

HOME INSPECTION

REPORT SUMMARY



257 Salem Avenue

Toronto, Ontario

Prepared by: Sheila Corman, RHI

Date: August 28, 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 well-built home is in good condition overall and has been very well renovated and maintained.

- **Roofing:** Much of the asphalt shingle roof covering is relatively new and in good repair. The asphalt shingles are premium quality and may be expected to last longer than conventional shingles.
- **Exterior:** The exterior of the home is well maintained, and the cladding is in good condition overall.
- **Structure:** The wood frame exterior walls are supported by brick and masonry block foundations. The structure shows very little movement over the life of the building.
- **Electrical:** The electrical system has been upgraded and the 100-amp electrical service is suitable for a home of this size. The visible distribution wiring is copper. This is the preferred wiring material.
- **Heating:** The heating system includes a five-year-old gas-fired high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years.
- **Cooling:** The air conditioner is five years old, with a typical life expectancy of ten to fifteen years. Both the heating and cooling system are high quality, energy-efficient systems.
- **Plumbing:** The visible supply plumbing in the home is copper and PEX, including the upgraded copper main water service line. The water pressure is good.
- **Interior:** The kitchen and bathrooms have been updated and high-quality interior finishes were noted throughout the home. The windows in the home are newer high-quality, energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION:

- We did not identify any significant expenses over the short term that were considered unusual for a home of this age and type.


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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