

Inspection Summary

Property Inspected:
59 Alton Ave. Toronto

For: David Bernard


May 8th 2017



Pradeep Samaroo

416-518-9680

pradeep_samaroo@hotmail.com

	Quick Facts:
	House Age: Approx 90 Years old
	Construction Type: Wood frame
	Foundation Construction: Bricks
	Age of Roof: Less than 1 year old
	Type of Heating: F.A.G Mid Efficiency furnace
	Age of heating System: Approx 10 yrs
	Age of A/C: Approx 10 Years old
	Electrical Service Rating: 100 amps
	Type of wiring: Romex (conventional copper)
	Type of water distribution system: Copper
	Type of Attic insulation : NA
	Hot water Tank- Conventional gas

This house is in excellent condition when compared to houses of a similar vintage in this neighbourhood. The house has been substantially renovated and updated over the last 10 years.

There were a few issues observed, some of a safety nature, that should be addressed immediately, and others that can be addressed over a longer timeline. The following should be addressed immediately.

- The bench on the rear deck is climbable and poses a safety hazard to infants. A guardrail is required
- A handrail is required for the basement is required.
- Double tapping at panel should be repaired.