

HOME INSPECTION

REPORT SUMMARY

9 Bertmount Avenue

Toronto, Ontario

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Date: February 18, 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.

ABOUT THE HOME

This well-built home is in good condition overall and has been well maintained to date. Many systems have been updated or replaced to make the house more comfortable.

- **Roofing** – The roof was covered with snow and could not be inspected. The roof coverings were installed in May 2023, with a typical life span of 20 - 25 years. When the weather permits, a full roof inspection is recommended.
- **Exterior** – The exterior has been well maintained and is in good condition. Much of it is low maintenance and includes aluminum soffit, fascia, downspouts and eaves troughs.
- **Structure** – The structure has performed well, with no evidence of significant movement.
- **Electrical** – The 100-amp electrical service is suitable for a home of this size. The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers and ground fault interrupters.
- **Heating** – The heating system includes a ten – year-old gas-fired high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years. Hot water radiant floor heating has been installed in the basement floors.
- **Cooling** – The air conditioner is four years old, with a typical life expectancy of ten to fifteen years.
- **Plumbing** – The main water supply pipe from the street to the house has been upgraded. This newer pipe will provide optimal water pressure.
- **Interior** – The interior of the home has been well maintained.

ITEMS THAT MAY REQUIRE ATTENTION

- We did not identify any significant items that need immediate attention.

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.

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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.

