

# Home Inspection REPORT SUMMARY

21 Silverthorne Bush Drive, Etobicoke

Prepared by: Siu Leung

Date: November 15, 2021



Setting the Standard since 1978

**416-964-9415**

[inspection@carsondunlop.com](mailto:inspection@carsondunlop.com)  
[carsondunlop.com](http://carsondunlop.com)

A digital version is available at:

[www.prelistingreport.com/2021/21-Silverthorne-Bush-Dr.pdf](http://www.prelistingreport.com/2021/21-Silverthorne-Bush-Dr.pdf)



Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 21 Silverthorne Bush Drive, Etobicoke.

## **ABOUT THE HOME**

- **Roofing** – The roof covering is newer and in good condition.
- **Exterior** – The exterior has been well maintained and is good condition.
- **Structure** – The solid masonry exterior walls are supported by masonry block foundations.
- **Electrical** – The 200-amp electrical service is suitable for a home of this size.
- **Heating and Cooling** – The heating system is operating properly.
- **Plumbing** – All visible supply plumbing in the home is copper and plastic.
- **Interior** – The interior of the home has been well maintained.

## **ITEMS THAT MAY REQUIRE ATTENTION**

**Insulation** – Insulation levels in the attic are lower than modern standards. Adding insulation will reduce energy costs and may improve comfort. This is a discretionary improvement, rather than a repair. (Cost: \$1500 and up).

## **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](mailto:inspection@carsondunlop.com)  
[carsondunlop.com](http://carsondunlop.com)

