

## **HOME INSPECTION REPORT SUMMARY**

### 193 Sorauren Avenue, Toronto



**Prepared By:**

BuildingKnowledge Home Inspection Services

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# Summary Report

## Introduction

This report is the summary of the main findings of our inspection at 193 Sorauren Avenue, Toronto. This summary should not be viewed as the complete report. To view the complete report, please contact the listing agent for the online link.

## Comments

This well build 80 plus year old home is in good condition overall and has been well maintained. The structure shows little movement over the life of the building. Most of the plumbing has been updated with copper. There is knob and Tube electrical wiring in the home. We do not recommend immediate replacement of this wiring, some insurance companies will not cover it. The heating system includes a seven year old mid-efficiency boiler, which has a typical life expectancy of twenty-five to thirty five years. Most of the windows have been updated to modern double glazed units.

## Recommendations

Potentially significant expenses over the short term are identified below. Please refer to the online report for details on these and other recommendations.

Roofing – The main flat roof is near the end of its life. While roof leaks can always be repaired, it may be more cost effective to replace the roof prior to any leakage occurring. (Cost: \$6,500 to \$13,000)

Exterior – It is recommended that the lot grading be improved to direct water away from the foundation wall and reduce potential for basement leakage or dampness. (Cost depends on approach)

Electrical – The 60 amp electrical service should eventually be upgraded to 100 amps. (Cost: \$1,500 to \$3,000)

Plumbing – The lead service entrance pipe leading into the house is old and will eventually have to be replaced with copper. (Cost: \$1,500 and up)

## For the Purchaser

You may contact BuildingKnowledge if you have any questions or would like to make an appointment for an onsite walk-through explanation of the report. The fee for this service is \$175.00 + GST



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