

HOME INSPECTION

# REPORT SUMMARY



## 70 King Georges Road Etobicoke, Ontario

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# HOME INSPECTION REPORT SUMMARY

**This Report Summary reflects the key findings of our inspection at 70 King Georges Road, Etobicoke.**

## ABOUT THE HOME:

This well-built approximately 85-year-old detached home has had major improvements done on all 4 levels and it is in excellent condition overall inside & out.

- **Roofing:** The 1st half of life asphalt shingles & flat roofs modified bitumen can last 20+ years: these are above average quality. There is a pair of skylights in the master suite. The masonry chimneys are in good condition.
- **Exterior:** The bricks/wood are in very good condition. Several components have been updated-improved. Land/hard-scaping was noted front, rear, & right side. The right-side long driveway leads to the detached garage. The rear sliding doors lead to a patio. There is a rear balcony on the 2nd floor but has no guard rails.
- **Structure:** The masonry & wood structure has performed well and is supported by a block foundation. Four major projects have been performed by the sellers (here 45-years).
- **Electrical:** The system has been substantially upgraded and includes a 200amp entry breaker panel (& sub-panel). Ground fault interrupters have been installed.
- **Insulation:** There is insulation visible in the knee walls.
- **Plumbing:** The visible supply plumbing is copper (& PEX) as is the upgraded main-line in. Waste pipe upgrades were noted. The kitchen & upper floor bathrooms (including on the 3rd floor) have been redone to high standards, & there is a main-floor powder room.
- **Interior:** Excellent finishes were noted throughout the home and it has been well looked after with obvious signs there is a high degree of pride of ownership. The large basement is finished with a laundry room, 3-piece bathroom (with steam), storage closets, gym, rec room with kitchen, wine-cellar, etc. And there is a large utility room with lots of storage space.

## ITEMS THAT MAY REQUIRE ATTENTION:

- **Cooling:** The 17-year-old a/c may need replacement: \$5,000 & up.

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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. 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.

## 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

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