

HOME INSPECTION

REPORT SUMMARY

26 Riverview Gdns.

Toronto, Ontario

Prepared by: Jonathan Dube

Date: 29-08-2026



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 at 26 Riverview Gdns, Toronto.

ABOUT THE HOME

- **Roof** – The asphalt shingle roof covering is in good condition overall. Annual inspections are recommended (on any roof) to take care of any roof damage and/or regular maintenance items (flashings/caulking).
- **Structure** – The structure has performed well with no significant signs of movement.
- **Electrical** – The home has a 100-amp electrical service, which is suitable for a home of this size.
- **Plumbing** – A copper service line is present with a mix of copper and PEX distribution pipes.
- **Heating** – The combination tankless boiler/water heater provides both space heating and domestic hot water. It is approximately ten years old and has a typical service life of ten to twenty years.
- **Cooling** – The ductless mini-split air-conditioner provides cooling to the second floor. The age was not determined has a typical lifespan of ten to fifteen years.
- **Interior** – The interior finishes are in good condition throughout.

ITEMS THAT MAY REQUIRE ATTENTION

- **Exterior** – The brickwork is in good condition overall. Minor mortar deterioration was observed, which is consistent with the age of the home. Re-pointing deteriorated mortar joints will help prevent water penetration and further deterioration.

FOR THE BUYER: This report summary is an unbiased overview of the home based on our inspection.

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

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.

