

Home Inspection REPORT SUMMARY

56 Fennings Street, Toronto

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www.prelistingreport.com/2020/56-Fennings-St.pdf



Home Inspection

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 56 Fennings Street, Toronto

ABOUT THE HOME

- **Roofing** - The roof is covered with architectural-style asphalt shingles which are 2-years old and in excellent condition.
- **Structure** - This is a wood frame home resting on a masonry block foundation. This is a solid home. There were no structural concerns noted.
- **Electrical** - The 200-amp electrical service is appropriate for a home of this size. The electrical panels have circuit breakers for the convenient protection of the house wiring.
- **Plumbing** - The water service pipe entering the home from the street is copper. The water distribution pipes within the home are copper and cross-linked polyethylene (a.k.a. PEX). The tankless water heater is 6-years old. A backwater valve is present.
- **Heating** - The home is equipped with a high-efficiency furnace which is 12-years old. The typical life expectancy is 15-20 years.
- **Cooling** - The home is equipped with a 24,000 BTU central air conditioner which is 10 years old. The typical life expectancy is 10-15 years. The home also has a ductless air condition system which is 2 years old.
- **Interior** - Interiors finishes are in excellent condition.
- **Exterior** - The exterior is very well maintained.

ITEMS THAT MAY REQUIRE ATTENTION

There were no significant items requiring immediate attention. The central air conditioner is near the end of its typical life expectancy, continue to use and replace when necessary.

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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