



Classic Home Inspections Summary Report

Introduction:

This report summary reflects the key findings of our recent inspection at 35 Rhodes in Toronto for prospective purchasers. This summary should assist and give a brief summary but does not give full details to all findings. The complete report is available for review at the subject property.

Comments:

This approx. 110- year-old home shows to be in excellent condition. All homes will show some flaws, but after a thorough inspection, this property has proved not only to be a solid home, but to be well maintained over the years. The structure shows very little movement over the life of the building and displays no unusual concerns. After inspection of the exterior and interior, some issues will have to be addressed.

Recommendations:

The pertinent report recommendations are identified below. Please refer to the complete report for full details on these and other recommendations.

Interior: After careful inspection of the interior, overall, it is very good. However, as stated before, some issues will require some repairs. The vanity in the bathroom is very loose and should be secured to prevent leaks at the faucet. The front bedroom window has lost its gas seal and therefore will have a chronic condensation issue. Have the window re-sealed to correct the problem. Any of the previous repairs to the ceilings have no moisture detected within the repairs. (checked for any recent leaks). There are no issues with the electrical regarding the home. The electrical panel is a 100 amp fuse panel service which should be sufficient. All wiring distribution is copper. The baseboard heaters are all in good working order. The plumbing within the home has been recently upgraded to copper supply and there are no water leaks in the lines.

Exterior: After inspection of the roof, it was concluded that it was in good condition and should be good for another 8-10 years or so. The eaves are clogged at the back of the home. Eaves should be kept clean to prevent back up resulting into leaks within home. Some of the siding was damaged at the base of the front door. Overall, the exterior of the home showed to be in good condition.



For the buyer:

Our goal is to have you understand the property, as well as we do. Give us a call and we will be glad to answer any of your questions that you may have regarding the report.

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