

Home Inspection REPORT SUMMARY

591 St. Clements Avenue, Toronto

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www.prelistingreport.com/2022/591-St-Clements-Ave.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 591 St Clements Avenue, Toronto.

ABOUT THE HOME

This well-built approximately 60-year-old detached home has had many renovations & upgrades performed on all three levels and is in very good condition overall inside & out.

- **Roofing** – The mid-life asphalt shingles & flat roofs modified bitumen can last 20+ years. These are above average quality materials. There are 2 chimneys: right/front is for the boiler, and the rear is for the addition's wood-burning fireplace.
- **Exterior** – It has been well maintained and is in very good condition. Significant land/hard-scaping has been performed on the property on all four sides, but especially at the front.
- **Structure** – The original home is a masonry structure with a concrete block foundation and continues to perform well.
- **Electrical** – There is a 200amp entry/breaker panel. Ground fault interrupters were noted. There is a backup generator.
- **Heating** – The 5-year-old mid-efficiency gas-fired boiler can last 20 to 35 years since it has a cast iron heat exchanger.
- **Cooling** – There is an 8-year-old 'Space-Pak' a/c. This desirable split system has the air handler in the attic where the cooled air can descend more effectively.
- **Insulation** – The attic structures and the rafters/sheathing are aging well. There is an upgraded amount of insulation.
- **Plumbing** – The supply plumbing is copper as is the water line in. There is a tankless on-demand water heater. The kitchen & bathrooms have been redone to very good standards at some point including the main-floor powder room.
- **Interior** – Very good quality interior finishes were noted throughout the home, and it has been well taken care of with obvious signs there is a high degree of pride of ownership. Most windows & doors have been upgraded. The basement is finished with a 3-piece bathroom, 2 rec' rooms, 2 staircases, laundry room, storage rooms, etc.

ITEMS THAT MAY REQUIRE ATTENTION

We did not find any issues that require immediate attention/expenses.

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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