

Home Inspection **REPORT SUMMARY**

3937 Thomas Alton Boulevard, Burlington

Prepared by: Philip Falcone

Date: October 26, 2020



Setting the Standard since 1978

416-964-9415

inspection@carsondunlop.com
carsondunlop.com

A digital version is available at:

www.prelistingreport.com/2020/3937-Thomas-Alton-Blvd.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 3937 Thomas Alton Boulevard, Burlington.

ABOUT THE HOME

This well-built home is in good condition overall and has been well maintained.

- **Roofing** - The premium quality asphalt shingles will last longer than conventional shingles.
- **Exterior** - The exterior has been well maintained and is in good condition. The masonry and siding are in good condition overall.
- **Structure** - No structural concerns were identified during the inspection.
- **Electrical** - The 200-amp electrical service is appropriate for a home of this size. This electrical system includes modern safety devices such as arc fault circuit interrupters, circuit breakers and ground fault interrupters for added safety.
- **Heating** - The heating system includes a 2-year-old gas-fired high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years. This furnace has a variable firing rate, which helps improve energy efficiency and comfort.
- **Cooling** - The air conditioner is 2-years old, with a typical life expectancy of ten to fifteen years, if well maintained and serviced regularly. An annual maintenance contract is recommended.
- **Insulation** - The attic insulation levels should help control energy consumption and costs, while improving comfort in the home.
- **Plumbing** - All visible supply plumbing in the home is copper and PEX. PEX is a very common supply plumbing material.
- **Interior** - The windows are modern energy-efficient units. Quality interior finishes were noted throughout the home.

ITEMS THAT MAY REQUIRE ATTENTION

We did not identify any significant expenses over the short term.

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.

The Carson Dunlop Difference

We are a consulting engineering company that has been a leader in home inspection since 1978. As Canada's oldest and largest home inspection company, we have performed tens of thousands of inspections. We have been involved in shaping the profession, and we provide education and report writing systems to inspectors across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

Setting the Standard since 1978

416-964-9415

inspection@carsondunlop.com
carsondunlop.com

