

HOME INSPECTION

REPORT SUMMARY



1867 Sandgate Crescent

Mississauga, Ontario

Prepared by: Josh Natovich, RHI

Date: March 23, 2023



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



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HOME INSPECTION REPORT SUMMARY

This Report Summary reflects the key findings of our inspection.

ABOUT THE HOME

This solid masonry home is supported by masonry block foundations.

- **Roofing:** The roof covering is newer and in good condition.
- **Roofing:** The shingles are premium quality will last longer than conventional shingles.
- **Exterior:** The siding is in good condition overall.
- **Structure:** No structural concerns were identified during the inspection.
- **Electrical:** The 100-amp electrical service should be suitable for a home of this size.
- **Electrical:** The visible distribution wiring is copper - this is the preferred wiring material.
- **Plumbing:** All visible supply plumbing in the home is copper and PEX. PEX is a very common supply plumbing material.
- **Plumbing:** The waste plumbing system is mainly ABS plastic, a very common material for waste piping.
- **Interior:** The windows in the home are modern, energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION:

As is typical with homes of this age, there is a combination of newer and older systems.

- **Exterior:** The lot grading should be improved to direct water away from the foundation to help keep the basement dry.
- **Heating:** The 26-year-old furnace is beyond the end of its life expectancy. Continue to use and service it annually until replacement is necessary. (Cost: \$3,500 - \$7,000)
- **Cooling:** The 26-year-old air-conditioner is beyond the end of its life expectancy. Continue to use 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. 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.

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