrupters.
- **Heating:** The 7-year-old gas-fired high-efficiency furnace can typically last up to 20 years. This will save energy, especially since its combustion air comes from outside.
- **Insulation:** The attic structure's rafters & sheathing are aging well. There is upgraded insulation: R-60. The garage ceiling & right-side wall have been spray-foamed.
- **Plumbing:** The supply plumbing is copper, as is the main water line-in. The kitchen & main-floor 4-piece bathroom have been redone to very good standards, as has the master powder room on the 2nd floor.
- **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. The large basement has been finished as an apartment with a kitchen, bedroom, 3-piece bathroom, rear walkout at grade, laundry-furnace room, storage rooms, etc. Some windows have been replaced.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Cooling:** The 21-year-old a/c may need replacement: \$5,000 & 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.

