

HOME INSPECTION

REPORT SUMMARY

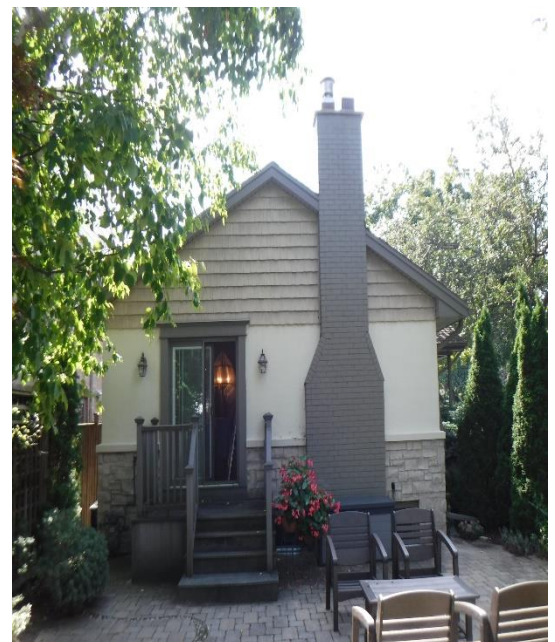


105 Grenview Boulevard South Etobicoke, Ontario



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Date: September 18, 2023

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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 at 105 Grenview Boulevard South, Etobicoke.

ABOUT THE HOME

This well-built approximately 70-year-old detached home (a bungalow) has been substantially renovated on both levels and is in very good condition overall inside & out.

- **Roofing:** The 1st half of life asphalt shingles can last 20+ years. The chimney is for the 2 fireplaces.
- **Exterior:** It has been well maintained and is in very good condition. Many components have been updated-improved: extensive land/hard-scaping has been done. The newer left- side sliding door leads out to a porch & large patio.
- **Structure:** The masonry walls have performed well and have a concrete block foundation. No issues were noted.
- **Electrical:** The system has been substantially upgraded and includes a 100amp entry/breaker panel. Ground & arc fault interrupters have also been installed.
- **Heating:** The 15-yr-old high-efficiency gas-fired furnace can last 15 to 20 years. Its combustion air comes from outside.
- **Cooling:** The 11-year-old a/c can typically last up to 15 yrs.
- **Insulation:** The attic structure and the rafters/deckboards are aging well. There is an upgraded amount of insulation.
- **Plumbing:** The visible supply plumbing is copper (as is the main line-in) & PEX. There is a backflow valve. The kitchen & ensuite bathroom have been redone to very good standards, & there is a main floor powder room.
- **Interior:** Very good quality finishes were noted throughout the house, and it has been well taken care of with obvious signs there is a high degree of pride of ownership. The doors & windows have been upgraded. There is a wood fireplace in the living room. The basement has been finished with a bedroom, 3-piece ensuite bathroom, a large rec' room with a gas fireplace, laundry room, wine storage closet, finished cold room, etc. And the large utility room has lots of storage space.

ITEMS THAT MAY REQUIRE ATTENTION:

- We did not find any issues that require immediate attention/expenses.

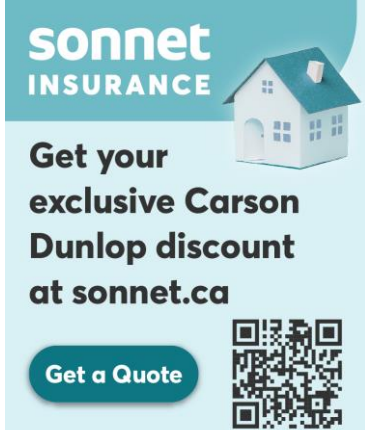
FOR THE BUYER: This report summary is an unbiased overview of the home based on our inspection. Contact us to book an on-site review with the original inspector. This home includes warranty coverage for 30 days after closing, and the right to extend coverage to maintain the Certified Pre-Owned Home designation.

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.

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