

Market Ready Inspection Home Highlights

24 Heale Avenue, Toronto, ON

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Inspection Report:



Each office is independently owned and operated.

Market Ready Inspection

Home Highlights

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What is a Market Ready Inspection?

A Market Ready Inspection is a home inspection conducted for a home seller. The goal is for the seller to understand the present condition of the home and its key systems. While the seller has provided this information to potential buyers, this report belongs exclusively to the seller and is not transferrable.

About the Home Highlights Report

This Home Highlights Report presents a snapshot of the key findings of the home inspection conducted on this home. The reports lists both positive attributes as well as areas that need work or attention. This report is NOT a complete home inspection report. We have provided an easy QR code link to access and review the complete inspection report. Please be sure to review the entire home inspection report before forming an opinion on the condition of this home.

Highlights of the Home

• EXTERIOR

- **Deck(s):** The dwelling has an elevated and upgraded rear deck system

• ROOFING SYSTEM

- **Roofing General Comments:** The roof has the appearances of being replaced recently with a premium laminate / architectural grade shingle. There are suitable amounts of roof venting, and the metal flashings have been updated.
- **Sloped Surface(s):** The dwelling is covered with laminated shingles, also known as architectural roof shingles or three-dimensional shingles, are thick, double-layered fiberglass roofing shingles that offer a bold and visually striking aesthetic to the roof system. Essentially, a laminated shingle is a stronger, denser version of a 3-tab asphalt shingle. It has multiple layers, uses a thicker and heavier fiberglass base mat, and the surface contains ceramic-coated minerals encased in water-resistant, high-quality asphalt.

• INTERIOR

- **Interior General Comments:** Water penetration: Active water seepage was not detected in the accessible areas of the basement. Most water problems are the result of non-functioning eavestroughs, downspouts, or poor surface drainage. We suggest that water not be allowed to pond beside the foundation.

Opportunities in the Home

After you have reviewed this Home Highlights Report, please access the full inspection report through the easy QR codes provided and then contact our office to arrange to have your own home inspection conducted along with a full site visit and debrief. You will have an opportunity to

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review the home with the inspector and have your questions answered.