

# Home Inspection REPORT SUMMARY

51 Alvin Avenue, Toronto

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Home Inspection

# Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 51 Alvin Avenue, Toronto.

## **ABOUT THE HOME**

This well-built approximately 90-year-old detached home (a triplex) is in good condition overall and has been maintained.

- **Roofing** – The 4-year-old asphalt shingles can typically last 20 to 25 years. These are better than average quality.
- **Exterior** – Several components have been updated. The masonry is in good condition overall.
- **Structure** – The masonry exterior walls are supported by a concrete block foundation. No structural issues were found.
- **Electrical** – The 2x100-amp electrical service is suitable for a home of this size: there are 2 meters & 2 breaker panels. Ground fault interrupters were noted in many outlets.
- **Heating** – The system includes a 27-year-old gas-fired mid-efficiency boiler with a typical life expectancy of 20 to 35 yrs.
- **Cooling** – Several window units were noted.
- **Insulation** – The attic insulation has been upgraded. This should help control energy consumption & costs.
- **Plumbing** – The visible supply plumbing in the home is copper, including the upgraded main water service line. Copper is the preferred supply piping material.
- **Interior** – Good quality interior finishes were noted throughout the home. The kitchens & bathrooms have been updated at some point. The basement has been partially finished and there is an apartment with a kitchen & bathroom. There are 2 sets of stairs in the home: front & right side/middle.

## **ITEMS THAT MAY REQUIRE ATTENTION**

- **Electrical** – Eventual updating of the knob & tube wiring, particularly when renovating, should be anticipated. The cost will depend on approach & extent of work: \$1,000 - \$2,000 per room is common.
- **Heating** – Although the boiler is close to the end of its life, continue to use and maintain the unit until it fails: cost of new \$6,000 to \$12,000.
- **Interior** – Most windows are original: upgrading will be a major cost.
- **Interior** – Evidence of dampness/leakage was noted in the basement which is a common issue. It can be minimized with downspouts & lot grading that direct water away from the building. Further evaluation.

## **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.

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