

HOME INSPECTION

REPORT SUMMARY



28 Daisy Avenue

Toronto, Ontario

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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 approximately 170-year-old detached home has had some interior improvements done on all 3 levels and it is in good condition overall inside & out.

- **Roofing:** The new asphalt shingles can last 20+ years: these are above average quality. There are 2 skylights.
- **Exterior:** On the right side is a private driveway that leads to the backyard. There is a front veranda that is the entire width of the house. The large lot has left, right, & front yards.
- **Structure:** The mostly masonry (& wood) structure has performed well and is supported by a stone foundation. Several posts & beams were noted in the basement.
- **Electrical:** The system has been substantially upgraded and includes a 100amp entry/breaker panel. Ground fault interrupters have been installed.
- **Heating:** The 22-year-old mid-efficiency gas-fired boiler can last 20 to 35 years since it has a cast iron heat exchanger.
- **Cooling:** There is no air conditioning.
- **Insulation:** The visible attic structure & rafters-sheathing are aging well. There is a minor amount of insulation.
- **Plumbing:** The visible supply plumbing is copper. Some waste pipe upgrades have been done. The kitchen & 2nd floor bathroom have been redone at some point.
- **Interior:** Good but old finishes were noted throughout the home. There is a center staircase that separates the main floor into 2 large rooms: kitchen/dining room on the right; living room on the left. The large basement is unfinished.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Exterior:** The doors & most windows need to be upgraded: major. The stucco on the exterior walls is in poor condition: redo is major.
- **Plumbing:** The galvanized water pipe-in needs replacement: \$3,000 & up.



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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