

HOME INSPECTION

REPORT SUMMARY

81 Summitcrest Drive

Toronto, Ontario

Prepared by: Hal Woolley

Date: September 8, 2025



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



Call us at: 416-964-9415 | Email us at: inspection@carsondunlop.com | Visit us online at: carsondunlop.com

HOME INSPECTION **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at
81 Summitcrest Drive.

ABOUT THE HOME

- **Roofing** – The premium grade shingles are in good condition while showing the characteristics of an aging roof (thinning granules).
- **Exterior** – The walls are in good shape and combined with the aluminum soffit/fascia/gutters/downspouts and vinyl windows, the exterior should be relatively low maintenance.
- **Electrical** – The electrical system includes a 100-amp service, circuit breaker panel, copper wiring and grounded outlets throughout.
- **HVAC** – Both the furnace and air conditioner are working normally.
- **Insulation** – The fiberglass and cellulose attic insulation level is approximately R-24 (a newer house would have a thickness anywhere from R-40 to R-60). Upgrades could result in some energy savings.
- **Plumbing** – The plumbing fixtures are in good condition and function normally. A tankless water heater has been installed for energy efficiency.
- **Interior** – The interior is in good, clean condition and appears to be well taken care of.

ITEMS THAT MAY REQUIRE ATTENTION

- **Heating** – The 20-year-old mid-efficiency furnace is near the end of its typical life expectancy. Continue to operate and service until replacement is necessary. Cost: \$3,500 - \$7,000
- **Air conditioning** – The 47-year-old air conditioner is past the end of its typical life expectancy. Continue to operate and service until replacement is necessary. Cost: \$3,000 - \$6,000

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

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